Bastrop Planning and Zoning Commission Agenda Bastrop City Hall City Council Chambers 1311 Chestnut Street Bastrop, TX 78602 (512) 332-8800



January 26, 2023

## 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.

The Bastrop Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), and 551.087 (Economic Development).

#### 1. CALL TO ORDER

1A. Introduction of new Commissioner David Barrow.

#### 2. CITIZEN COMMENTS

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

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

#### 3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

<u>3A.</u> Discussion regarding the Planning & Zoning Commission Executive Session that took place on September 29, 2022.

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

#### Rezzin Pullum, Assistant City Attorney

<u>3B.</u> Consider action to approve elimination of the street tree requirement of the Public Frontage Plan for the Chestnut Grove Food Court, being 0.184 acres of Building Block 5 West of Water Street, located 710 Chestnut Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Sylvia Carrillo, ICMA-CM, CPM, City Manager

<u>3C.</u> Consider action to approve a Site Development Plan Amendment to allow the use of a geotextile parking material at Mina Elementary, being 4.340 acres out of Farm Lot 19 East of Main Street, located at 1203 Hill Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Submitted by Sylvia Carrillo, ICMA-CM, CPM, City Manager

#### 4. CONSENT AGENDA

<u>4A.</u> Consider action to approve meeting minutes from the September 29, 2022 Planning and Zoning Commission Regular Meeting.

Submitted by: Nicole Peterson, Executive Administrative Assistant

<u>4B.</u> Consider action to approve meeting minutes from the November 17, 2022 Planning and Zoning Commission Meeting.

Submitted by: Nicole Peterson, Executive Administrative Assistant

<u>4C.</u> Consider action to approve The Colony MUD 1D, Section 2 Final Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

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

<u>4D.</u> Consider action to approve The Colony MUD 1D, Section 3 Final Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

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

<u>4E.</u> Consider action to approve Bastrop Grove Section 3 Lots 9-19 Preliminary Plat, being 18.265 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71 and east of SH 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Jennifer C. Bills, Director of Planning & Development

<u>4F.</u> Consider action to approve Bastrop Grove Section 5 Preliminary Plat, being 25.865 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.

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

<u>4G.</u> Consider action to approve a replat of the Lone Star Storage Subdivision Reserve Tract to be called the Pearl River Preliminary Plat, being 75.140 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas, as shown in Exhibit A.

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

<u>4H.</u> Consider action to approve Bark 1832 Subdivision Preliminary Plat, being 0.776 acres out of Farm Lot 6, West of Main Street, located north of Laurel Street, south of Linden Street and east of Wilson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

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

#### 5. **REPORTS**

5A. Update on Development Services System Dynamics.

Submitted by: Keehren Baah, Assistant Director of Planning & Development

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

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

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

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

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

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

#### 6. **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, <u>www.cityofbastrop.org</u> and said Notice was posted on the following date and time: Monday, January 23, 2023 at 5:50 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Jennifer C. Bills

Jennifer C. Bills, Director of Planning & Development



#### MEETING DATE: January 26, 2023

#### TITLE:

Discussion regarding the Planning & Zoning Commission Executive Session that took place on September 29, 2022.

#### STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development Rezzin Pullum, Assistant City Attorney

#### BACKGROUND/HISTORY:

At the November 17, 2022 meeting, the Commission had a citizen comment that the executive session held at the September 29, 2022 meeting was improper. The Assistant City Attorney has provided information to the Commission that the session was held correctly.



#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve elimination of the street tree requirement of the Public Frontage Plan for the Chestnut Grove Food Court, being 0.184 acres of Building Block 5 West of Water Street, located 710 Chestnut Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

#### STAFF REPRESENTATIVE:

Sylvia Carrillo, City Manager

#### **ITEM DETAILS:**

ITEM DETAILS: Site Address: Total Acreage: Legal Description: Property Owner/Agent:	710 Chestnut Street 0.184 Building Block 5 West of Water St. Chestnut Grove, LLC/William Gossett
Existing Use:	Commercial/Outdoor Food Court
Existing Zoning:	P5 Core
Character District:	Old Town
Future Land Use:	Commercial

#### BACKGROUND:

The applicant is requesting an amendment to the approved Site Development Plan to eliminate the street tree requirement of the Public Frontage Plan. The Site Development Plan for the Chestnut Food Truck Park was approved on June 18, 2021. The existing sidewalk is 8 to 8.5 feet in width in front of the food court and there is an existing water line underneath the sidewalk. The standard tree grate is 6 feet wide.

The City is recommending that a fee-in-lieu of the trees be paid in the amount of \$419.00 to the Tree Fund, due to the conflicts that may be created to handicapped accessibility with the tree grates extending into the required ADA passing zone (three feet).

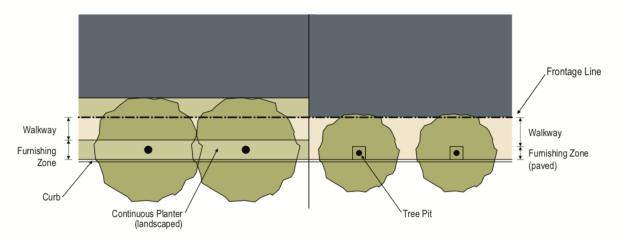
#### **POLICY EXPLANATION:**

Per Table 2.4.001A Development Application Approval Process, if an applicant disagrees with the Director of Planning's denial of a Site Development Plan, the applicant can appeal the decision the Planning & Zoning Commission.

#### Compliance with the Bastrop Building Block (B<sup>3</sup> Code):

Section C. 7.3.014 Public Frontage Standards

(c) For planting within the Furnishing Zone, the permitted species of Street Trees are specified in the B3 Technical Manual.



- (1) Street Trees shall be planted in P3, P4, and P5.
- (2) Street Trees shall be planted in a regularly spaced pattern in P4 and P5 and;
- (3) When planted, Street Trees shall be a minimum height of 10 feet and /or 2 inches in caliper.

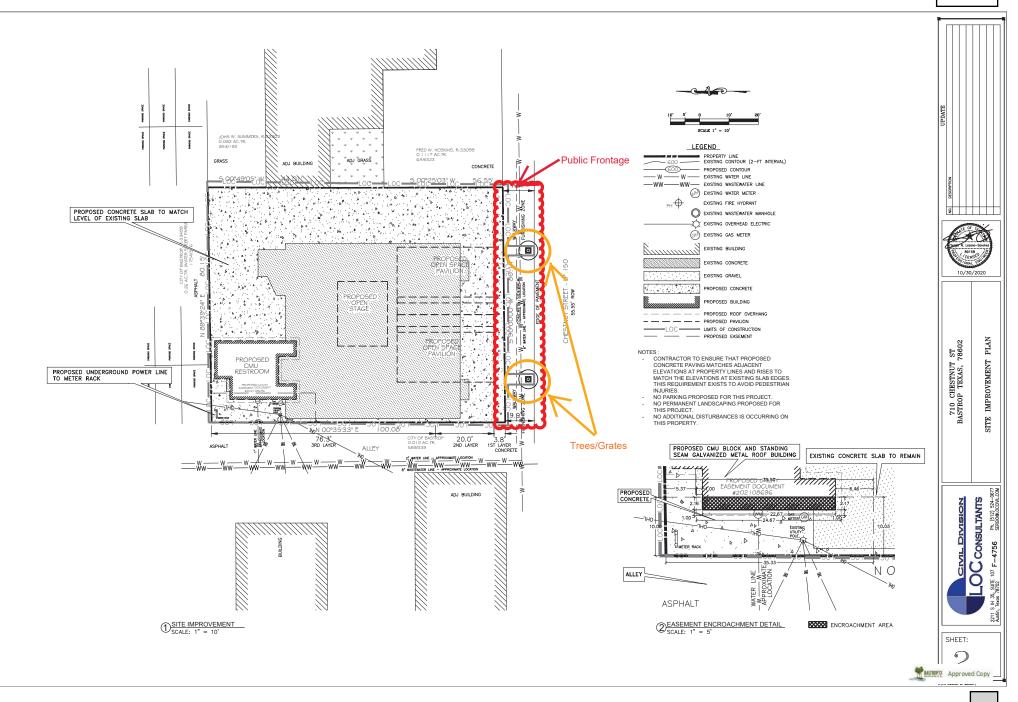
#### **RECOMMENDATION:**

Consider action to approve a Site Development Plan Amendment to eliminate the street tree requirement of the Public Frontage Plan for the Chestnut Grove Food Court and a fee-in-lieu of \$419 be paid, being 0.184 acres of Building Block 5 West of Water Street, located 710 Chestnut Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

#### **ATTACHMENTS:**

- Exhibit A: Site Development Plan
  - Attachment 1: Location Map

#### Item 3B.







20 40 80 0 Feet 1

710 Chestnut Street Public Frontage Plan Street Tree Requirement

1 inch = 100 feet

#### Date: 1/20/2023

Date: 1/20/2023 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility accuracy, completeness or usefulness of an information, nor does it represent that its us not infringe upon privately owned rights.

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#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve a Site Development Plan Amendment to allow the use of a geotextile parking material at Mina Elementary, being 4.340 acres out of Farm Lot 19 East of Main Street, located at 1203 Hill Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

#### STAFF REPRESENTATIVE:

Sylvia Carrillo, City Manager

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	1203 Hill Street 4.340 Farm Lot 19 East of Main Street
Property Owner/Agent:	Bastrop ISD
Existing Use: Existing Zoning: Character District: Future Land Use:	School/Parking Lot Civic Space Cultural Arts Public and Institutional
BACKGROUND	

#### BACKGROUND:

The applicant is requesting an amendment to the approved Site Development Plan to allow an alternative parking material for the parking lot at Mina Elementary. The Site Development Plan was approved by the Development Review Committee on August 23, 2022. The site is currently under construction to add a new two-story building, add a new parking lot and replace the existing parking lot with pervious pavers to meet the drainage requirements. A previous agreement with BISD and the City require a net zero increase to site drainage.

The applicant would like to replace the proposed pervious pavers with a geotextile system (a fabric grid that will hold loose gravel) due to additional construction on the site should a 2023 Bond be approved by the voters. BISD is requesting this as a temporary alternative as they intend to remove the parking lot and place a building in the location within the next two years. At issue is the need to remove a paver system in short order after installation.

The City Engineer has reviewed the specifications of the proposed system to verify that the alternative material and installation will meet the pervious requirements per the drainage agreement. The outstanding concern is migration of the gravel and its potentially negative impact on the overall drainage system. A compromise to the issue is a stated time of the installation of pervious pavers should the voters not approve the 2023 Bond.

The City is recommending a pervious paver be installed no later than 18 months from the vote on the bond if the bond is not successful; too long of a time period between final installation may have longer term negative impacts on the overall drainage of the area.

#### **POLICY EXPLANATION:**

Per Table 2.4.001A Development Application Approval Process, if an applicant disagrees with the Director of Planning's decision of a Site Development Plan, the applicant can appeal the decision the Planning & Zoning Commission.

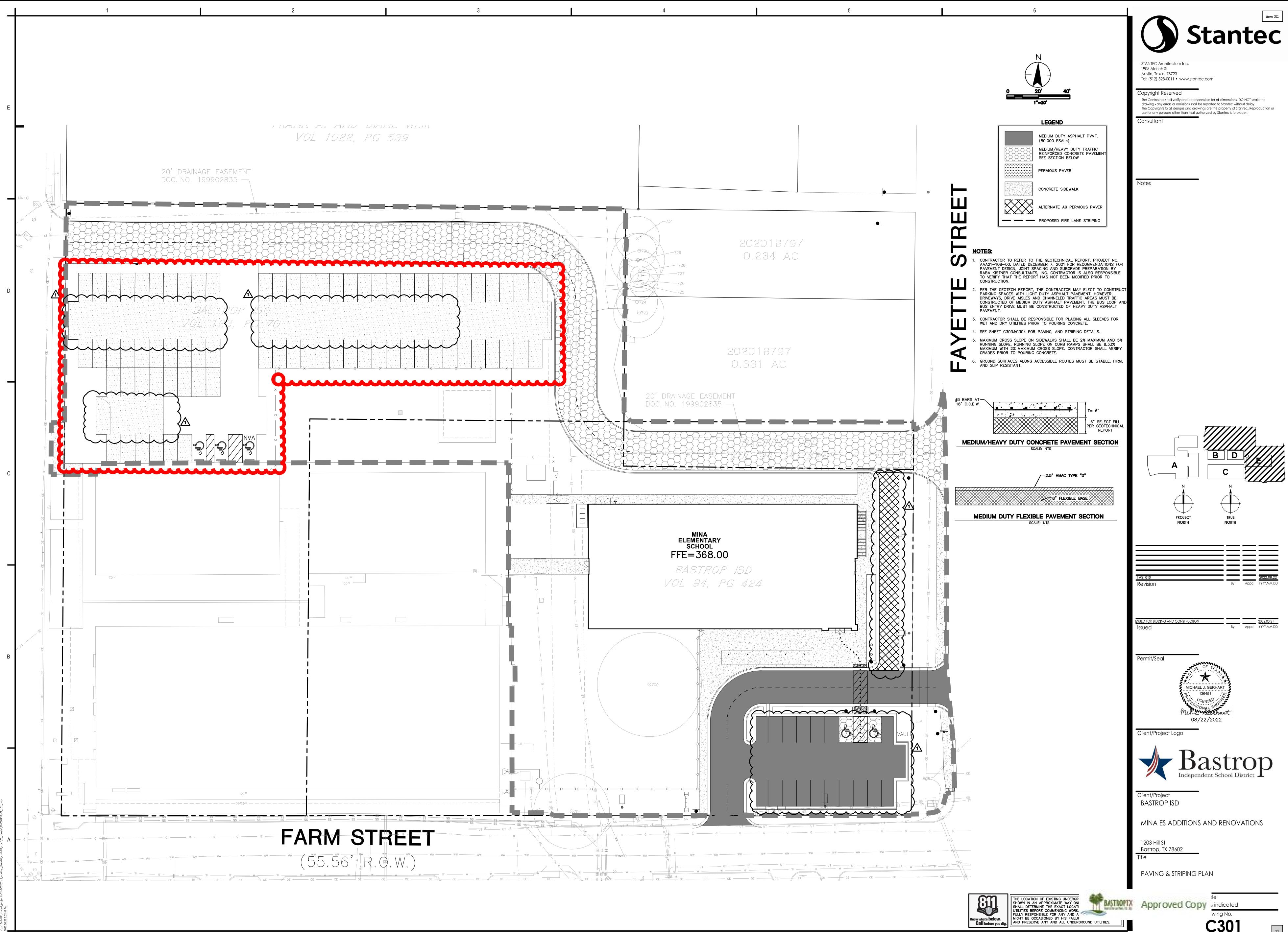
#### Compliance with the B<sup>3</sup> Code Technical Manual:

Section 2.1.006 Parking Areas – the parking surface must use asphaltic pavement, concrete, or a similar, material and at minimum, use dust palliative or other surfacing materials that minimize the generation of fine dust particulates.

#### **RECOMMENDATION:**

Consider action to approve the Mina Elementary Site Development Plan with the condition that the pavers be installed if the bond is not successful, being 4.340 acres out of Farm Lot 19 East of Main Street, located at 1203 Hill Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.





ORIGINAL SHEET - ARCH E1



## BAS Heart of the Lost Pines Est. 1832

1203 Hill Street Site Development Plan Amendment **Alternative Parking Materials** 

Date: 1/20/2023 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility accuracy, completeness or usefulness in not infringe upon privately owned right

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35 70 140 L Feet

1 inch = 150 feet



#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve meeting minutes from the September 29, 2022 Planning and Zoning Commission Meeting.

#### STAFF REPRESENTATIVE:

Nicole Peterson, Executive Administrative Assistant

#### ATTACHMENTS:

Meeting Minutes



The City of Bastrop Planning and Zoning Commission met Thursday, September 29, 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
Ishmael Harris	Absent
Pablo Serna	Present
Carrie Caylor	Present
Scott Long	Present
Judah Ross	Present
Patrice Parsons	Present

#### **Staff Present:**

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

#### 2. CITIZEN COMMENTS

There were no citizen comments.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the August 25, 2022 Planning and Zoning Commission Regular Meeting.

Pablo Serna made a motion to approve the August 25, 2022 meeting minutes. Carrie Caylor seconded the motion and the motion carried unanimously.

3B. Consider action to approve meeting minutes from the September 15, 2022 Planning and Zoning Commission Special Meeting.

Pablo Serna made a motion to approve the September 15, 2022 meeting minutes. Judah Ross seconded the motion and the motion carried unanimously.

3C. Consider action to approve The Colony MUD 1D, Section 5 Preliminary Plat, being 34.490 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners The Colony MUD 1D, Section 5 Preliminary Plat, being 34.490 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from the Commissioners.

Cynthia Meyer made a motion to approve The Colony MUD 1D, Section 5 Preliminary Plat, being 34.490 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Patrice Parsons seconded the motion and the motion carried unanimously.

3D. Consider action to approve The Colony MUD 1C Section 8 Final Plat, being 19.576 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

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

There were no questions or comments from the Commissioners.

Carrie Caylor made a motion to approve The Colony MUD 1C Section 8 Final Plat, being 19.576 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Pablo Serna seconded the motion and the motion carried unanimously.

3E. Consider action to approve Farm Street Village Preliminary Plat, being 15.84 acres out of Farm Lots 37 and 38, East of Main Street, located north of Farm Street, south of Cedar Street and west of SH 95, within the city limits of Bastrop, Texas, as shown in Exhibit A.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the Farm Street Village Preliminary Plat, being 15.84 acres out of Farm Lots 37 and 38, East of Main Street, located north of Farm Street, south of Cedar Street and west of SH 95, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills stated the unopened Right-of-Way is not part of the plat. She also mentioned Washington Street is no longer able to be extended, and the County will not approve Washington Street, therefore the city is working with Bastrop County to see if we can get Julius Thomas approved as a street name.

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

- What information does the Texas Local Government Code require to be in preliminary drainage plans?
  - The Texas Local Government Code has no requirements if they are following the rules. Once the applicant starts the development, they cannot change the Preliminary Drainage.
- 2. The 72 lots in this development will all be duplexes?
  - Yes, this is what the applicant is proposing. This site is zoned P3, so they are allowed by right in this Place Type.
- 3. Is the City aware of the fence on Chambers Street being in the Right- of-way?
  - There are several issues that were never resolved in 2006 when the City went through and tried to clean up the deeds for the lots encroaching into the Right-of-Way.
- 4. Can this plat be approved with those unresolved issues?

- Yes, once a preliminary plat is approved, there are still no official construction documents for the project until the Final Drainage Plan and Public Improvement Plan are approved. If the applicant does not move forward with construction within 2 years of the plat being approved it expires, and they will then have to come into compliance with the rules in place at that time. If the applicant does move forward, any drainage issues will be addressed in the Final Drainage Plan.
- 5. Are there any parking or safety concerns with the streets being narrow?
  - The code does not have any parking requirements.
- 6. Are these apartments?
  - No, they are duplexes.
- 7. Are the duplexes going to be for affordable housing?
  - They will be workforce housing.
- 8. Is workforce housing different than affordable housing?
  - Affordable housing is defined as 80% and below of the area median income.
  - Workforce housing is defined as 60-120% of the area median income.

Residents in opposition of the development but did not wish to speak at the meeting:

- 1. William Holford
- 2. Charles Huth
- 3. Emily Huth
- 4. Christy Forman
- 5. James Forman
- 6. Sheri Hoskins
- 7. Katherine Albers
- 8. Linda Smith

Daniel Smith, a resident at 1504 Cedar Street, stated they have been living on this lot for 80 years and were opposed to the project. He also stated he was concerned on how the growth will affect the flooding in this area, the effect of the development on property values, the increased traffic on the roads, and that he believes a TIA needs to be completed for this project

Nathan Anderson, resident at 805 Main Street, stated he is for affordable housing in Bastrop but believes 72 duplexes on this size of a lot feels a lot like Austin. He also mentioned that he is opposed to stealing property from longtime residents.

Tommy Claiborne, resident at 708 Walnut Street, believes the water at Gills Branch and the construction on Highway 71 will only bring more water and it will glow into Gills Branch. He mentioned his concerns about the traffic and wait times for the school that have become an issue for parents picking up their kids. He said, we are for growth, but this area is not the place or time for it.

Allison Bumsted, resident at 1316 Farm Street stated her concerns for parking, and the traffic on the street already being an issue. She is not completely opposed to the development but has concerns about the proposed development being so dense.

Susan Long, resident at 1402 Hill Street stated her concerns about the development brining in more traffic, people, and air pollution. She voiced her concern about the development being built in the floodplain. She believes if this development is accepted, it will destroy the Historic Farm Street Neighborhood. She believes this land would make a great pocket park.

Nancy Huth, resident at 1303 Cedar Street stated her concern about how dense the new proposed development is and was hoping it would be better than what was previously proposed. She voiced her concerns with the water at Gills Branch and how this development will make it worse. She mentioned they already have issues with traffic and getting in and out of their property. She is opposed to this development and feels that if the lot sizes were  $\frac{1}{2}$  or  $\frac{1}{3}$  or an acre it would be better.

Joe Grady Tuck, 906 Main Street is here to represent two individuals, Lindy Larson and Sheri Hoskins who live on Chamber Street. He stated Chamber Street is a dirt road with no fixed location on paper and out of the 12 different plats he has seen they all show different property lines and feels a discussion is needed. He mentioned his client came out of her house and found a stake 5ft from her window and how her house dates to the 1970's. He urges the Commissioners to not take action on this item till a discussion has been had with all the property owners regarding the property lines.

Debbie Moore opened executive session at 6:42 p.m.

Debbie Moore closed executive session at 7:31 p.m.

Pablo Serna made a motion to approve the Preliminary Plat with a recommendation that additional surveys by property owners may be produced to confirm the relevant real estate boundaries. Scott Long seconded the motion and the motion carried 6-1 with Cynthia Meyer in opposition to the motion.

#### 4. UPDATES

- 4A. Update on recent City Council actions regarding Planning Department items.
- 4B. Updates from Planning Staff on ongoing development projects and department management projects.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the recent City Council actions on Planning Department items, ongoing development projects, and department management projects which included all the recent developments around Bastrop and the status of them at this time.

She discussed new commercial building permits, the long-range planning project the department is working on, and other major projects happening with other departments.

4C. Planning & Development Department Monthly Project Volume Report.

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

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

Pablo Serna mentioned the WUI code and would like updates on its status of it. Jennifer Bills mentioned that Andres Rosales, Fire Chief, was working on it.

Patrice Parsons mentioned she would like for the City to stay up to date on the Fire Code.

#### 5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 8:04 p.m. Pablo Serna seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve meeting minutes from the November 17, 2022 Planning and Zoning Commission Meeting.

#### STAFF REPRESENTATIVE:

Nicole Peterson, Executive Administrative Assistant

#### ATTACHMENTS:

Meeting Minutes



The City of Bastrop Planning and Zoning Commission met Thursday, November 17, 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.

1A. Introduction of new Commissioner Kristi Koch.

Kristi Koch introduced herself to the Commissioners.

#### **Commissioners:**

Debbie Moore	Present
Cynthia Meyer	Present
Ishmael Harris	Present
Carrie Caylor	Present – Arrived at 6:01 p.m.
Scott Long	Present
Judah Ross	Present
Patrice Parsons	Present
Kristi Koch	Present

#### Staff Present:

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

#### 2. CITIZEN COMMENTS

There were no citizen comments.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the September 29, 2022 Planning and Zoning Commission Regular Meeting.

Jesse Shoemaker, resident at 906 Main Street is here on behalf of his clients speaking in opposition to the September 29, 2022 meeting minutes. He states that our agenda is not accurate and should be removed because there are conflicts with the open meetings act due to them not reflecting the executive session and omitting important facts.

Cynthia Meyer made a motion to postpone the approval of the September 29, 2022 meeting minutes. Carrie Caylor seconded the motion and the motion carried 4-2 with Debbie Moore and Judah Ross against it and Patrice Parson and Kristi Koch who abstained.

3B. Consider action to elect the Planning and Zoning Commission Chair for FY 2023.

Carrie Caylor made a motion to reelect Debbie Moore as Chair. Cynthia Meyer seconded the motion and the motion carried 7-1 with Kristi Koch voting against it.

3C. Consider action to elect the Planning and Zoning Vice Chair for FY 2023.

Scott Long made a motion to elect Carrie Caylor as the Planning and Zoning Vice Chair for FY 2023. Ishmael Harris seconded the motion and the motion carried unanimously.

3D. Public hearing and consider action to recommend approval to adopt the 2023 Schedule of Uniform Submittal Dates for Site Plans, Place Type Zoning changes, Plats, Public Improvement Plans, and Neighborhood Regulating Plans in accordance with the Bastrop Building Block (B3) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B3) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, and forward to the December 13, 2022 City Council meeting.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the 2023 Schedule of Uniform Submittal Dates for Site Development Plans, Place Type Zoning Changes, Plats, Public Improvement Plans, and Neighborhood Regulating Plans in accordance with the Bastrop Building Block (B3) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B3) Technical Manual Section 1.2.002 Uniform Submittal Dates.

Discussion commenced between Commissioners and Staff over the following topics:

- 1. If for any reason we do not have a quorum, what is the timeline to schedule another meeting?
  - If we do not have a quorum, then the proposed project will approve itself.
- 2. Is the Commission allowed to have alternates?
  - Yes, we can ask the board members from Zoning Board of Adjustments.

Debbie Moore opened the public hearing at 6:27 p.m.

There were no citizen comments.

Debbie Moore closed the public hearing at 6:28 p.m.

Cynthia Meyer made a motion to recommend approval of the 2023 Schedule of Uniform Submittal Dates for Site Development Plans, Place Type Zoning Changes, Plats, Public Improvement Plans, and Neighborhood Regulating Plans in accordance with the Bastrop Building Block (B3) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B3) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, and forward to the December 13, 2022 City Council meeting. Patrice Parsons seconded the motion and the motion carried unanimously.

#### 4. UPDATES

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

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the recent City Council actions on Planning Department items which included The Colony MUD Public Improvement Plan Agreements and the contract for the Transportation Impact Fee Study.

4B. Updates from Planning Staff on ongoing development projects and department management projects.

The Director of Planning and Development, Jennifer Bills, presented to Commissioners the updates to ongoing development projects and department management projects which included all long-range planning projects the department is working on, and other major projects happening with other departments around the City of Bastrop.

4C. Planning & Development Department Monthly Project Volume Report.

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

Jennifer Bills mentioned other notable projects happening which included Rapid Express Carwash, P. Terry's and the demolishing of the Old Payless, and the wastewater line being constructed in front of Seton Hospital.

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

Kristi Koch asked if we could have a review of Chapter 8 – Signs and would like to know how to start the process to get a review started.

#### 5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 7:01 p.m. Scott Long seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Carrie Caylor, Vice-Chair



#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve The Colony MUD 1D, Section 2 Final Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	North of Sam Houston Drive (Attachment 1) 28.673 acres 28.673 acres of the Jose Manuel Bangs Survey, Abstract No. 5
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use: Existing Zoning: Adopted Plan:	Vacant/Undeveloped None. Extra-Territorial Jurisdiction, The Colony MUD Fourth Amendment to the Colony MUD Consent Agreement, Approved November 5, 2020
Future Land Use:	Neighborhood Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted an application for a Final Plat for The Colony MUD 1D, Section 2. The plat includes 120 residential lots and 1 non-residential lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

#### Traffic Impact and Streets

The Final Plat proposes to extend Republic Drive, which connects to Sam Houston Drive to the northern arm of the development and provides the main access into the development. 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 are included in an agreement with TxDOT.

Sam Houston Drive is being constructed with 1D Section 7 and will be gated after this section. Republic Drive will serve as the main collector that will connect Sam Houston to the remainder of

Item 4C.

The Colony (Sections 1F, 1G) in the northern arm. The developer has the option to gate the individual neighborhoods off Sam Houston Drive within this section.

#### **Utilities**

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

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

#### Drainage

Stormwater runoff generated within the western portion of the property will be routed to a detention pond to the west. The remainder of the stormwater runoff within the property will be routed through an underground storm sewer network, which will then flow into a detention pond east of the section. Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Final Drainage Plan has been reviewed and approved by the City Engineer.

#### **POLICY EXPLANATION:**

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

Compliance with 2036 Comprehensive Plan:

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

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

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

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

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

#### Local Government Code

Sec. 212.002. Rules.

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

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

#### Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 28.673-acre tract into 120 residential lots and 1 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 plat complies with the requirements of the adopted B<sup>3</sup> Code and Consent Agreement.

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

Section 1.3.001 Standard Procedure - Platting

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

• Section 1.3.002 Preliminary Plat or Section 1.3.003 Final Plat The Preliminary Plat was approved by the Planning and Zoning Commission on June 30, 2022.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on July 21, 2022.

The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on October 7, 2022.

#### Section 1.3.004 Plat Requirements

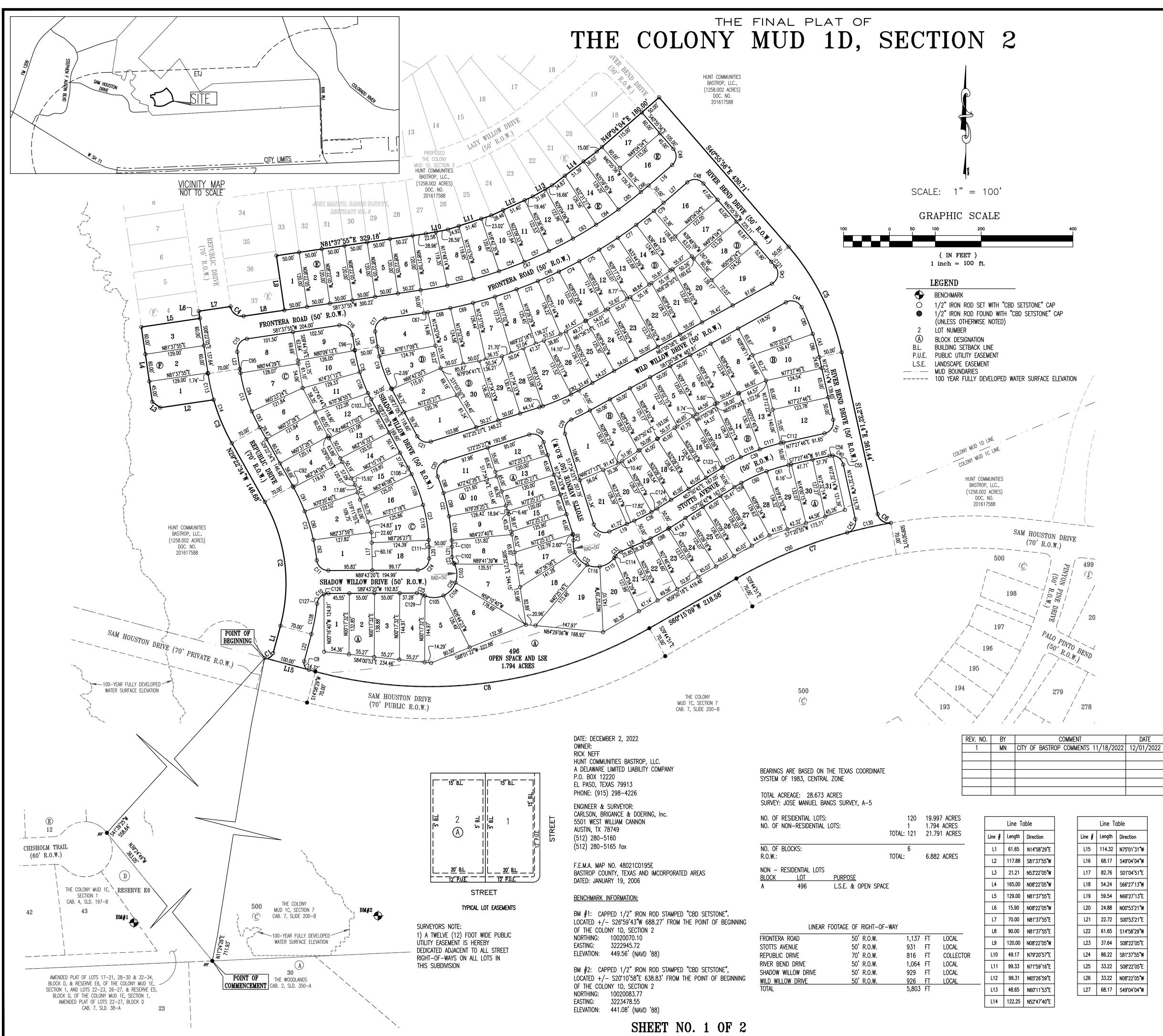
The Development Review Committee reviewed the Final Plat for The Colony MUD 1D, Section 2 for compliance with subdivision and utility standards on December 19, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

#### **RECOMMENDATION:**

Consider action to approve The Colony MUD 1D, Section 2 Final Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### **ATTACHMENTS:**

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



Item 4C.
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			Curve Tab	ble			_			-
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		Curve #	Length	
C1	23.56	15.00	N59°58'29"E	21.21	15.00	90'00'00"		C67	8.40	
C2	279.44	361.00	N07°12'03"W	272.51	147.14	44°21'03"	-	C68	50.06	
C3	102.53	439.00	N22°41'08"W	102.30	51.50	13°22'53"	-	C69	50.56	
C4 C5	39.27 260.18	25.00 525.00	S53°22'05"E S26°44'05"E	35.36 257.53	25.00 132.82	90°00'00" 28°23'42"	-	C70 C71	49.55 50.01	
C6	38.09	25.00	S56°11'07"E	34.51	23.85	87°17'47"	-	C72	50.01	
C7	359.69	1035.00	S70°12'38"W	357.89	181.68	19°54'43"	_	C73	50.12	┢
C8	753.23	965.00	S82°36'49"W	734.25	396.98	44°43'19"	-	C74	50.01	ſ
C9	23.56	15.00	S30°01'31"E	21.21	15.00	90'00'00"		C75	50.01	T
C10	36.52	25.00	S47°52'11"W	33.36	22.39	83°42'18"		C76	48.01	
C11	36.52	25.00	S48°25'31"E	33.36	22.39	83°42'18"		C77	49.19	
C12	171.53	431.00	S17*58'28"E	170.40	86.92	22°48'12"	_	C78	49.16	
C13	135.30	369.00	S18°52'20"E	134.54	68.42	21°00'29"	-	C79	27.45	╞
C14	160.96	439.00	S18*52'20"E	160.06	81.40	21°00'29"		C80	8.11	╞
C15 C16	39.27 39.27	25.00 25.00	S36°37'55"W N53°22'05"W	35.36 35.36	25.00 25.00	90°00'00" 90°00'00"	-	C81 C82	66.62 19.15	╞
C10 C17	39.27	25.00	N33 22 05 W S36°37'55"W	35.36	25.00	90.00,00	-	C83	74.79	╞
C18	113.92	325.00	N18°24'35"W	113.34	57.55	20°05'00"		C84	21.60	┢
C19	96.39	275.00	S18°24'35"E	95.90	48.70	20°05'00"	F	C85	63.20	┢
C20	41.22	25.00	S25°11'41"W	36.70	27.03	94°27'31"	ŀ	C86	52.70	t
C21	34.52	25.00	S68°00'49"E	31.85	20.65	79°07'28"	F	C87	3.36	ſ
C22	156.85	425.00	S11°27'43"E	155.96	79.33	21°08'43"		C88	43.42	ſ
C23	180.39	375.00	N14°40'13"W	178.66	91.98	27 <b>°</b> 33'44"	ļ	C89	17.08	ļ
C24	39.54	25.00	N44°24'59"E	35.54	25.27	90°36'41"	-	C90	64.99	╞
C25	13.17	25.00	N75°11'16"W	13.02	6.74	30°10'48"	-	C91	58.08	╞
C26 C27	131.75	50.00	S44°24'59"W	96.81	193.14	150°58'17"		C92	3.13	╞
C27	13.17 39.27	25.00 25.00	S15°58'45"E N62°34'33"W	13.02 35.36	6.74 25.00	30°10'48" 90°00'00"		C93 C94	39.06 87.22	╞
C29	36.49	25.00	S24°14'06"W	33.33	22.36	83°37'19"		C95	9.02	┢
C30	11.61	25.00	N04°16'21"W	11.51	5.91	26'36'24"	-	C96	1.16	┢
C31	41.88	25.00	S65°33'40"E	37.15	27.75	95 <b>°</b> 58'14"	-	C97	48.52	t
C32	137.02	50.00	N69°28'35"W	97.99	245.91	157°00'51"		C98	38.11	ſ
C33	15.03	25.00	S49°14'06"W	14.80	7.75	34°26'13"		C99	52.14	
C34	93.88	475.00	N66°45'43"E	93.73	47.10	11°19'28"		C100	52.78	
C35	45.32	525.00	S63°34'22"W	45.31	22.68	4°56'47"	-	C101	13.82	
C36	56.34	375.00	N62°08'57"E	56.29	28.22	8°36'31"	-	C102	3.04	╞
C37	63.86	425.00	S62°08'57"W	63.80	31.99	8°36'31"		C103	41.84	
C38 C39	128.40 145.52	375.00 425.00	S67°39'14"W N67°39'14"E	127.77 144.81	64.83 73.48	19°37'04" 19°37'04"		C104 C105	39.48 41.68	$\left  \right $
C40	39.27	25.00	N57°32'14"W	35.36	25.00	90°00'00"		C106	49.00	
C41	39.27	25.00	N32°27'46"E	35.36	25.00	90°00'00"		C107	15.24	T
C42	38.09	25.00	N31°06'40"E	34.51	23.85	87°17'47"		C108	15.97	T
C43	115.90	475.00	N19°31'38"W	115.61	58.24	13°58'48"		C109	71.65	Ī
C44	40.31	25.00	N72°42'32"W	36.08	26.06	92°23'00"		C110	77.80	
C45	43.81	25.00	N10°53'46"E	38.42	30.01	100°24'25"	_	C111	14.97	
C46	582.56	1025.00	S65°21'00"W	574.75	299.38	32°33'51"	ļ	C112	6.25	╞
C47	554.14 30.27	975.00	S65'21'00"W	546.71	284.78	32°33'51"	ŀ	C113	58.44	┞
C48 C49	39.27 39.27	25.00 25.00	N85°55'56"W S04°04'04"W	35.36 35.36	25.00 25.00	90°00'00" 90°00'00"	ŀ	C114 C115	5.22 37.38	╀
C49 C50	262.02	1035.00	S67°30'25"W	261.32	131.71	90 00 00 14°30'17"	-	C116	28.19	╀
C51	58.75	975.00	N79°54'21"E	58.74	29.38	3*27'09"	-	C117	47.58	t
C52	58.59	975.00	N76°27'28"E	58.58	29.31	3°26'35"	-	C118	44.76	t
C53	58.64	975.00	N73°00'48"E	58.63	29.33	3°26'45"		C119	39.44	T
C54	58.70	975.00	N69°33'56"E	58.69	29.36	3°26'59"		C120	26.80	
C55	31.95	25.00	N49°09'02"W	29.82	18.58	73°13'37"		C121	13.47	
C56	7.32	25.00	S85*50'58"W	7.29	3.69	16°46'23"	_	C122	43.88	
C57	58.77	975.00	N66*06'51"E	58.76	29.39	3°27'12"	ļ	C123	3.05	┞
C58	58.80	975.00	N62°39'34"E	58.80	29.41	3°27'20"	ŀ	C124	14.34	╞
C59	18.16 60.81	375.00	S59°13'57"W	18.16	9.08	2°46'31"	ŀ	C125	42.00	╞
C60	60.81	375.00	S65°15'56"W	60.74 49 39	30.47 24.75	9°17'27" 7°33'06"	ŀ	C126	10.08	╞
C61 C62	49.43 45.34	375.00 431.00	S73°41'13"W N09°35'11"W	49.39 45.32	24.75 22.69	7°33'06" 6°01'38"	ŀ	C127 C128	26.45 67.38	╞
C63	58.81	975.00	N09 33 11 W N59*12'14"E	58.80	22.09	3°27'21"	ŀ	C128	5.71	╀
C64	59.08	975.00	N55°44'24"E	59.07	29.55	3°28'18"	ŀ	C130	97.68	ł
C65	62.17	975.00	N52*10'39"E	62.16	31.10	3'39'13"	L		L	1
	21.83									

			Curve Tab	le		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C67	8.40	1025.00	N81°23'50"E	8.40	4.20	0°28'11"
C68	50.06	1025.00	N79°45'48"E	50.05	25.03	2°47'53"
C69	50.56	1025.00	N76°57'04"E	50.55	25.28	2*49'34"
C70	49.55	1025.00	N74°09'12"E	49.55	24.78	2*46'12"
C71	50.01	1025.00	N71°22'14"E	50.01	25.01	2°47'44"
C72	50.02	1025.00	N68°34'29"E	50.02	25.02	2°47'46"
C73	50.12	1025.00	N65°46'34"E	50.11	25.06	2°48'05"
C74	50.01	1025.00	N62°58'39"E	50.01	25.01	2*47'44"
C75	50.01	1025.00	N60°10'55"E	50.00	25.01	2°47'43"
C76	48.01	1025.00	N57°26'32"E	48.01	24.01	2°41'02"
C77	49.19	1025.00	N54°43'32"E	49.19	24.60	2°45'00"
C78	49.16	1025.00	N51°58'35"E	49.16	24.59	2*44'53"
C79	27.45	1025.00	N49°50'06"E	27.45	13.73	1°32'04"
C80	8.11	475.00	N71°56'06"E	8.11	4.06	0°58'42"
C81	66.62	475.00	N67°25'39"E	66.57	33.37	8°02'11"
C82	19.15	475.00	N62°15'16"E	19.15	9.58	2*18'35"
C83	74.79	275.00	S20°39'37"E	74.56	37.63	15'34'55"
C84	21.60	275.00	S10°37'07"E	21.60	10.81	4*30'05"
C85	63.20	475.00	N22°42'20"W	63.15	31.65	7°37'24"
C86	52.70	475.00	N15°42'56"W	52.67	26.38	6°21'25"
C87	3.36	425.00	N58°04'17"E	3.36	1.68	0°27'10"
C88	43.42	425.00	N61°13'29"E	43.40	21.73	5°51'13"
C89	43.42 17.08	425.00	N65"18'09"E	17.07	8.54	2°18'07"
C90	64.99	431.00	N16°55'12"W	64.93	32.56	8°38'23"
C90 C91	58.08	431.00	N16 55 12 W N25'06'00"W	58.03	29.08	8 38 23 7'43'14"
C91 C92	3.13	431.00	N25 06 00 W N29'10'06"W	3.13	1.56	7 43 14 0°24'57"
C92	39.06	369.00	N29'10'06 W S26'20'38"E	39.04	1.56	0°24 57 6°03'53"
C94	87.22	369.00	S16'32'24"E	87.02	43.81	13°32'35"
C95	9.02	369.00	S09'04'06"E	9.02	4.51	1°24'02"
C96	1.16	325.00	S08°28'12"E	1.16	0.58	0°12'15"
C97	48.52	325.00	S12°50'56"E	48.47	24.30	8°33'13"
C98	38.11	425.00	S19°27'56"E	38.10	19.07	5°08'17"
C99	52.14	425.00	S13°22'55"E	52.10	26.10	7'01'43"
C100	52.78	425.00	S06°18'37"E	52.74	26.42	7*06'54"
C101	13.82	425.00	S01°49'16"E	13.82	6.91	1°51'49"
C102	3.04	50.00	S29°19'48"E	3.03	1.52	3°28'42"
C103	41.84	50.00	S03°37'01"E	40.63	22.23	47°56'52"
C104	39.48	50.00	S42*58'29"W	38.46	20.83	45°14'08"
C105	41.68	50.00	S89°28'32"W	40.49	22.14	47°45'58"
C106	49.00	325.00	S21°26'42"E	48.95	24.55	8°38'19"
C107	15.24	325.00	S27°06'28"E	15.24	7.62	2°41'14"
C108	15.97	375.00	N27°13'52"W	15.97	7.99	2*26'25"
C109	71.65	375.00	N20°32'15"W	71.54	35.93	10°56'49"
C110	77.80	375.00	N09°07'14"W	77.66	39.04	11 <b>°</b> 53'15"
C111	14.97	375.00	N02°01'59"W	14.97	7.49	2°17'15"
C112	6.25	425.00	S77°02'29"W	6.25	3.13	0°50'36"
C113	58.44	439.00	N12°10'53"W	58.39	29.26	7*37'36"
C114	5.22	50.00	N35°00'19"E	5.21	2.61	5*58'38"
C115	37.38	50.00	N59°24'33"E	36.51	19.61	42°49'51"
C116	28.19	50.00	S83°01'28"E	27.82	14.48	32*18'08"
C117	47.58	425.00	S73°24'44"W	47.56	23.82	6°24'54"
C118	44.76	425.00	S67°11'16"W	44.74	22.40	6°02'02"
C119	39.44	50.00	S44°16'40"E	38.42	20.81	45*11'28"
C120	26.80	50.00	S06°19'32"E	26.48	13.73	30°42'46"
C121	13.47	475.00	N40°07'11"W	13.47	6.74	1°37'29"
C122	43.88	425.00	S61°12'47"W	43.86	21.96	5*54'54"
C123	3.05	425.00	S58°03'01"W	3.05	1.52	0°24'38"
C124	14.34	375.00	N58°56'26"E	14.34	7.17	2°11'29"
C125	42.00	375.00	N63°14'42"E	41.98	21.02	6°25'02"
C126	10.08	25.00	S78°10'27"W	10.01	5.11	23°05'46"
C127	26.45	25.00	S36°19'18"W	25.23	14.61	60°36'32"
C128	67.38	431.00	S10°29'46"W	67.31	33.76	8°57'27"
C129	5.71	50.00	N63°22'11"W	5.71	2.86	6°32'37"
C130	97.68	1035.00	S77°27'46"W	97.64	48.88	5*24'26"
6130	97.00	1033.00	3//2/46W	97.04	40.0Ö	J 24 26

Curve Table

DATE

REV. NO.	BY	СОММЕНТ	DATE
REV. NO.			
1	MN	CITY OF BASTROP COMMENTS 11/18/2022	12/01/2022

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\5389\Survey\FINAL PLAT - THE COLONY MUD 1D, SECTION 2

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:

BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- S26"59'43"W 688.27' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 2 NORTHING=10020070.10 EASTING=3222945.72 ELEVATION: 449.56' (NAVD '88)

BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- S20°10'58"E 638.83' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 2

NORTHING=10020083.77 EASTING=3223478.55 ELEVATION: 441.08' (NAVD '88) 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.

3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.

- 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JUNE 30, 2022.
- 6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION. 8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODE 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 9. 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 DEV
- 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 APPLICA BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY. 10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES 12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- 13. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 16. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195E, FOR BASTROP COUNTY TEXAS, EFFEC
- AND IS ON ZONE X. 17. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.

18. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG 19. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.

20. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.

21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.

22. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AN SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.

25. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

26. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS 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 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 RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFIC THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / 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 HA

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

- 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, SIDEWALKS, AND 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 DRAINA 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 ASSIGN 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 OR FENCES 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 EASE

42. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 28.673 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.00 COMMUNITIES BASTROP, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (0.P.R.B.C.TX.), SAID 28.673 ACRE TRACT OF LAND BOUNDS AS FOLLOWS:

COMMENCING. AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1258,002 ACRE TRACT OF LAND. BEING THE SOUTHEAST CORNER OF RESERVE E6. BLOCK D AMENDED PLAT OF RESERVE E6, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD 1E, SECTION 1, AMENDED PLAT OF LOTS 22-27, BLOCK D, A SUBD PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), SAME BEING ON THE NORTH LINE OF LOT 30, BLOCK A, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350-A, P.R.B.C.T. HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID RESERVE E6, BEING IN THE CURVING EAST RIGHT-OF-WAY LINE OF CHISHOLM CURVATURE ON THE SOUTH LINE OF SAID 1258.002 ACRE TRACT, BEARS N39'24'49"W, A DISTANCE OF 363.05 FEET.

THENCE, N11'24'26"E, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 711.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORT ACCORDING TO THE PLAT OF THE COLONY MUD 1C, SECTION 7 RECORDED IN CABINET 7, SLIDE 200-B, P.R.B.C.TX.), BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHWEST C HEREIN DESCRIBED TRACT OF LAND.

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES, NUMBERED 1 THROUGH 25,

1) ALONG SAID CURVE TO THE LEFT. HAVING A RADIUS OF 15.00 FEET. AN ARC LENGTH OF 23.56 FEET. AND A CHORD THAT BEARS N59'58'29"E. A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 FOR CORNER.

2) N14'58'29"E, A DISTANCE OF 61.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 3) ALONG SAID CURVE TO THE LEFT. HAVING A RADIUS OF 361.00 FEET. AN ARC LENGTH OF 279.44 FEET. AND A CHORD THAT BEARS NO7 12'03"W, A DISTANCE OF 272.51 FEET TO A CAPPED 1/2 FOR CORNER.

4) N29°22'34"W, A DISTANCE OF 146.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 439.00 FEET. AN ARC LENGTH OF 102.53 FEET, AND A CHORD THAT BEARS N22"41'08"W, A DISTANCE OF 102.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

6) S81°37'55"W, A DISTANCE OF 117.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

7) N53\*22'05"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

8) NO8'22'05"W, A DISTANCE OF 165.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

9) N81'37'55"E, A DISTANCE OF 129.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 10) N08'22'05"W, A DISTANCE OF 15.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

11) N81'37'55"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S53\*22'05"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

13) N81'37'55"E, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

14) N08'22'05"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

15) N81'37'55"E, A DISTANCE OF 329.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

16) N79'20'57"E, A DISTANCE OF 49.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 17) N71'59'16"E, A DISTANCE OF 99.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

18) N65'26'59"E, A DISTANCE OF 99.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

19) N60'11'53"E, A DISTANCE OF 48.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

20) N52'47'40"E, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

21) N49'04'04"E. A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, 22) S40'55'56"E, A DISTANCE OF 430.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 260.18 FEET, AND A CHORD THAT BEARS S26'44'05", A DISTANCE OF 257.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD

SETSTONE" FOR CORNER,

24) S12'32'14"E, A DISTANCE OF 361.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, AND 25) ALONG SAID CURVE TO THE LEFT. HAVING A RADIUS OF 25.00 FEET. AN ARC LENGTH OF 38.09 FEET. AND A CHORD THAT BEARS \$56'11'07"E. A DISTANCE OF 34.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"

ON THE NORTH LINE OF SAID SAM HOUSTON DRIVE, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, 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 SAM HOUSTON DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 359.69 FEET, AND A CHORD THAT BEARS S70'12'38", A DISTANCE OF 357.89 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,

2) S60°15'09"W, A DISTANCE OF 218.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 753.23 FEET, AND A CHORD THAT BEARS S82'36'49"W, A DISTANCE OF 734.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD

SETSTONE" FOR CORNER, AND

4) N75'01'31"W, A DISTANCE OF 114.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.673 ACRES OF LAND.

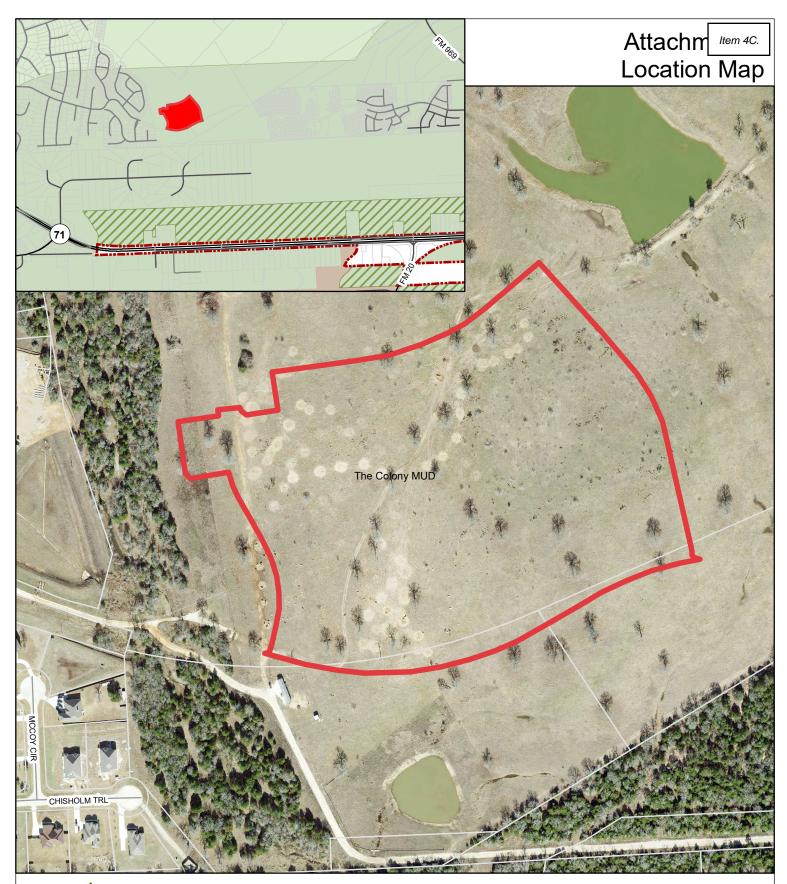
## THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 2

		BLOCK	Non — Reside Lot	Ential Lots Purpose		
		A	496	L.S.E. & OPEN	SPACE	
DES AND REQUIREMENTS OF THE CITY OF BASTROP. THE	BLOCK	LOT	SQ. FT.	BLOCK	LOT	<u>SQ. FT.</u>
AND REQUIREMENTS.	A	1	7,099	D	1	9,605
Development of the lots in this subdivision is the Ications for certain development permits including	A	2	7,472	D	2	7,335
ICATIONS FOR CERTAIN DEVELOFMENT FERMITS INCLUDING	Α Δ	3 4	7,804 8,098	D	5 4	7,704 9,337
	Α Α	4 5	9,585	D	5	9,337 6,234
	Ä	6	11,604	D	6	6,300
	А	7	11,770	D	7	6,859
	A	8	7,933	D	8	6,753
	A	9 10	7,559	D	9 10	6,753
	Α Δ	10 11	7,331 7,861	D	10 11	6,909 6,085
ECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 481193,	Â	12	6,466	D	12	6,260
	Α	13	5,400	D	13	6,491
G EACH SIDE AND REAR LOT LINE.	A	14	5,400	D	14	6,472
	A	15	5,514	D	15	6,631
	Α Δ	16 17	5,820 7,592	D	16 17	8,605 7,728
	Â	18	10,340	D	18	7,720
REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF	A	19	12,450	D	19	10,343
	А	20	7,988	D	20	8,543
D DUPLEX CONSTRUCTION.	A	21	6,016	D	21	7,171
AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO,	A	22	6,026	D	22 23	6,926
	Α Δ	23 24	5,951 5,593	D	23	6,826 6,746
IERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE	Ä	25	5,663	D	25	6,532
	Α	26	5,734	D	26	6,756
NTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE	А	27	6,322	D	27	7,567
	A	28	6,770	D	28	6,737
ED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON	A	29 30	6,544 5,971	D D	29 30	6,669 9,484
Y THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD	Â	31	5,616	U	50	э,тот
FICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES	Â	496	78,149	_		
				E	1 2	6,000
	В	1	10,144	F	2 3	6,000 6,000
HAZARD AREA.	В	2	6,597	Ē	4	6,000
SSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS	В	3	6,329	E	5	6,000
	В	4	6,205	E	6	6,026
LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM	B	5	6,067 6,012	E	/	6,599
	B	0 7	6,146	E F	8 9	6,552 6,638
	B	8	8,547	Ē	10	6,658
INAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY	В	9	10,919	E	11	6,747
	В	10	9,196	E	12	6,749
IGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN,	B	11 12	8,070 9,116	E	13	6,843
	В	13	7,512	E	14 15	7,073 7,322
	В	14	6,639	Ē	16	7,915
sements or detention/retention areas.	В	15	6,296	E	17	6,900
Sements on Determony Referrion Areas.	В	16 17	5,918			
	В	17 18	5,784 5,784	F	1	7,703
	B	19	6,106	F	2	7,740
.002 ACRE TRACT OF LAND CONVEYED TO HUNT	В	20	6,768	F	3	7,740
D BEING MORE FULLY DESCRIBED BY METES AND	В	21	7,887			
DEING MORE FOLLI DESCRIDED DI MILIES AND						
	С	1	9,068			
OF LOTS 17-21, 28-30 & 32-34, BLOCK D, &	C	2	9,678			
IBDIVISION RECORDED IN CABINET 7, SLIDE 38-A,	С	3	8,059			
C.TX., FOR THE POINT OF COMMENCEMENT OF THE	С	4	7,422			
LM TRAIL (60' RADIUS), SAME BEING A POINT OF	C C	5 6	7,323 7,763			
	Č	7	8,860			
ORTH LINE OF SAM HOUSTON DRIVE (70' R.O.W.	c	8	8,864			
CORNER AND THE POINT OF BEGINNING OF THE	C	9	7,599			
	С	10	6,953			
	C C	11 12	6,648 6,836			
	C C	13	6,041			
	č	14	6,030			
2 INCH IRON ROD SET STAMPED "CBD SETSTONE"	С	15	6,253			
	C	16 17	7,722			
2 INCH IRON ROD SET STAMPED "CBD SETSTONE"	U C	17 18	7,746 7,662			
	U	10	7,002			

SHEET NO. 2 OF 2

lter	n 4C.

STATE OF TEXAS §			
	TROP, LLC., A DELAWARE LIMI	TED LIABILITY COMPANY, AC	TING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT
	TO US BY DEED RECORDED CRE TRACT OF LAND WITH THE	IN DOCUMENT NUMBER 20 E PLAT SHOWN HERE ON, T	
SUBJECT TO EASEMENTS AND SHOWN HEREON TO THE PUBL WITNESS MY HAND THIS	RESTRICTIONS HERETOFORE G		) AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS
RICK NEFF HUNT COMMUNITIES BASTROP, 4401 N. MESA STREET, EL PA		BILITY COMPANY	
STATE OF TEXAS §			
BEFORE ME, THE UNDERSIGN	ED AUTHORITY, ON THIS DAY ING INSTRUMENT OF WRITING RESSED AND IN THE CAPACITY	Y PERSONALLY APPEARED G, AND HE ACKNOWLEDGED Y THEREIN STATED.	RICK NEFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
			, 20, 100
NOTARY PUBLIC IN AND FOR T	THE STATE OF TEXAS		
FLOOD PLAIN NOTE:			
			HIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD S, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
	M FLOODING OR FLOOD DAMA		MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY
THIS STATEMENT SHALL NOT C		f of the engineer or su	RVEYOR.
STATE OF TEXAS ) COUNTY OF BASTROP )	( ( KNOW ALL MEN BY THES	e presents:	
I, MAHER HARMOUCHE, P.E., THE CITY OF BASTROP.	DO HEREBY CERTIFY THAT TH	HE INFORMATION CONTAINED	) ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR
			TATE OF TREE
ENGINEERING BY:		DATE	MAHER HARMOUCHE
CARLSON, B	MOUCHE, P.E. #143982 RIGANCE & DOERING, INC. WILLIAM CANNON DRIVE AS 78749		CARLSON, BRIGANCE, & DOERING, INC. ID # F3791
\	,		יניגע איני איניע איניען איניען איניען איניען איניען אינען אינען אינען אינען אינען אינען אינען אינען אינען אינע
STATE OF TEXAS ) COUNTY OF BASTROP )	( (  KNOW ALL MEN BY THES	e presents:	
AND THAT THE CORNER MONU REGULATION OF THE CITY OF	MENTS SHOWN THEREON WER BASTROP, BASTROP COUNTY, F NO. 4210006025, EFFECTIN	E PROPERLY PLACED UNDE TEXAS. ALL EASEMENTS O	AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND R MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION F RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO
			FIELOF TAT
			S. 2 B
SURVEYED BY:	PP ~ R.P.L.S. NO. 5844	DATE	JOHN DAVID KIPP
CARLSON, BRIG	ANCE & DOERING, INC. LLIAM CANNON DRIVE		10.ESSIO.4 SURVE
APPROVED THIS DAY	_ OF	, 20 A.D. BY THE	PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
APPROVED:		ATTEST:	
PLANNING & ZONING COMMISS	ION CHAIRPERSON	CITY SECRETARY	
STATE OF TEXAS )( COUNTY OF BASTROP )(			
	RECORD IN MY OFFICE ON THE	DAY OF	THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF 20, A.D. AT O'CLOCK, IN THE
FILED FOR RECORD ON THE			
DEPUTY	COUNTY CLERK	, BASTROP COUNTY, TEXAS	
			Carlson, Brigance & Doering, In FIRM ID #F3791   REG. # 10024900
			Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160 Fax No. (512) 280-5160
	J: \A	C3D\5389\Survey	/\FINAL PLAT - THE COLONY MUD 1D, SECTIO



#### Date: 01/19/2023



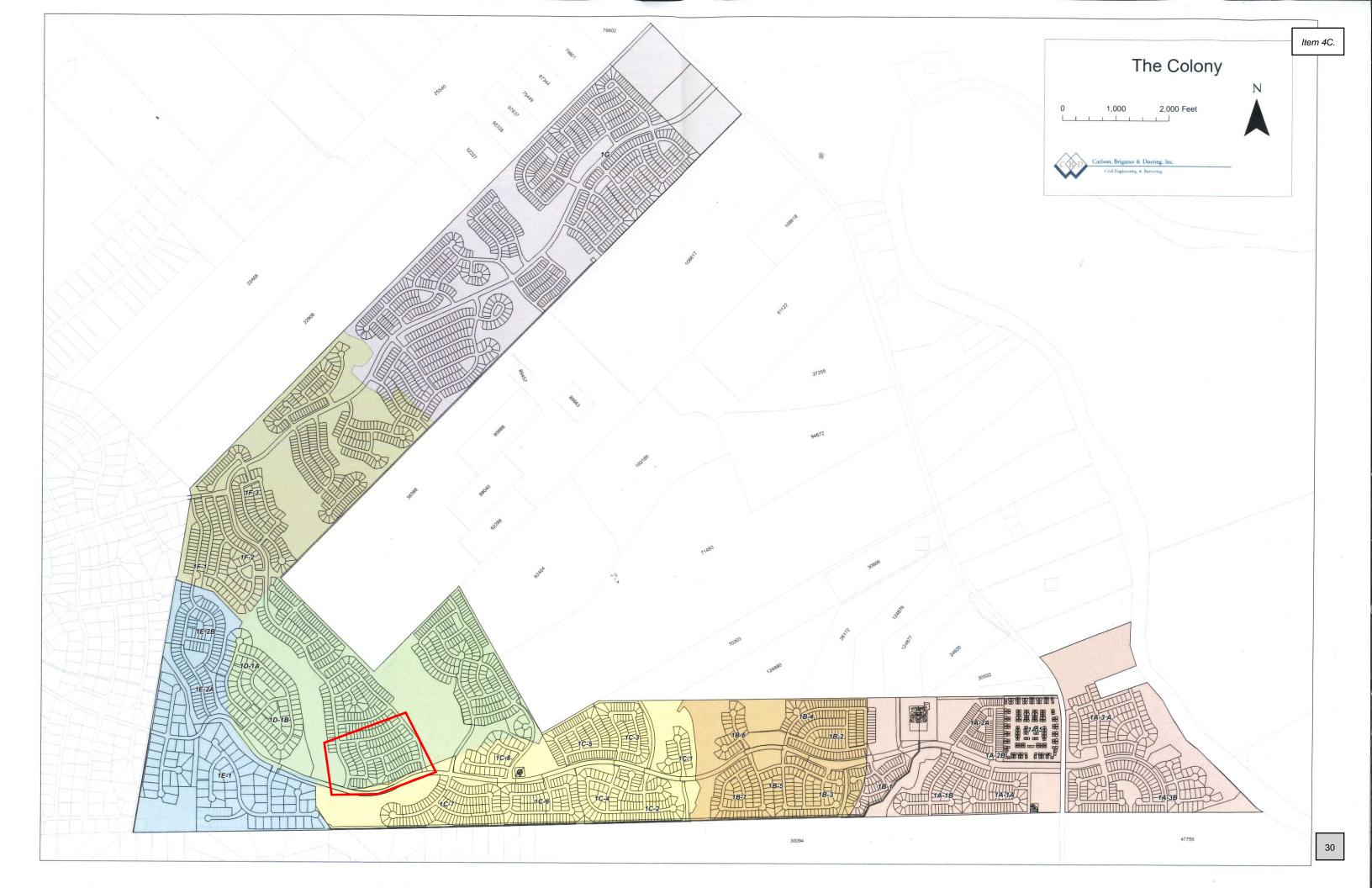
70 140 280 Т Feet

The Colony MUD 1D Section 2 , Final Plat

1 inch = 300 feet

Date: 01/19/2023 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility accuracy, completeness or usefulness in not infringe upon privately owned right

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Item 4D.

#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve The Colony MUD 1D, Section 3 Final Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	North of Sam Houston Drive (Attachment 1) 25.416 acres 25.416 acres of the Jose Manuel Bangs Survey, Abstract No. 5
Property Owner: Agent Contact:	Rick Neff/Hunt Communities Bastrop, L.L.C. Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use: Existing Zoning: Adopted Plan:	Vacant/Undeveloped None. Extra-Territorial Jurisdiction, The Colony MUD Fourth Amendment to the Colony MUD Consent Agreement, Approved November 5, 2020
Future Land Use:	Neighborhood Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted an application for a Final Plat for The Colony MUD 1D, Section 3. The plat includes 111 residential lots and 1 non-residential lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Consent Agreement, as amended.

#### Traffic Impact and Streets

The Final Plat proposes to extend Republic Drive, which connects Sam Houston Drive to the northern arm of the development and provides the main access into the development. 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 are included in an agreement with TxDOT.

Republic Drive will serve as the main collector that will connect Sam Houston to the remainder of The Colony (Sections 1F, 1G) in the northern arm. The developer has the option to gate the individual neighborhoods off Republic Drive within this section.

#### **Utilities**

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

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

#### **Drainage**

Stormwater runoff generated within the western portion of the property will be routed to a detention pond to the west. The remainder of the stormwater runoff within the property will be routed through an underground storm sewer network, which will then flow into a detention pond east of the section. Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Final Drainage Plan has been reviewed and approved by the City Engineer.

#### **POLICY EXPLANATION:**

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

#### Compliance with 2036 Comprehensive Plan:

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

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

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

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

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

#### Local Government Code

Sec. 212.002. Rules.

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

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

#### Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 25.416-acre tract into 111 residential lots and 1 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 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 plat complies with the requirements of the adopted B<sup>3</sup> Code and Consent Agreement.

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

Section 1.3.001 Standard Procedure - Platting

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

• Section 1.3.002 Preliminary Plat or Section 1.3.003 Final Plat The Preliminary Plat was approved by the Planning and Zoning Commission on June 30, 2022.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on July 21, 2022.

The Public Improvement Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on October 7, 2022.

Section 1.3.004 Plat Requirements

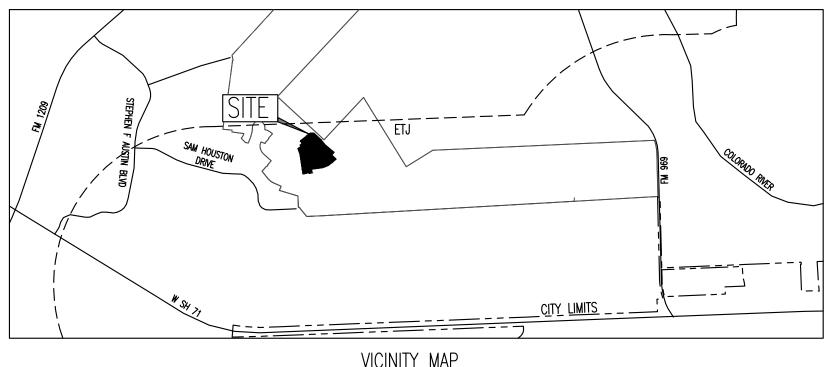
The Development Review Committee reviewed the Final Plat for The Colony MUD 1D, Section 3 for compliance with subdivision and utility standards on December 19, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

#### **RECOMMENDATION:**

Consider action to approve The Colony MUD 1D, Section 3 Final Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

#### ATTACHMENTS:

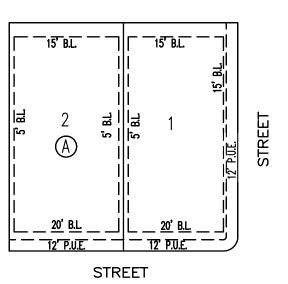
- Exhibit A: The Colony MUD 1D, Section 3 Final Plat
- Attachment 1: Location Map
- Attachment 2: The Colony MUD Lot Layout



GENERAL NOTES:

VICINITY MAP

- 1. THE BENCHMARKS USED ARE:
- BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- N38\*46'37" 943.39' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 3 NORTHING=10022140.31 EASTING=3222398.37 ELEVATION: 465.02' (NAVD '88) BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- N49'57'58"W 1199.72' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 3
- NORTHING=10022176.56 EASTING=3222070.62 ELEVATION: 479.69' (NAVD '88)
- 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.
- 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JUNE 30, 2022.
- 6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES. 7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION
- 8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS. ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- 10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES 12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- 14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 16. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195E, FOR BASTROP COUNTY TEXAS, EFFECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 481193, AND IS IN ZONE X.
- 17. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS. 18. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 19. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES. 20. NO BUILDING. FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY
- 21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 22. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- 23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- 25. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. 26. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- 27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS 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 FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / 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 GF. 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, SIDEWALKS, AND 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 OR FENCES 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).



TYPICAL LOT EASEMENTS

TOTAL ACREAGE: 25.419 ACRES SURVEY: JOSE MANUEL BANGS SURVEY, A-5

SYSTEM OF 1983, CENTRAL ZONE

BEARINGS ARE BASED ON THE TEXAS COORDINATE

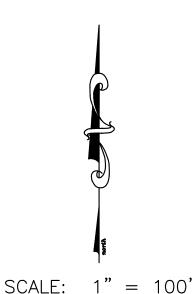
NO. OF RESIDENTIAL LOTS: NO. OF NON-RESIDENTIAL LOTS:	1	19.902 ACRES 0.062 ACRE 19.964 ACRES
NO. OF BLOCKS: R.O.W.:	5 TOTAL:	5.455 ACRES

NON – RESIDENTIAL LOTS BLOCK LOT PURPOSE ACCESS, P.U.E., & D.E. LOT 25

#### LINEAR FOOTAGE OF RIGHT-OF-WAY

		•		
FOREST WILLOW CIRCLE	50'R.O.W.	234	FT	LOCAL
LAZY WILLOW DRIVE	50'R.O.W.	959	FT	LOCAL
REPUBLIC DRIVE	70'R.O.W.	1,005	FT	COLLECTOR
RIVER BEND DRIVE	50 R.O.W.	1,535	FT	LOCAL
WILLOW GLEN DRIVE	50 R.O.W.	568	FT	LOCAL
TOTAL		4,301	FT	

# THE FINAL PLAT OF COLONY MUD 1D, SECTION 3



### GRAPHIC SCALE

( IN FEET ) 1 inch = 100 ft.

#### LEGEND

○ 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP 1/2" IRON ROD FOUND LOT NUMBER (A) BLOCK DESIGNATION B.L. BUILDING SETBACK LINE P.U.E. PUBLIC UTILITY EASEMENT L.S.E. LANDSCAPE EASEMENT D.E. DRAINAGE EASEMENT

------ MUD BOUNDARIES ----- 100 YEAR FULLY DEVELOPED WATER SURFACE ELEVATION

DATE: DECEMBER 2, 2022 OWNER: RICK NEFF HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY P.O. BOX 12220 EL PASO, TEXAS 79913 PHONE: (915) 298-4226

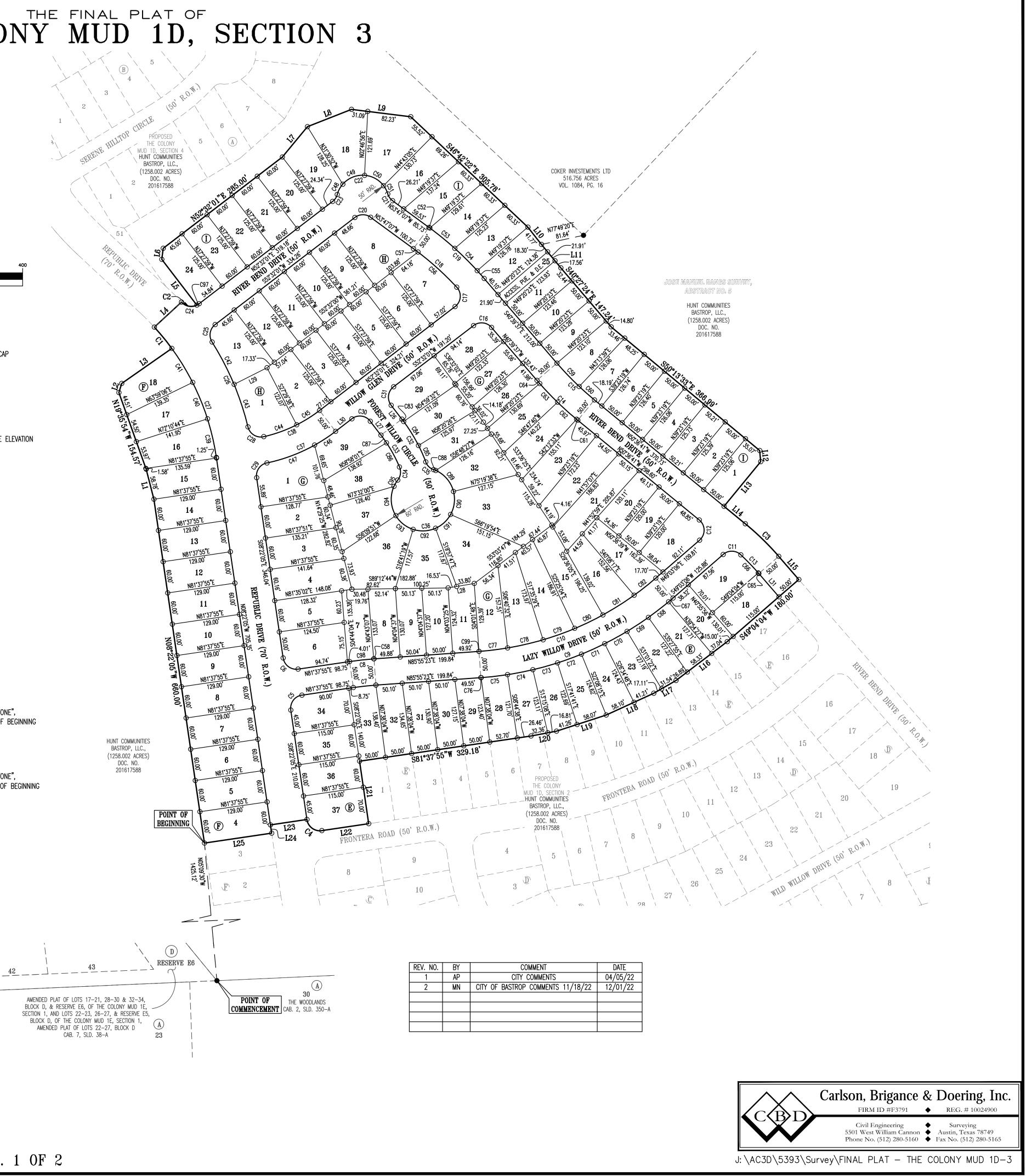
ENGINEER & SURVEYOR: MAHER HARMOUCHE, P.E. AND JOHN DAVID KIPP, R.P.L.S. CARLSON, BRIGANCE & DOERING, Inc. 5501 WEST WILLIAM CANNON AUSTIN, TX 78749 (512) 280–5160 (512) 280-5165 fax

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

BENCHMARK INFORMATION:

BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE". LOCATED +/- N38'46'37" 943.39' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 3 NORTHING: 10022140.31 EASTING: 3222398.37 ELEVATION: 465.02' (NAVD '88) BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE",

LOCATED +/- N49'57'58"W 1199.72' FROM THE POINT OF BEGINNING OF THE COLONY 1D. SECTION 3 NORTHING: 10022176.56 EASTING: 3222070.62 ELEVATION: 479.69' (NAVD '88)



			Curve Ta	ble							Curve Ta	ble						Curve
Curve #	Length	Radius	Chord Direction		Tangent	DELTA		Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curve #	Length	Radius	Chord Directio
Cuive #	52.50	466.00	N39*21'09"W	52.47	26.28	6°27'17"		Curve #	26.31	25.00	N07*16'52"E	25.11	14.52	60°17'51"	Cdrve #	11.35	625.00	N49'34'19"E
C2	31.84	25.00	S79°04'12"E	29.73	18.49	72*58'50"	-	C35	20.31	25.00	S45"33'32"E	20.78	11.42	49°07'12"	C68	48.46	625.00	N52°18'49"E
C3	88.69	525.00	S45*46'18"E	88.58	44.45	9°40'45"	-	C36	301.12	60.00	N73*39'20"E	70.92	43.95	287°32'56"	C69	48.46	625.00	N56°45'22"E
C4	39.27	25.00	N53°22'05"W	35.36	25.00	90°00'00"	-	C37	144.64	325.00	N65*17'01"E	143.45	73.54	25*29'59"	C70	48.46	625.00	N61°11'55"E
C5	39.27	25.00	S36°37'55"W	35.36	25.00	90°00'00"		C38	118.01	275.00	N64*49'37"E	117.10	59.93	24°35'11"	C71	48.46	625.00	N65*38'29"E
C6	39.27	25.00	S53°22'05"E	35.36	25.00	90°00'00"		C39	75.33	466.00	N12°59'57"W	75.25	37.75	9'15'44"	C72	48.46	625.00	N70°05'02"E
C7	43.07	575.00	S83°46'39"W	43.05	21.54	4°17'28"	-	C40	74.63	466.00	N22°13'06"W	74.55	37.40	9°10'34"	C73	48.46	625.00	N74°31'36"E
C8	46.81	625.00	S83°46'39"W	46.80	23.42	4°17'28"	-	C41	75.79	466.00	N31°27'57"W	75.71	37.98	9*19'08"	C74	49.18	625.00	N79°00'07"E
С9	402.21	625.00	N67°29'15"E	395.30	208.34	36*52'17"	-	C42	90.64	536.00	S27°30'31"E	90.53	45.43	9°41'19"	C75	50.36	625.00	N83°33'53"E
C10	370.03	575.00	N67°29'15"E	363.68	191.68	36*52'17"		C43	85.16	536.00	S18°06'45"E	85.07	42.67	9°06'13"	C76	0.54	625.00	N85*53'54"E
C11	36.67	25.00	N88*55'21"W	33.47	22.53	84°03'06"		C44	66.72	275.00	N70°10'10"E	66.56	33.53	13°54'05"	C77	54.65	575.00	N83°11'28"E
C12	43.49	25.00	N00°46'47"W	38.21	29.62	99*39'47"		C45	51.29	275.00	N57°52'35"E	51.21	25.72	10°41'07"	C78	69.26	575.00	N77°01'02"E
C13	49.45	475.00	N43°54'52"W	49.43	24.75	5 <b>°</b> 57'53"		C46	47.63	325.00	N56°43'56"E	47.59	23.86	8'23'49"	C79	63.80	575.00	N70°23'16"E
C14	108.55	625.00	S45°38'09"E	108.41	54.41	9 <b>*</b> 57'04"	-	C47	97.01	325.00	N69°28'55"E	96.65	48.87	17°06'10"	C80	59.29	575.00	N64°15'18"E
C15	99.87	575.00	S45°38'09"E	99.74	50.06	9 <b>°</b> 57'04"		C48	22.41	50.00	N28°28'42"E	22.22	11.40	25°40'43"	C81	70.29	575.00	N57°47'56"E
C16	37.88	25.00	N84°03'48"W	34.36	23.64	86°48'22"		C49	46.38	50.00	N67°53'19"E	44.73	25.01	53°08'32"	C82	52.64	575.00	N51°40'28"E
C17	41.60	25.00	N04°51'47"E	36.96	27.45	95 <b>°</b> 20'29"		C50	42.17	50.00	S61°22'48"E	40.93	22.43	48°19'14"	C83	5.69	325.00	S36°57'52"E
C18	110.17	575.00	N48°17'47"W	110.00	55.25	10°58'39"		C51	17.70	50.00	S27°04'41"E	17.61	8.94	20°17'00"	C84	53.53	325.00	S31°44'38"E
C19	143.17	625.00	N47°13'22"W	142.86	71.90	13°07'30"		C52	2.08	625.00	N53°41'24"W	2.08	1.04	0°11'26"	C85	34.18	325.00	S24°00'44"E
C20	32.15	25.00	S89°22'27"W	29.98	18.73	73°40'52"		C53	60.97	625.00	N50°47'59"W	60.95	30.51	5'35'23"	C86	52.06	275.00	N28°17'28"W
C21	16.08	25.00	S35°21'39"E	15.80	8.33	36°50'56"		C54	60.21	625.00	N45°14'42"W	60.19	30.13	5"31'12"	C87	18.01	275.00	N35°35'26"W
C22	128.65	50.00	S89°21'05"W	95.99	171.12	147*25'29"		C55	19.90	625.00	N41°34'21"W	19.90	9.95	1*49'29"	C88	4.45	60.00	S67°59'37"E
C23	16.10	25.00	N34°05'11"E	15.82	8.34	36°53'41"		C56	99.39	575.00	N47°45'36"W	99.27	49.82	9°54'15"	C89	54.00	60.00	S40°05'09"E
C24	37.04	25.00	S85°01'23"E	33.74	22.86	84°53'12"		C57	10.77	575.00	N53°14'55"W	10.77	5.39	1°04'24"	C90	45.06	60.00	S07°12'33"W
C25	37.04	25.00	S10°05'25"W	33.74	22.86	84 <b>*</b> 53'12"		C58	0.69	625.00	N85°53'30"E	0.69	0.34	0°03'48"	C91	39.28	60.00	S47°28'41"W
C26	175.80	536.00	N22*57'25 <b>"</b> W	175.01	88.70	18°47'32"		C59	61.34	575.00	S43°42'59"E	61.31	30.70	6*06'44"	C92	43.61	60.00	S87°03'18"W
C27	278.25	466.00	N25*28'26 <b>"</b> W	274.14	143.41	34*12'42"		C60	38.53	575.00	S48°41'31"E	38.52	19.27	3*50'20"	C93	42.99	60.00	N51°35'50"W
C28	38.97	25.00	S58°13'13"E	35.14	24.70	89*19'08"		C61	3.03	625.00	N50°28'20"W	3.03	1.52	0°16'41"	C94	57.71	60.00	N03°30'49"W
C29	37.70	25.00	S34°49'58"W	34.23	23.48	86*24'05"		C62	48.39	625.00	N48°06'54"W	48.38	24.21	4°26'10"	C95	14.02	60.00	N30°44'10"E
C30	39.27	25.00	N82*27'59 <b>*</b> W	35.36	25.00	90°00'00"		C63	49.11	625.00	N43°38'46"W	49.10	24.57	4°30'07"	C97	5.20	25.00	N58°29'12"E
C31	39.27	25.00	S07°32'01"W	35.36	25.00	90°00'00"		C64	8.02	625.00	N41°01'39"W	8.02	4.01	0°44'06"	C98	46.12	625.00	N83°44'46"E
C32	93.41	325.00	N29°13'57"W	93.09	47.03	16*28'02"		C65	1.73	475.00	N41°02'10"W	1.73	0.86	0°12'29"	C99	0.09	575.00	N85°55'07"E
C33	70.07	275.00	N30°10'01"W	69.88	35.22	1 <b>4°</b> 35'55"		C66	47.72	475.00	N44°01'07"W	47.70	23.88	5°45'23"				

<u>METES AND BOUNDS</u> BEING ALL OF THAT CERTAIN 25.419 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED HUNT COMMUNITIES BASTROP, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (0.P.R.B.C.TX.), SAID 25.419 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF RESERVE E6, BLOCK D AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE E6, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD 1E, SECTION 1, AMENDED PLAT OF LOTS 22-27, BLOCK D, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 38-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), SAME BEING ON THE NORTH LINE OF LOT 30, BLOCK A, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350-A, P.R.B.C.TX., FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N05'09'30"W, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 1425.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES, NUMBERED 1 THROUGH 37,

- 1) NO8'22'05"W. A DISTANCE OF 660.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N14'29'51"W, A DISTANCE OF 58.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N19'35'54"W, A DISTANCE OF 154.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

4) N17'42'40"E, A DISTANCE OF 18.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

5) N55'01'15"E, A DISTANCE OF 116.13 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. 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 466.00 FEET, AN ARC LENGTH OF 52.50 FEET, AND A CHORD THAT BEARS N39'21'09"W, A DISTANCE OF 52.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"

FOR CORNER. 7) N47'25'13"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.84 FEET, AND A CHORD THAT BEARS S79'04'12"E, A DISTANCE OF 29.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. 9) N37'27'59"W, A DISTANCE OF 109.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 10) N07\*32'01"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 11) N52'32'01"E, A DISTANCE OF 285.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 12) N39°41'33"E, A DISTANCE OF 74.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

13) N68'30'23"E, A DISTANCE OF 89.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 14) S82'52'51"E, A DISTANCE OF 113.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

15) S46'42'22"E, A DISTANCE OF 305.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 16) S38'18'59"E, A DISTANCE OF 41.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING AT THE SOUTHEAST CORNER 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.TX., BEARS N77'49'20"E, A DISTANCE OF 81.64 FEET.

17) S39'29'29"E, A DISTANCE OF 57.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

18) S40'27'24"E, A DISTANCE OF 147.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 19) S50°13'33"E, A DISTANCE OF 366.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

20) S05'25'07"E, A DISTANCE OF 21.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

21) S39'23'19"W, A DISTANCE OF 109.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

22) S50'36'40"E, A DISTANCE OF 52.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 88.69 FEET, AND A CHORD THAT BEARS S45'46'18"E, A DISTANCE OF 88.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

24) S40'55'56"E, A DISTANCE OF 58.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

25) S49'04'04"W, A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 26) S52'47'40"W, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

27) S60'11'53"W, A DISTANCE OF 48.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

28) S65'26'59"W, A DISTANCE OF 99.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

29) S71'59'16"W. A DISTANCE OF 99.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 30) S79°20'57"W, A DISTANCE OF 49.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

31) S81'37'55"W, A DISTANCE OF 329.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

32) S08'22'05"E, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

33) S81'37'55"W, A DISTANCE OF 90.00 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, 34) 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 N53'22'05"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

35) S81'37'55"W. A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

36) S08'22'05"E, A DISTANCE OF 15.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND

37) S81'37'55"W, A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.419 ACRES OF LAND.

## THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 3

Tat	ble		
'n	Chord Length	Tangent	DELTA
	11.35	5.68	1*02'26"
	48.45	24.24	4°26'32"
	48.45	24.24	4°26'34"
	48.45	24.24	4°26'34"
	48.45	24.24	4 <b>°</b> 26'34"
	48.45	24.24	4°26'34"
	48.45	24.24	4 <b>°</b> 26'34"
	49.16	24.60	4°30'30"
	50.35	25.20	4 <b>*</b> 37'02"
	0.54	0.27	0°03'00"
	54.63	27.35	5 <b>°</b> 26'46"
	69.22	34.67	6*54'05 <b>"</b>
	63.77	31.93	6°21'28"
	59.26	29.67	5 <b>°</b> 54'28"
	70.25	35.19	7 <b>°</b> 00'15"
	52.62	26.34	5°14'43"
	5.69	2.85	1°00'14"
	53.47	26.83	9°26'14"
	34.17	17.11	6°01'35"
	51.98	26.11	10°50'49"
	18.00	9.01	3°45'06"
	4.45	2.23	4°15'01"
	52.19	28.98	51°33'55"
	44.00	23.65	43°01'28"
	38.59	20.38	37 <b>°</b> 30'49"
	42.65	22.82	41°38'26"
	42.08	22.47	41°03'19"
	55.51	31.31	55°06'42"
	13.99	7.04	13°23'16"
	5.19	2.61	11*54'22"
	46.11	23.07	4•13'41"
	0.09	0.05	0°00'33"

125	8.002	ACRE	TRACT	0F	LAND	CO	VEY	ΈD	T0
AND	BFING	MOR	F FULL	ΥD	FSCRIF	3FD	BY	MFT	FS

Line Table Line # Length Direction L1 58.78 N14\*29'51"W L2 | 18.04 | N17°42'40"E L3 | 116.13 | N55°01'15"E L4 70.00 N47\*25'13"E L5 | 109.46 | N37°27'59"W L6 21.21 N07°32'01"E L7 74.81 N39\*41'33"E L8 89.79 N68\*30'23"E L9 | 113.31 | S82\*52'51"E L10 41.77 S38°18'59"E L11 57.77 S39°29'29"E L12 21.18 S05\*25'07"E L13 | 109.79 | S39°23'19"W L14 52.33 S50°36'40"E L15 58.27 S40°55'56"E

L16 | 122.25 | S52°47'40"W

	Line To	ble
Line #	Length	Direction
L17	48.65	S60°11'53"W
L18	99.31	S65*26'59"W
L19	99.33	S71*59'16"W
L20	49.17	S79°20'57"W
L21	120.00	S08°22'05"E
L22	90.00	S81°37'55 <b>"</b> W
L23	70.00	S81°37'55 <b>"</b> W
L24	15.90	S08°22'05"E
L25	129.00	S81°37'55"W
L26	33.22	S37°27'59"E
L27	33.22	N37°27'59 <b>"</b> W
L28	50.33	S80°08'56"W
L29	70.06	S63°16'54"W
L30	38.98	S52°32'01"W
L31	58.27	N40°55'56"W

	NON - RE	SIDENTIAL	LOTS		
BLOCK	LOT	•	PU	RP(	DSE
	25	ACCESS,	P.U.E.,	&	D.E

LOT

<u>BLOCK</u>

<u> SQ. FT.</u>

<u>BLOCK</u>	<u>L01</u>	<u>SQ. FT.</u>	BLUCK		<u>JU. FI.</u>
Ε	18	6,900	Н	1	9,154
E E E E E E E E E E E E E E E E E E E	19	7,822	Н	2	8,421
Ε	20	6,565	Н	3	7,500
Ε	21	6,785	Н	4	7,500
Ε	22	6,824	Н	5	7,500
Ε	23	6,721	Н	6	7,500
E	24	6,614	Н	7	9,383
Ē	25	6,564	H	8	10,644
Ē	26	6,563	H	9	7,500
Ē	27	6,603	H	10	7,500
Ē	28	6,296	H	11	7,500
Ē	29	6,263	H	12	7,500
Ē	30	6,451	Ĥ	13	9,018
Ē	31	6,638			-,
Ē	32	6,826			
E	33	7,102			
E	34	7,916	1	1	6,132
E	35	6,900	1	2	6,261
E	36	6,900	1	3	6,304
Ē	37	7,916	1	4	6,295
-		.,	I	5	6,311
г	4	7 740	I	6	
F	4	7,740	I	0 7	6,328 6,648
F	5	7,740	I	8	6,648 6 702
F	6 7	7,740	1	8 9	6,792 6 150
F		7,740	1		6,159
F	8	7,740	1	10	6,168
F	9	7,740	1	11	6,180
F	10	7,740	1	12 13	7,522
F	11	7,740	1		7,531
F	12	7,740		14 15	7,614
F	13	7,740	1	15	8,005
F	14	7,740	1	16	8,725
F	15	7,933		17	11,355
F	16	9,078		18	10,206
F	17	9,123		19	8,452
F	18	8,699		20	7,500
				21	7,500
				22	7,500
			l	23	7,500
_			l	24	7,386
G	1	10,677	I	25	2,720
G	2	7,919			
G	3	8,306			
G	4	8,706			
G	5	7,593			
G	6	9,024			
G	7	6,749			
G	8	6,749			
G	9	6,438			
G	10	6,291			
G	11	6,348			
G	12	7,386			
G	13	8,873			
G	14	9,297			
Ğ	15	10,033			
G	16	8,297			
G	17	8,744			
G	18	7,994			
G	19	6,000			
G	20	6,209			
G	20	9,862			
G	21	9,053			
G	22	8,672			
G	23	7,985			
G	24 25	7,037			
G	25	6,410			
G	26 27	0,410 6 811			
C C		6,844 7 365			
G	28	7,365			
G	29	7,948			
G	30 31	7,006			
G	31	7,296			
G	32	8,604			
G	33	15,503			
G	34 35	12,018 8 908			
C	45	8 008			

8,908

12,200

8,418

9,353

8.632

35

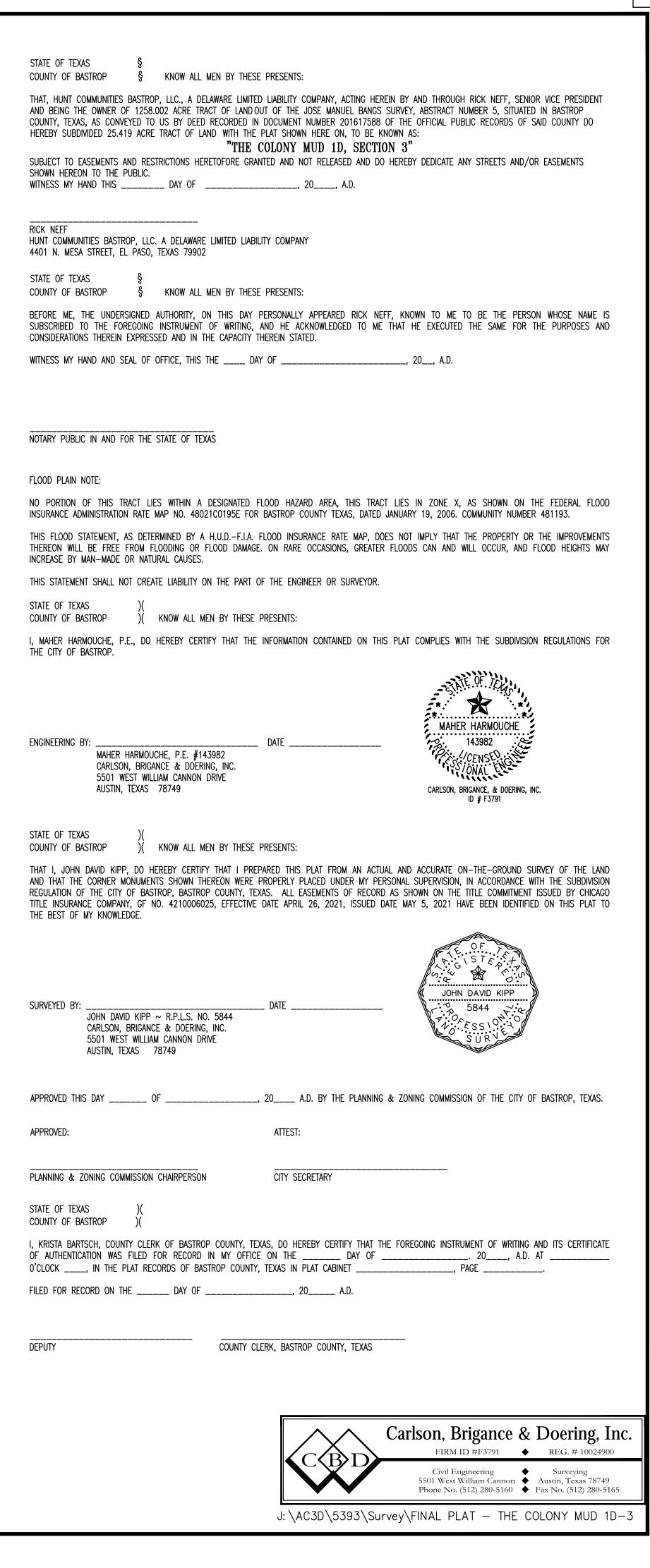
36

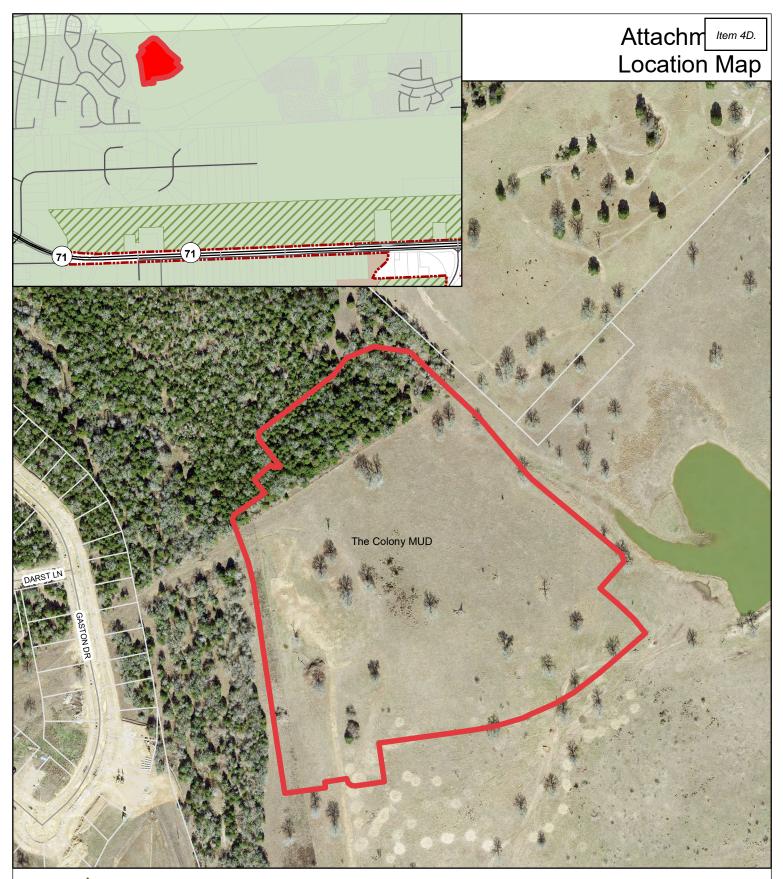
37

38

## SHEET NO. 2 OF 2

ltem 4D.
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#### Date: 01/19/2023



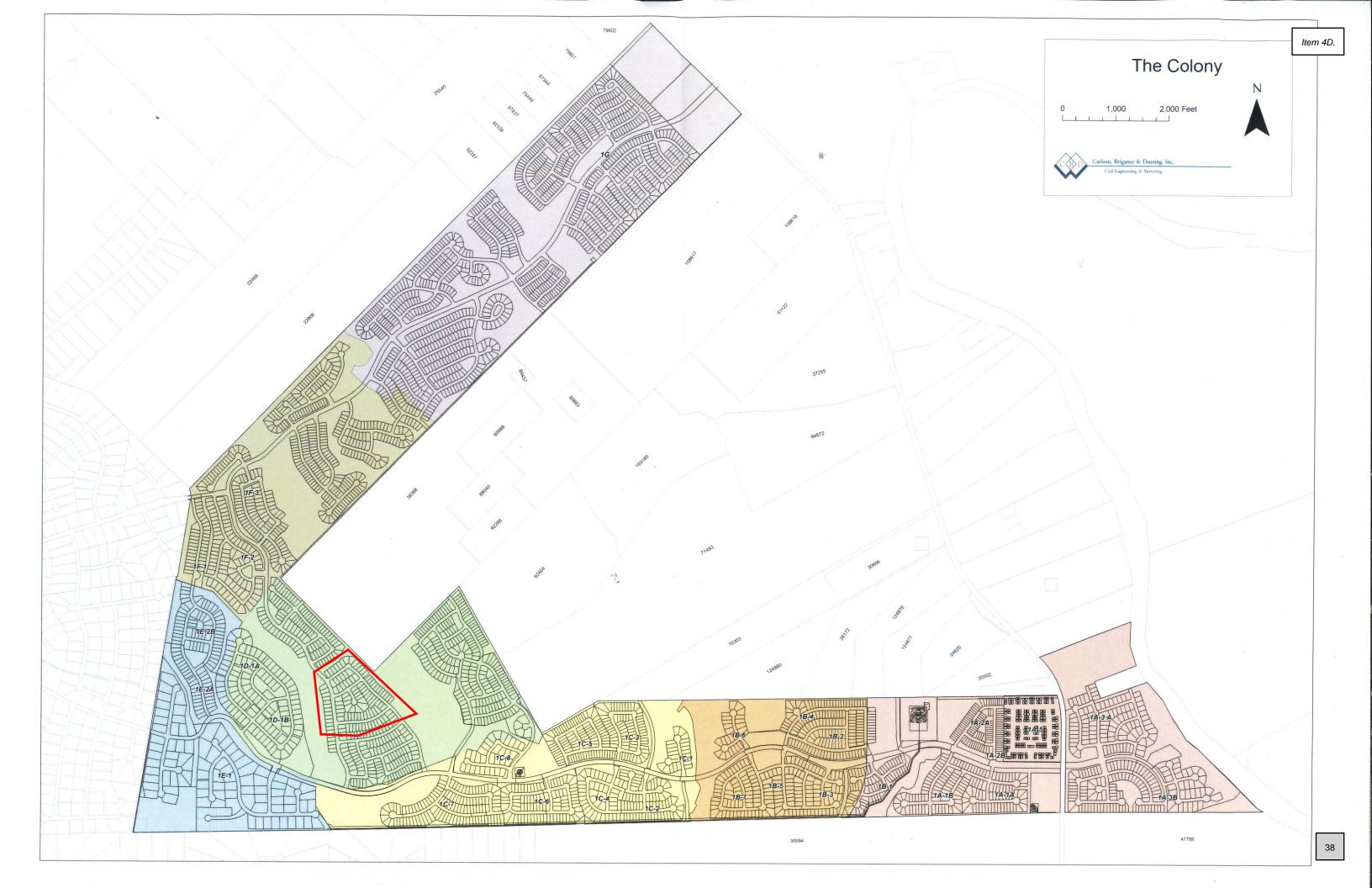
70 140 280 н Feet

The Colony MUD 1D Section 3 , Final Plat

Date: 01/19/2023 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility accuracy, completeness or usefulness in not infringe upon privately owned right

Ν

1 inch = 300 feet





# **STAFF REPORT**

#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve Bastrop Grove Section 3 Lots 9-19 Preliminary Plat, being 18.265 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71 and east of SH 304, 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: Total Acreage: Legal Description:	South of SH 71 and east of SH 304 (Attachment 1) 18.265 acres 18.265 acres of the Nancy Blakey Survey, Abstract No. 98
Property Owner:	Douglas MacMahon, 71 Retail Partners, LP
Agent Contact:	Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P5 Core (Previously C-1 Commercial)
Special Agreement:	Bastrop Grove Settlement Agreement January 2023
Future Land Use:	General Commercial

#### **BACKGROUND/HISTORY:**

The applicant has submitted a Preliminary Plat application for Bastrop Grove Section 3 Lot 9-19 (Exhibit A). This section was previously preliminary platted in 2017 as one lot (Lot 9). This new preliminary plat includes 11 commercial lots, extending a new street Orr Drive from State Highway 71 south to Agnes Street. (Attachment 1). The proposed plat is following standards established in a 2023 Settlement Agreement that largely uses grandfathered subdivision standards in the Bastrop Code of Ordinances Chapter 10 and zoning standards in Chapter 14 in effect at the time of preliminary platting in 2017, prior to B<sup>3</sup> Code adoption, some B<sup>3</sup> Code standards, such as the P-5 height allowance of up to 5 feet are allowed in the Agreement.

#### Traffic Impact and Streets

A traffic impact analysis (TIA) was conducted at the time of development of Section 1 in the subdivision, which includes Ascension Seton. The TIA included assumptions of uses and trips for the entire subdivision and the public street improvements needed to safely accommodate those trips. The as each lot is platted and developed, the trips generated will be reviewed against the TIA triggers for additional improvements required by the Texas Department of Transportation. The existing driveway with a deceleration lane from eastbound SH 71 will be dedicated as a 50-foot right-of-way and Orr Drive will be extended to connect SH 71 to Agnes Street. Additional

access easements between the lots will provide internal circulation to the development.

#### **Utilities**

Water service (domestic and fire) will be provided by the City of Bastrop by tapping into an existing line along SH 304 and extend the public line east through the site, and then extend two lines south, one through an easement and one along Orr Drive, to connect to the existing line on Agnes Streets. A Preliminary Infrastructure Plan was approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop by tapping into the existing lines along Agnes Street on the southeast corner on the property.

#### Drainage

Stormwater runoff generated within the property will be routed through an open ditch system on the southern boundary of the property, which continues an open ditch flowing to the east that feeds into the large drainage channel that flows south to discharge into the Colorado River. The drainage plan is using the updated rainfall totals of Atlas 14. 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 – General Commercial: The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

This plat complies with the Future Land Use Plan, which shows General Commercial in this area. The plat proposes a non-residential lot with managed public access. Sidewalks and landscaping will be required at the time of site development planning.

#### Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ). The B<sup>3</sup> Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.

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 tract into eleven commercial lots.

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 General Commercial 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 nine-lot Bastrop Grove Subdivision has been previously approved by the City and TXDOT and the plat is consistent with the recommendations of that analysis. Improvements along SH 71 were built with a previous section and included items such as turning and deceleration lanes. Provisions for additional turning and deceleration lanes and improvements to SH 304 will be required in future development phases.

(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 infrastructure improvements before any final plats can be recorded.

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

The plat complies with the requirements of the Settlement Agreement and Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal. This was established in a 2023 Settlement Agreement.

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

• Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Drainage Plan, Preliminary Infrastructure Plan, Preliminary Plat, Public Improvement Plan, Public Improvement Plan Agreement 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 December 1, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 12, 2023.

Section 1.3.004 Plat Requirements

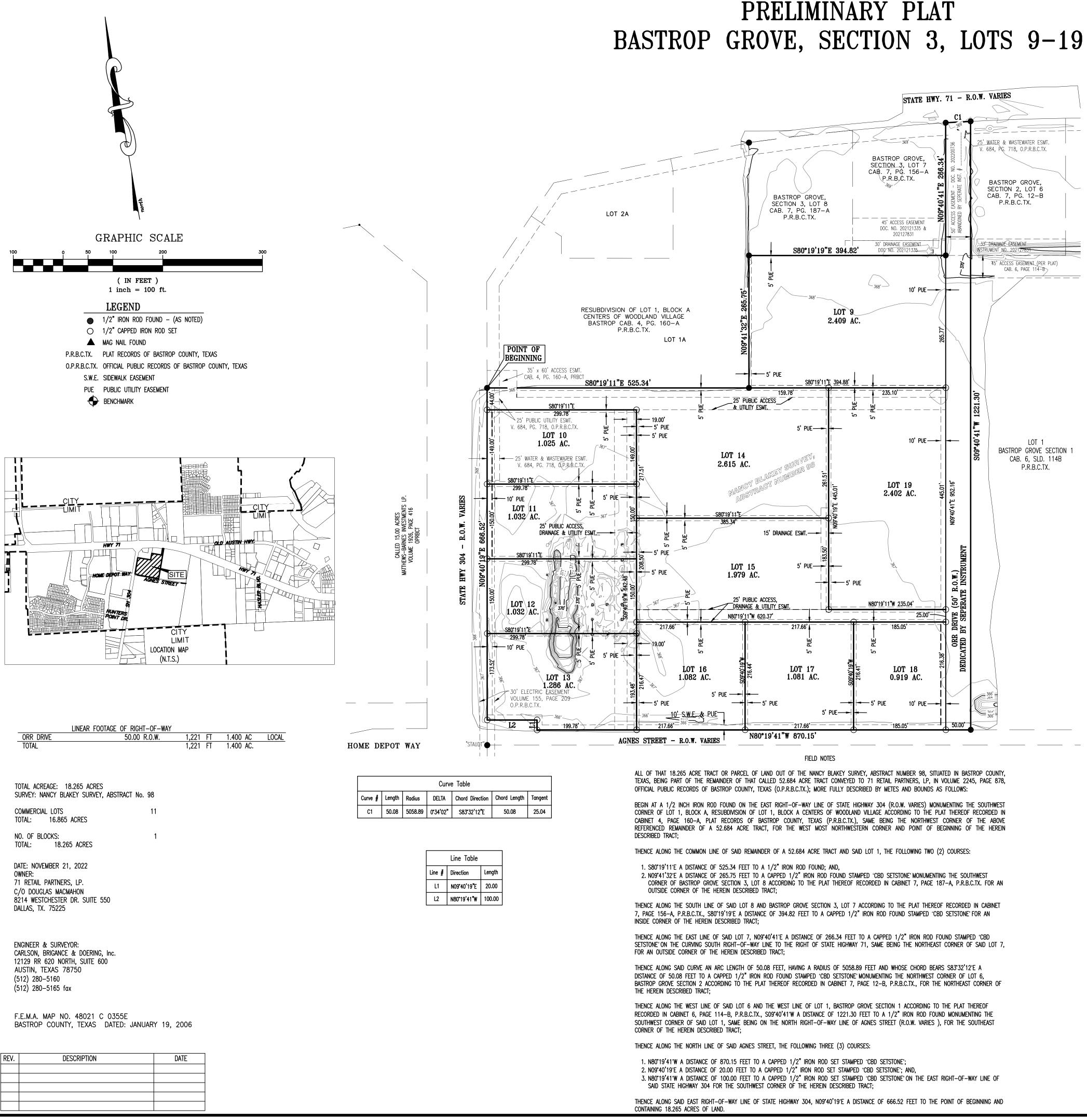
The Development Review Committee reviewed the Preliminary Plat for Bastrop Grove Section 3 Lot 9-19 for compliance with subdivision and utility standards and deemed the plat administratively complete on January 12, 2023. The Planning Director recommends approval.

#### **RECOMMENDATION:**

Consider action to approve Bastrop Grove Section 3 Lot 9-19 Preliminary Plat, being 18.265 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A.

#### **ATTACHMENTS:**

- Exhibit A: Bastrop Grove Section 3 Lot 9-19 Preliminary Plat
- Attachment 1: Location Map



FLOOD PLAIN NOTE:

JANUARY 19, 2006.

GENERAL NOTES:

- DRIVE AND SH 304. N: 10014712.67 E: 3239449.66 ELEV = 365.68'
- IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE
- REQUIREMENTS. OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES,
- SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY. DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED
- CERTIFICATE OF OCCUPANCY.
- 10. WATER IS PROVIDED BY THE CITY OF BASTROP. 1. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC. 13. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY. 14. CABLE SERVICE IS PROVIDED BY SPECTRUM. DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY). EXISTING UTILITIES.
- PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HERE UNDER. 19. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED
- DEDICATED ALONG EACH SIDE AND REAR LOT LINE. 20. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. 22. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED
- TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES. 23. ALL NEW UTILITIES WILL BE UNDERGROUND.
- PI ATTINO
- HER ASSIGNEES.
- OF BASTROP.
- WILL BE OBTAINED FROM THE CITY OF BASTROP. ANY. IMPROVEMENTS ARE REQUIRED.

THE PLATS.

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED

1. THE BENCHMARK USED IS LCRA MONUMENT # A688 - 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304. BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC

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. 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

EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY

FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, BY APPROVING THIS PLAT. THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE

INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR 9. 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).

15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER

17. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO

18. 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 PLA 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

ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY

21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND

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,

24. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF 25. 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. 26. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR

27. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY 28. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS

29. SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 30. WITH EACH FINAL PLAT, AN UPDATED TIA COUNT SHOWING COMPLIANCE WITH THE TIA DATED MAY 2018 AND A WRITTEN DETERMINATION FROM THE TEXAS DEPARTMENT OF TRANSPORTATION OF WHAT, IF

31. ACCESS AND DRAIANGE EASEMENTS SHALL BE RECORDED BY SEPERATE INSTRUMENT AND SHOWN ON

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 ENGINEER OR SURVEYOR. STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS: I, BRENDAN P. McENTEE, P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, 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. DATE \_\_\_\_01/23/2023 Merto Alm ENGINEERING B X BRENDAN P. McENTEE, P.E. NO. 96200 CARLSON, BRIGANCE & DOERING, INC. BRENDAN P. MCENTEE 12129 RR 620 NORTH, SUITE 600 AUSTIN, TEXAS 78750 96200 CARLSON, BRIGANCE & DOERING, INC. ID# F3791 STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS THAT I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE. 1/23/2023 SURVEYED BY DATE STEPHEN R. LAWRENCE, R.P.L.S. NO. 6352 STEPHEN R. LAWRENCE CARLSON, BRIGANCE & DOERING, INC. 6352 12129 RR 620 NORTH, SUITE 600 AUSTIN, TEXAS 78750 stephen@cbdeng.com 20\_\_\_\_ A.D., BY THE PLANNING & ZONING COMMISSION OF THE APPROVED ON THIS \_\_\_\_ DAY OF CITY OF BASTROP. ATTEST: **APPROVED:** CITY SECRETARY, PLANNING & ZONING COMMISSION CHAIRPERSON, CITY OF BASTROP, TEXAS CITY OF BASTROP, TEXAS

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.

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

THAT WE, 71 RETAIL PARTNERS, LP, ACTING HEREIN BY AND THROUGH DOUGLAS MACMAHON AND BEING THE OWNER OF THE REMAINDER OF THAT CERTAIN 52.684 ACRE TRACT OF LAND AS CONVEYED TO 71 RETAIL PARTNERS, LP BY DEED RECORDED IN VOLUME 2245, PAGE 878, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 18.265 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

### "BASTROP GROVE, SECTION 3, LOTS 9-19"

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 the \_\_\_\_\_ day of \_\_\_\_\_ January\_ , 20<u>23</u>, A.D.

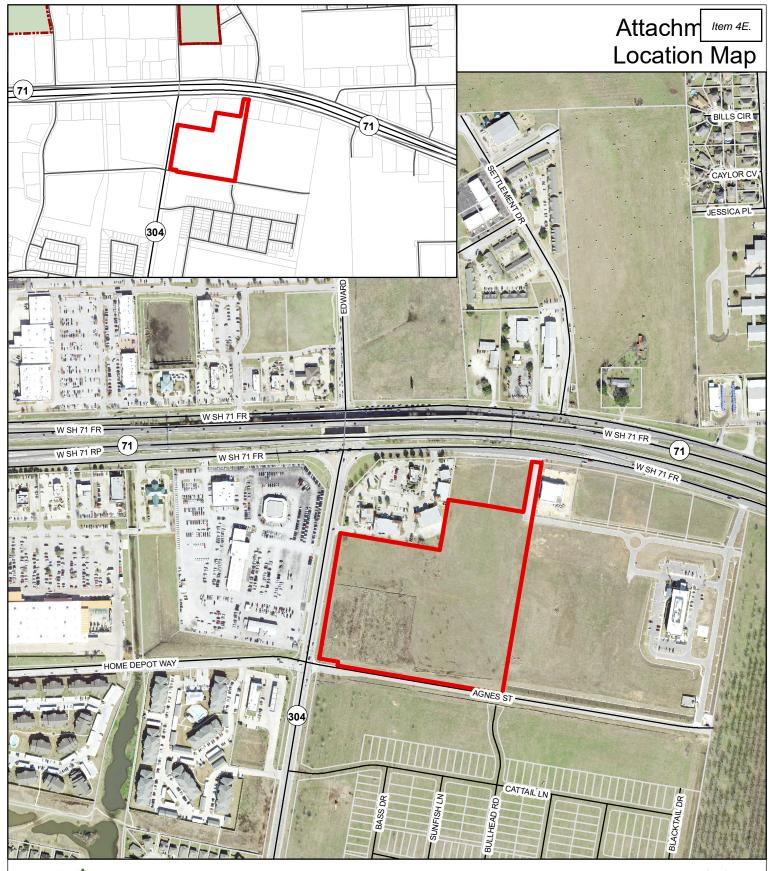
Doug MacMahon

DOUGLAS MACMAHON 71 RETAIL PARTNERS, LP 8214 WESTCHESTER DR. SUITE 550 DALLAS, TX. 75225

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83

Carlson, Brigance & Doering, Inc. Civil Engineering  $\blacklozenge$  Surveying FIRM ID #F3791 Main Office North Office 1 West William Cannon Dr. 12129 RR 620 N., Ste. 600 Austin, Texas 78749 Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5518\SURVEY\PRELIMINARY PLAT - BASTROP GROVE SECTION 3 LOT 9.DWG



#### Date: 1/20/2023



115 230 460 0 Feet Т 

## **Preliminary Plat** Bastrop Grove Section 3, Lots 9-19

Date: 1/20/2023 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 warranly of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility accuracy, completeness or usefulness in the state not infringe upon privately owned right

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# **STAFF REPORT**

#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve Bastrop Grove Section 5 Preliminary Plat, being 25.865 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.

#### STAFF REPRESENTATIVE:

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

ITEM DETAILS: Site Address: Total Acreage: Legal Description:	South of Agnes Street and east of State Highway 304 (Attachment 1) 25.865 acres 25.865 acres of the Nancy Blakey Survey, Abstract No. 98
Property Owner:	Douglas MacMahon, 71 Retail Partners, LP
Agent Contact:	Taunia Halcomb, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P5 Core (previously GR General Retail
Special Agreement:	Bastrop Grove Settlement Agreement January 2023
Future Land Use:	Transitional Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted a Preliminary Plat application for Bastrop Grove Section 5 (Exhibit A). The plat includes 16 commercial lots. Driveway access to this tract will be provided from the existing streets Cattail Lane, Greenleaf Fisk Drive, and Agnes Street. (Attachment 1). The proposed plat is following standards established in a 2023 Settlement Agreement that largely uses grandfathered subdivision standards in the Bastrop Code of Ordinances Chapter 10 and zoning standards in Chapter 14 in effect at the time in 2019, prior to B<sup>3</sup> Code adoption, some B<sup>3</sup> Code standards, such as the P-5 height allowance of up to 5 feet are allowed in the Agreement.

#### Traffic Impact and Streets

No TIA was completed for this section. Per the Settlement Agreement, each lot will be required to provide a prorate share of \$450,000 which will go towards the construction of the southern lanes of Agnes Street. The developer is not required to build any streets as a part of this development. Driveway access to SH 304 is permitted by TXDOT and the applicant will be required to go through their process to secure future driveways.

#### <u>Utilities</u>

Water service (domestic and fire) will be provided by the City of Bastrop by tapping into an existing line along the north side of Agnes Street and installing new lines along the south side of Agnes

Street and along the rear of the lots fronting SH 304 in a public utility easement to connect to the existing line on Greenleaf Fisk Drive. A Preliminary Infrastructure Plan was approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop by tapping into the existing lines along Bullhead Road, Cattail Lane and Greenleaf Fisk Drive to run down the rear of the lots.

#### **Drainage**

Stormwater runoff generated within the property will be routed through underground storm sewer, that feeds into the large drainage channel that flows south to discharge into the Colorado River. The drainage plan is using the updated rainfall totals of Atlas 14. 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 – Transitional Residential Commercial: The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

This plat complies with the Future Land Use Plan, which shows Transitional Residential in this area as the retail/commercial/office sites provide for an appropriate transition from State Highway 304 and Agnes Street to the medium density residential neighborhood for Bastrop Grove Section 4. The plat proposes a non-residential lot with managed public access. Sidewalks and landscaping will be required at the time of site development planning.

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ). The B<sup>3</sup> Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.

#### 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 tract into sixteen commercial lots.

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 Transitional 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;

No TIA was completed for this section. Per the Settlement Agreement, each lot will be required to provide a prorate share of \$450,000 which will go towards the construction of the southern lanes of Agnes Street. The developer is not required to build any streets as a part of this development. Public water and wastewater lines will be extended to serve the lots. Underground storm sewer will be installed for drainage.

(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 infrastructure improvements before any final plats can be recorded.

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

The plat complies with the requirements of the Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal. This was established in the grandfathering determination.

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

• Section 1.3.001 Standard Procedure - Platting

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

• Section 1.3.002 Preliminary Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on November 18, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 19, 2023.

• Section 1.3.004 Plat Requirements

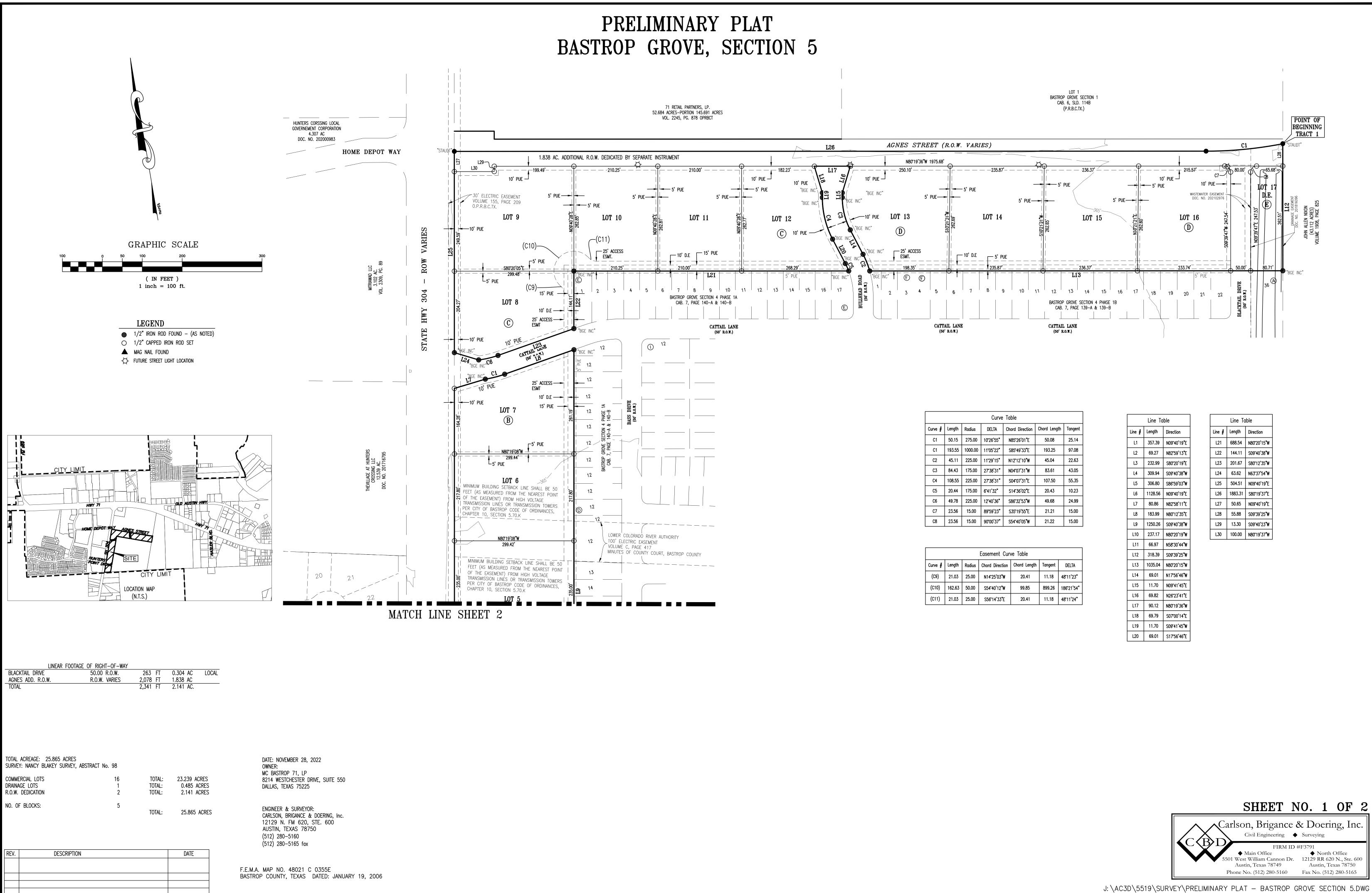
The Development Review Committee reviewed the Preliminary Plat for Bastrop Grove Section 5 for compliance with subdivision and utility standards and deemed the plat administratively complete on January 19, 2023. The Planning Director recommends approval.

#### **RECOMMENDATION:**

Consider action to approve Bastrop Grove Section 5 Preliminary Plat, being 25.865 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.

#### ATTACHMENTS:

- Exhibit A: Bastrop Grove Section 5 Preliminary Plat
- Attachment 1: Location Map



Curve Table							
adius	DELTA	Chord Direction	Chord Length	Tangent			
275.00	10°26'55"	N85°26'01"E	50.08	25.14			
000.00	11*05'22"	S85*49'33"E	193.25	97.08			
225.00	11°29'15"	N12°12'10"W	45.04	22.63			
175.00	27°38'31"	N04°07'31"W	83.61	43.05			
225.00	27°38'31"	S04°07'31"E	107.50	55.35			
175.00	6*41'32"	S14°36'02"E	20.43	10.23			
225.00	12°40'36"	S86°32'53"W	49.68	24.99			
15.00	89*59'23"	S35*19'55"E	21.21	15.00			
15.00	90°00'37"	S54*40'05 <b>"</b> W	21.22	15.00			

Easement Curve Table								
Radius	Chord Direction	Chord Length	Tangent	DELTA				
25.00	N14°25'03"W	20.41	11.18	<b>48°11'23"</b>				
50.00	S54°40'12"W	99.85	899.26	186°21'54"				
25.00	S56°14'33"E	20.41	11.18	48°11'24"				
25.00 50.00	N14°25'03"W S54°40'12"W	20.41 99.85	11.18 899.26	48°11'23" 186°21'54				

		Line To	ble
Line	#	Length	Direction
L1		357.39	N09°40'19"E
L2		69.27	N82*59'13"E
L3		232.99	S80°20'19"E
L4		309.94	S09°40'38"W
L5		306.80	S86°59'03"W
L6		1128.56	N09°40'19"E
L7		80.86	N82°58'11"E
L8		183.99	N80°12'35"E
L9		1250.26	S09°40'38"W
L10	L10 237.17		N80°20'19"W
L11		66.97	N58°30'44"W
L12		318.39	S09°39'25"W
L13		1035.04	N80°20'15"W
L14		69.01	N17*56'46"W
L15		11.70	N09°41'45"E
L16		69.82	N26°23'41"E
L17	L17 90.12		N80°19'36"W
L18		69.79	S07*00'14"E
L19		11.70	S09°41'45"W
L20		69.01	S17*56'46"E

	Line Table					
Line #	Length	Direction				
L21	688.54	N80°20'15"W				
L22	144.11	S09°40'38"W				
L23	201.67	S80°12'35"W				
L24	63.62	N63°37'54"W				
L25	504.51	N09°40'19"E				
L26	1883.31	S80°19'37"E				
L27	50.65	N09°40'19"E				
L28	55.88	S09°39'25"W				
L29	13.30	S09°40'23"W				
L30	100.00	N80°19'37"W				

### FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.

GENERAL NOTES:

- 1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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. 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. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES, FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT
- APPROVAL BY THE CITY. BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE
- JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY 8. 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).
- WATER IS PROVIDED BY THE CITY OF BASTROP. 10. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- 1. FLECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC 12. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
- 13. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
- 15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY). 16. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 17. 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 HERE UNDER.
- 18. 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. 19. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER
- AND DRAINAGE IMPROVEMENTS. 20. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY
- GOVERNMENTAL AUTHORITIES. 21. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES. 22. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 23. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 24. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES. 25. 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.
- 26. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP.
- 28. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF 29. SETBACKS LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP
- 30. EASEMENT REQUIRED 50 FEET (AS MEASURED FROM THE NEAREST POINT OF THE EASEMENT) FROM HIGH VOLTAGE TRANSMISSION LINES OR TRANSMISSION TOWERS. 31. OPEN STORAGE IS PROHIBITED IN ALL GR ZONING.

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 ENGINEER OR SURVEYOR.

12129 RR 620 NORTH, SUITE 600

AUSTIN, TEXAS 78750

STATE OF TEVAS

COUNTY OF TRAVIS )( KNOW	V ALL MEN BY THESE PRESENT:	S:	
I, BRENDAN P. MCENTEE, P.E. DO COMPLIES WITH THE SUBDIVISION REGU SHOWN AND WILL BE CONTAINED WITHIN	JLATIONS FOR THE CITY OF BA	STROP, AND THAT THE 100 YEA	R FLOOD PLAIN IS AS
ENGINEERING BY: Nodan & MC	:ta DATE _	01/23/2023	
BRENDAN P. MCENTEE CARLSON, BRIGANCE	•		

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:



THAT I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE. 

JRVEYED BY:	DATE 1/23/2023	FIE OF TE
STEPHEN R/ LAWRENCE, R.P.L.S. NO. 6352 CARLSON, BRIGANCE & DOERING, INC.	DATE	
12129 N. FM 620, STE. 600		STEPHEN R. LAWRENCE
AUSTIN, TEXAS 78750 stephen@cbdeng.com		THOMESS OF
		SURVES

APPROVED	ON	THIS	 DAY	0F	,	20	A.D.,	ΒY	THE	PLANNING	&	ZONING	COMMISSION	0F	THE	CITY	0
BASTROP.																	

APPROVED:

ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON, CITY OF BASTROP, TEXAS

CITY SECRETARY. CITY OF BASTROP, TEXAS <u>FIELD NOTES - TRACT 1</u>

BEING ALL OF THAT CERTAIN 15.293 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.691 ACRE TRACT CONVEYED TO MC BASTROP 71. LP., IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 15.293 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID 145.691 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF BASTROP GROVE, SECTION 1, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 114B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING AT THE SOUTHEAST CORNER OF THAT 1.479 ACRE PORTION OF AGNES STREET (R.O.W. VARIES) DEDICATED IN SAID BASTROP GROVE, SECTION 1, ALSO BEING IN THE WEST LINE OF A CALLED 43.112 ACRE TRACT OF LAND CONVEYED TO JOHN ALLEN NIXON IN VOLUME 1908, PAGE 825, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT

THENCE, S09'39'25"W, WITH THE EAST LINE OF SAID 145.691 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 43.112 ACRE TRACT OF LAND, A DISTANCE OF 318.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 145.691 ACRE TRACT OF LAND, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES, NUMBERED 1 THROUGH 17, N80°20'05"W, A DISTANCE OF 1035.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE

- BEGINNING OF A CURVE TO THE LEFT,
- N12'12'10"W, A DISTANCE OF 45.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N17\*57'38"W, A DISTANCE OF 69.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT. HAVING A RADIUS OF 175.00 FEET. AN ARC LENGTH OF 84.43 FEET, AND A CHORD THAT BEARS NO4"07"31"W. A DISTANCE OF 83.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.
- NO9'41'45"E, A DISTANCE OF 11.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N80°19'36"W, A DISTANCE OF 90.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- S09'41'45"W, A DISTANCE OF 11.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING
- OF A CURVE TO THE LEFT.
- S04'07'31"E, A DISTANCE OF 107.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- OF A CURVE TO THE RIGHT,
- S14'36'02"E, A DISTANCE OF 20.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N80°20'15"W, A DISTANCE OF 688.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, S09'40'38"W, A DISTANCE OF 144.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, S80°12'35"W, A DISTANCE OF 201.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE
- BEGINNING OF A CURVE TO THE RIGHT, 16) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 49.78 FEET, AND A CHORD THAT BEARS
- S86'32'53'W, A DISTANCE OF 49.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND 17) N63\*37'54"W, A DISTANCE OF 63.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE WEST LINE OF SAID 145.961 ACRE TRACT OF LAND, SAME BEING IN THE EAST LINE OF STATE HIGHWAY 304 (120' R.O.W.)

THENCE, N09'40'19'E, WITH THE EAST LINE OF SAID STATE HIGHWAY 304 AND THE WEST LINE OF SAID 145.961 ACRE TRACT OF LAND, A DISTANCE OF 504.51 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID BASTROP GROVE, SECTION 1,

THENCE, WITH THE SOUTH LINE OF SAID BASTROP GROVE, SECTION 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

BEGINNING OF A CURVE TO THE LEFT, AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 193.46 FEET, AND A CHORD THAT BEARS

BEING ALL OF THAT CERTAIN 8.226 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98 SITUATED IN BASTROP COUNTY. TEXAS, BEING MORE PARTICULARY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.691 ACRE TRACT CONVEYED TO MC BASTROP 71, LP., IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 8.226 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT. FROM WHICH A A MAG NAIL FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID 145.691 ACRE TRACT OF LAND, BEING IN THE EAST LINE OF STATE HIGHWAY 304 (120' R.O.W.), SAME BEING AT THE NORTHWEST CORNER OF A CALLED 5.021 ACRE TRACT OF LAND CONVEYED TO NANCY KELLY IN DOCUMENT NUMBER 201004563, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS BEARS, S09'40'19"W A DISTANCE OF 462.17 FEET.

THENCE, S09'40'19"E, CONTINUING WITH THE WEST LINE OF SAID 145.691 ACRE TRACT OF LAND AND THE EAST LINE OF SAID HIGHWAY 304, A DISTANCE OF 1128.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF

THENCE, OVER AND ACROSS SAID 145.691 ACRE TRACT OF LAND, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- N82\*58'11"E, A DISTANCE OF 80.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT,
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 50.15 FEET, AND A CHORD THAT BEARS
- N85'26'01"E. A DISTANCE OF 50.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.
- S09'40'38"W, A DISTANCE OF 1250.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER
- OF THE HEREIN DESCRIBED TRACT OF LAND,
- OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- N58'30'44"W, A DISTANCE OF 66.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.226 ACRES OF LAND.

<u>FIELD NOTES – TRACT 3</u>

BEING ALL OF THAT CERTAIN 2.346 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARY DESCRIBED AS BEING A PORTION OF THE REMAINDER OF THAT CALLED 145.691 ACRE TRACT CONVEYED TO MC BASTROP 71, LP., IN VOLUME 2097, PAGE 241, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 2.346 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID 145.691 ACRE TRACT OF LAND, BEING IN THE EAST LINE OF STATE HIGHWAY 304 (120' R.O.W.), SAME BEING AT THE NORTHWEST CORNER OF A CALLED 5.021 ACRE TRACT OF LAND CONVEYED TO NANCY KELLY IN DOCUMENT NUMBER 201004563, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N09\*40'19"E, WITH THE EAST LINE OF SAID HIGHWAY 304 AND THE WEST LINE OF SAID 145.691 ACRE TRACT OF LAND, A DISTANCE OF 357.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 145.691 ACRE TRACT OF LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3, N82'59'13"E, A DISTANCE OF 69.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

- S80°20'19"E, A DISTANCE OF 232.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- S09'40'38"W, A DISTANCE OF 309.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE NORTH LINE OF SAID 5.021 ACRE TRACT OF LAND, SAME BEING IN THE SOUTH LINE OF SAID 145.691 ACRE TRACT OF LAND,

THENCE, S86'59'03"W, WITH THE SOUTH LINE OF SAID 145.691 ACRE TRACT AND THE NORTH LINE OF SAID 5.021 ACRE TRACT OF LAND, A DISTANCE OF 306.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.346 ACRES OF LAND.

### BENCHMARK:

1) LCRA MOUMENT # A688 - 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304. BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304. N: 10014712.67 E: 3239449.66 ELEV = 365.68'

# PRELIMINARY PLAT BASTROP GROVE, SECTION 5

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 45.11 FEET. AND A CHORD THAT BEARS

N26"23'41"E, A DISTANCE OF 69.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, S07'00'14"E. A DISTANCE OF 69.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

10) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 108.55 FEET, AND A CHORD THAT BEARS 11) S17\*56'46"E, A DISTANCE OF 69.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE BEGINNING

12) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 20.44 FEET, AND A CHORD THAT BEARS

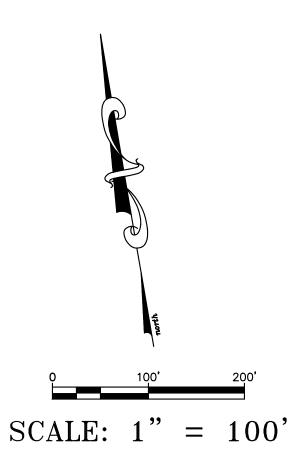
S80'19'37"E, A DISTANCE OF 1883.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER AT THE

S85'51'51"E, A DISTANCE OF 193.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.293 ACRES OF LAND.

FIELD NOTES - TRACT 2

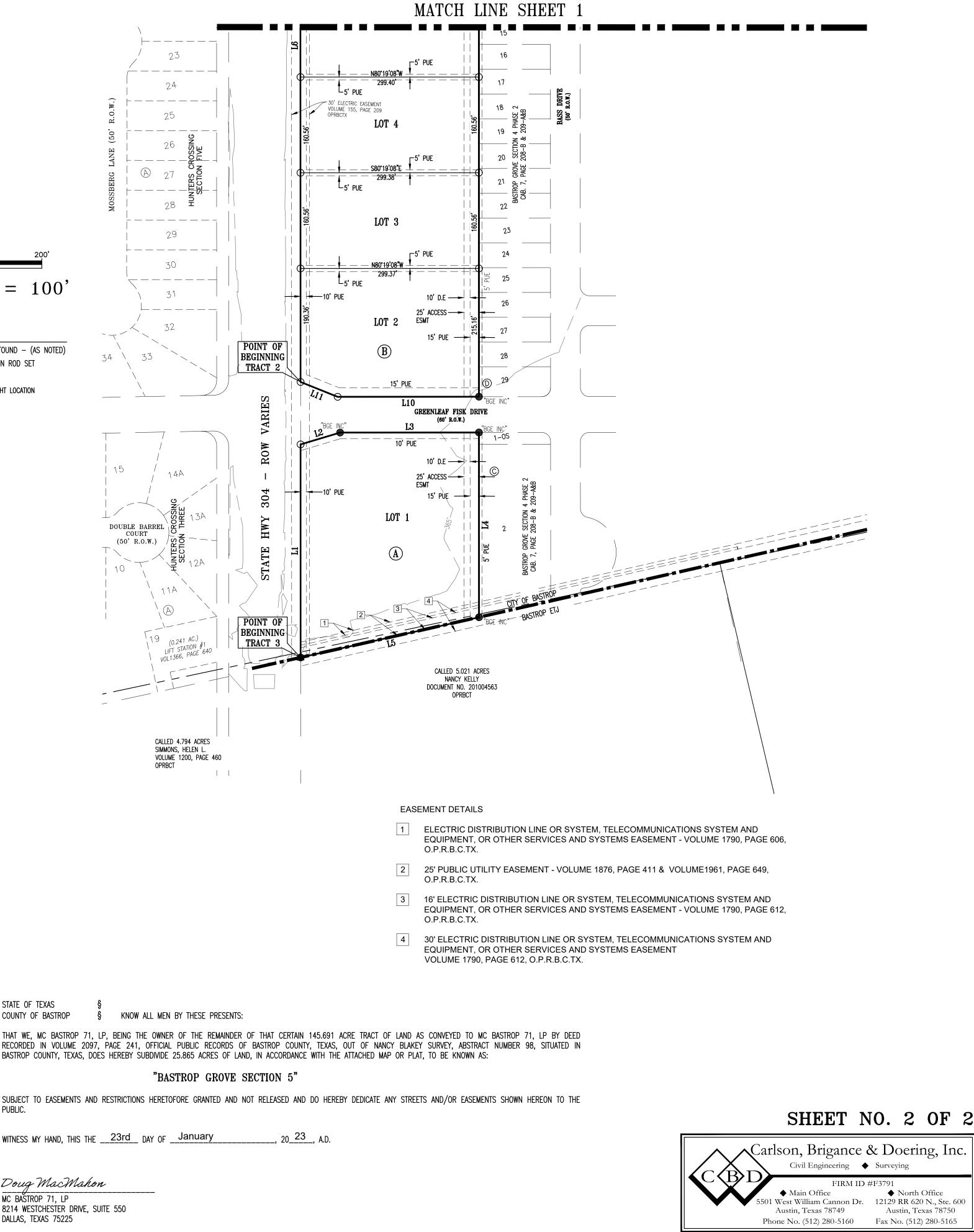
N8012'35"E, A DISTANCE OF 183.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

N80°20'19'W, A DISTANCE OF 237.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER



### LEGEND

- 1/2" IRON ROD FOUND (AS NOTED)
- 1/2" CAPPED IRON ROD SET
- MAG NAIL FOUND
- -Ö- FUTURE STREET LIGHT LOCATION



STATE OF TEXAS COUNTY OF BASTROP

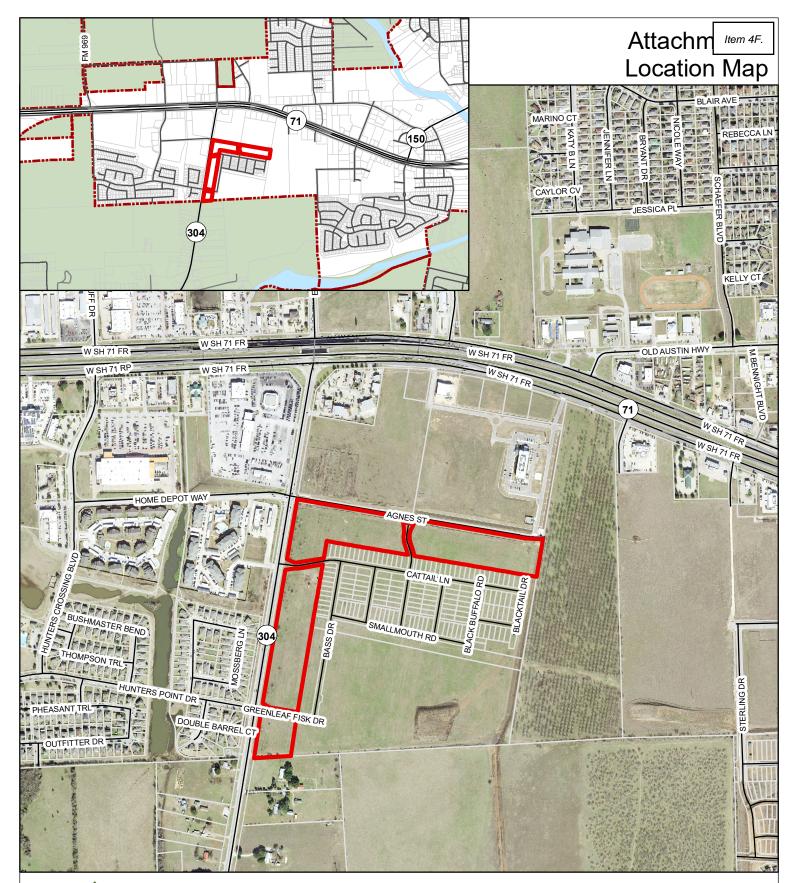
PUBLIC.

WITNESS MY HAND, THIS THE <u>23rd</u> DAY OF January

Doug MacMahon MC BASTROP 71. LP 8214 WESTCHESTER DRIVE, SUITE 550 DALLAS, TEXAS 75225

Item 4F.

J:\AC3D\5519\SURVEY\PRELIMINARY PLAT - BASTROP GROVE SECTION 5.DWG



#### Date: 1/20/2023



0 187.5 375 750 Feet L

**Preliminary Plat Bastrop Grove Section 5**  Date. ITZU/ZUZ3 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 liabity or responsibil accuracy, completeness or usefulness in not infringe upon privately owned right

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# **STAFF REPORT**

#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve a replat of the Lone Star Storage Subdivision Reserve Tract to be called the Pearl River Preliminary Plat, being 75.140 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas, as shown in Exhibit A.

CAN MA NT

#### STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

#### **ITEM DETAILS:**

	C. S. KERBURANNALI MALEVINE TOUS ADDATES J. M. MARKANNALI MAR MARKANNALI MARKANNALI MAR MARKANNALI MARKANNALI MA ARKANNALI MARKANNALI MARKANNA ARKANNALI MARKANNALI MARKANNA
Site Address:	Northeast Corner of SH 71 and FM 969 (Attachment 2)
Total Acreage:	75.140 acres
Legal Description:	75.140 acres out of the Nancy Blakey Survey
Property Owner/Agent:	Spencer Harkness/PRC 02 Bastrop, LLC
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P4 Mix and P5 Core
Character District:	Cattleman's
Future Land Use:	Transitional Residential and General Commercial

### BACKGROUND:

The applicant has submitted an application for a Preliminary Plat for 75.140 acres of the Lone Star Storage Subdivision Reserve 75.140 (Attachment 1). The development is proposed to be a mix of two Place Types P4 – Mix, and P5 – Core base zoning districts, with PCS – Civic Space to be determined at the final plat. Currently, Lot 11 has been identified to be dedicated as Civic Space, with the drainage to be maintained by the developer.

#### Traffic Impact and Streets

The development is required to provide streets every 330 feet to create the building block grid. The applicant is showing four public streets (two north-south, two east-west) that are proposed to be dedicated streets. They are also showing several private street/access drives and two pedestrian walkways that approximate the 330-foot Building Block dimensions to meet the grid requirement. Due to Texas Department of Transportation spacing requirements, the development will be limited on the number of streets/driveways that can connect to FM 969 and SH 71. The layout is in compliance with the approved Zoning Concept Scheme.

A traffic impact analysis (TIA) for the development is not required by the City as the development is complying with the Master Transportation Plan and meeting the Building Block grid requirement

for Traditional Neighborhood Development, which complies with the Cattleman's Character District.

#### **Utilities**

The property is within the Aqua Water service territory. The City of Bastrop has an agreement through which water service (domestic and fire) can be provided by the City of Bastrop when the City is also providing wastewater. Water line extensions within the development will be provided by the developer from the existing water line south of State Highway 71 which connects to the City's access point to Aqua's system. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop with wastewater line extensions the existing line on the north side of SH 71 at the southeast corner of the tract provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

#### Drainage

The natural drainage basins for this area will drain into an onsite detention pond (Lot 11). The drainage plan is using the updated rainfall totals of Atlas 14. The site shows conveyance and detention would occur on the east side of the property, where the current drainage flows. The maximum impervious cover allowed in Place Type 4 is 70% and Place Type 5 is 80%. 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 – General Commercial and Transitional Residential: The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

This plat complies with the Future Land Use Plan, which shows as General Commercial along SH 71 and Transitional Residential along Blakey Lane. The plat proposes a mixed-use development, with a mix of multifamily residential, office, medical, hotel, restaurant, and retail shopping in a master planned development with an emphasis on connectivity and walkability.

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

This development will connect and extend existing wastewater along SH 71 and connect to the existing City line served by Aqua Water to the south of SH 71.

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

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

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

This development will provide additional multifamily housing that will be nearby to retail, office, and other commercial development, for both employment and services.

Local Government Code

Sec. 212.002. Rules.

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

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

#### Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped 75.140 acre lot. The plat shows the intent to provide a mix of multifamily housing with commercial that will provide retail, restaurant, office, and hotel building forms. The site utilizes the existing streets and highways bounding on four sides, while providing an internal grid of public streets and private drives and pedestrian walkways providing multiple routes for vehicular and pedestrian traffic throughout the development. There are large properties (Valverde and the Colony) within a half-mile radius of the development that will be served by the commercial development, while the multifamily housing within the development will provide housing opportunities for Bastrop while providing services within walking distance for the residents.

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 General Commercial and Transitional 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 Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension.

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 B<sup>3</sup> Code.

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

• Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Drainage Plan, Preliminary Infrastructure 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 December 15, 2022.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on January 19, 2023.

• Section 1.3.004 Plat Requirements

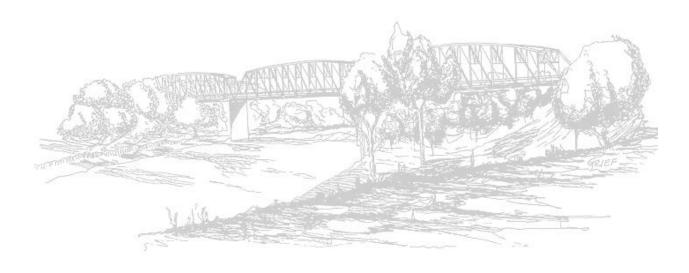
The Development Review Committee reviewed the Preliminary Plat for Pearl River for compliance with subdivision standards on January 19, 2023 and deemed the plat administratively complete. The Director of Planning recommends approval.

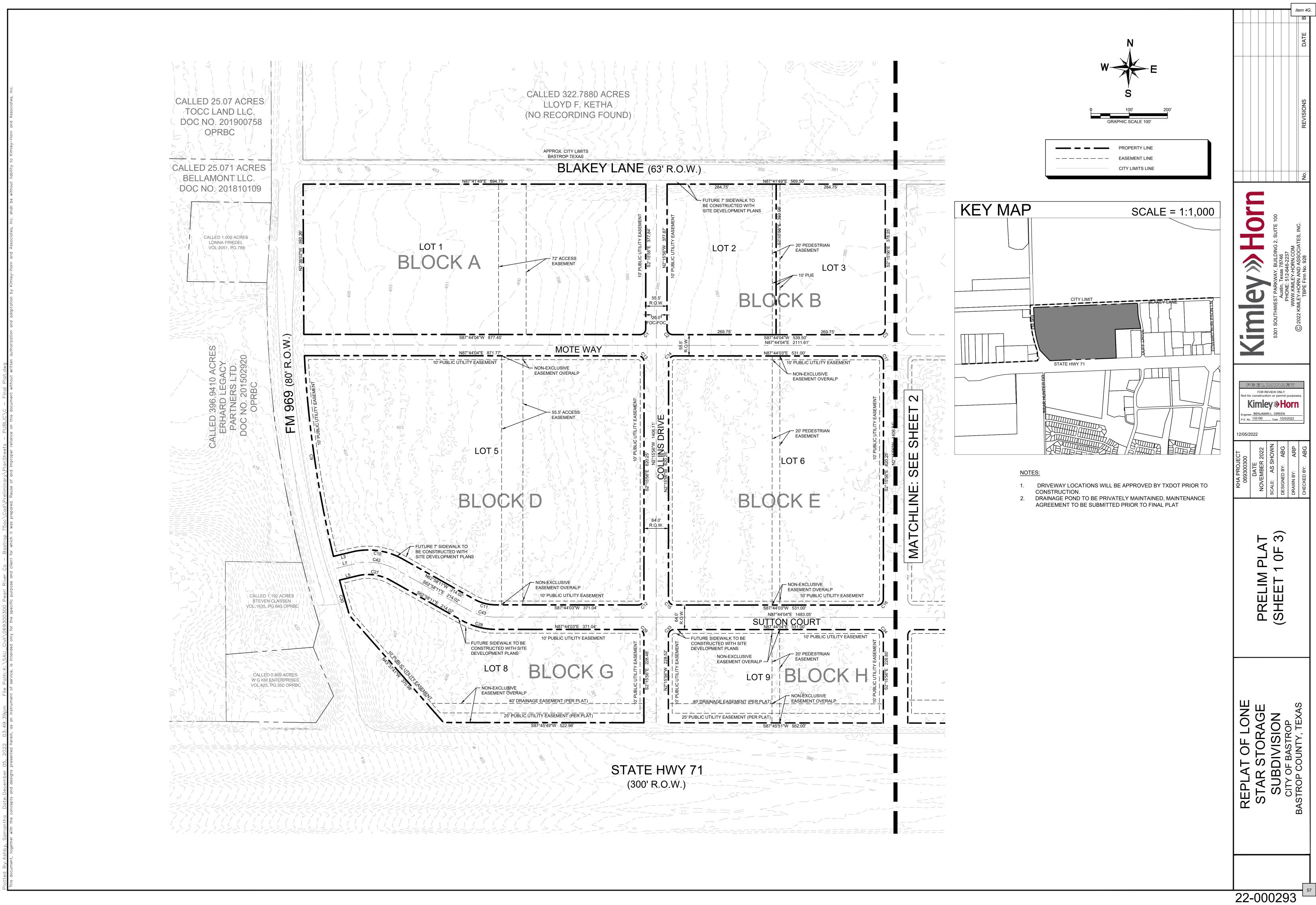
#### **RECOMMENDATION:**

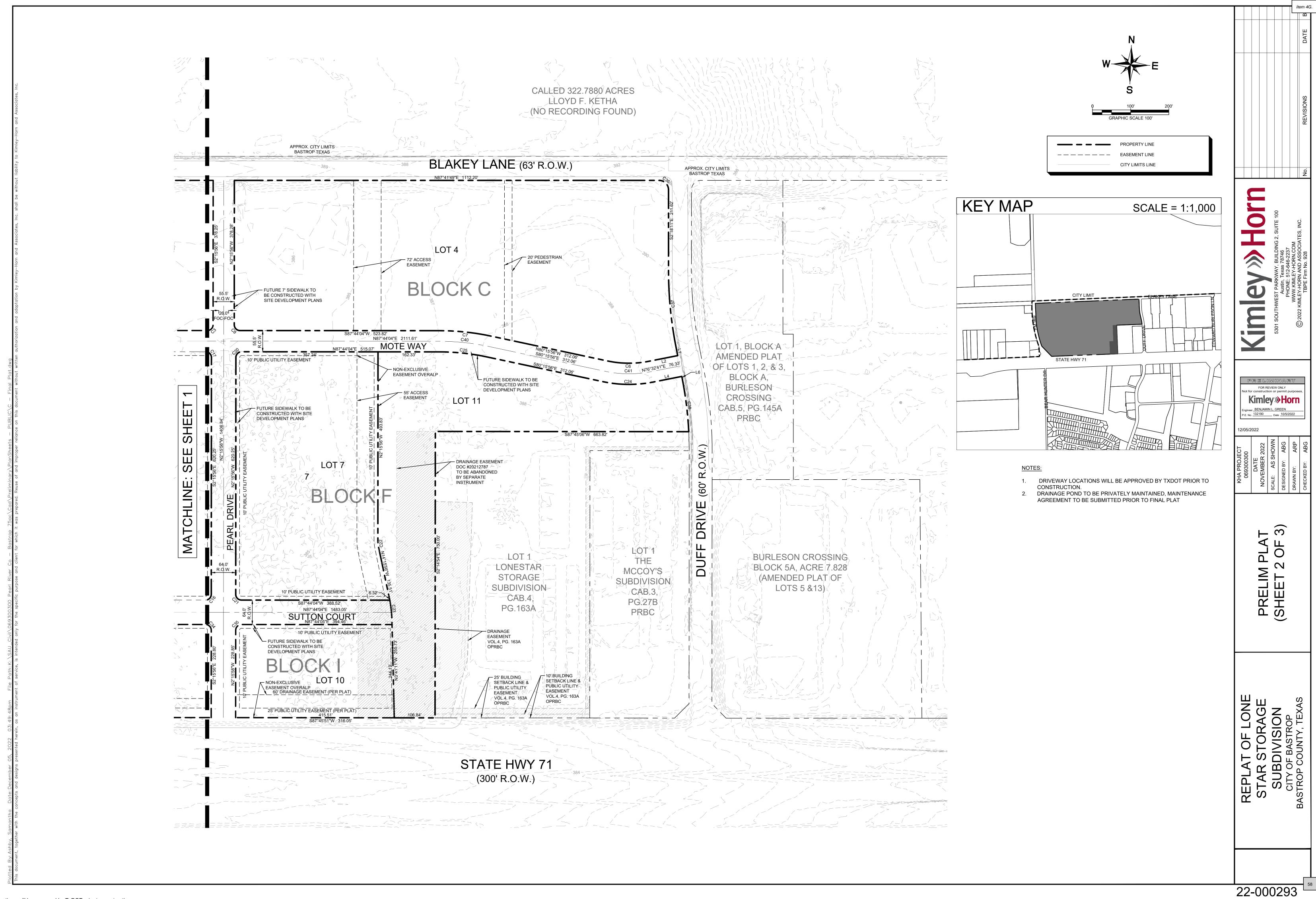
Consider action to approve a replat of the Lone Star Storage Subdivision Reserve Tract to be called the Pearl River Preliminary Plat, being 75.140 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas, as shown in Exhibit A.

#### ATTACHMENTS:

- Exhibit A: Pearl River Preliminary Plat
- Attachment 1: Location Map







NOTES:

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6. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION. IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO F APPROVAL BY THE CITY. 7. NO, LOT IN THIS SUBDIVISION SHALL BE COCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWA WASTEWATEN AND MAXE SYSTEMS SHALL CONFORM TO TEXAS COMMASSION ON ENVIRONMENTAL QUALITY (TCEQ). 8. ALL NEW UTLITIES WILL BE UNDERGROUND. 10. BIMPACT FEES SHALL BE ASSESTION ACCORDANCE WITH THE ORDINANCE FEFCITIVE AT THE TIME OF PLATTING. 11. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODE/CATIONS TO EXISTING UTLITES. 12. TEMPCORVER JAND PRIMAMENT DESISTENT DASSESTION ALL DESISTENT AND PRIMAMENT TEASHERINTS TO BE PROVIDED. AND REQUIRED AT THE CITY SOLE DESCRITION FOR MITTO STREET INMETTS OF THE ADDRESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROVIDE TO REPORT DETAIL BE SUBLY RESPONSIBLE FOR ALL RESCENSION AND MODE/CATIONS TO EXISTING UTLITES. 19. ROPORETY OWNER SHALL BE ADDRESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROVIDE TO REAL COLLES. 10. OR BUILDING, FENCES LUNDSCAPING ON OTHER STRUCTURES ARE PERMITTED WITHIN DRIVINGE EASEMENTS SHOWN. EXCEPT APPROVED BY THE CITY OF BASTROP MADOR BASTROP COLUMEY. 10. OT DRIVENS FOR COLORS TO ALL EASEMENTS AND PROVED COLUMENTATION 10. OLD TO STRUCTURE SHALL BE ADDRESS TO ALL EASEMENTS AND REQUESSARY AND SHALL NOT PROVIDE DOCUMENTATION 10. OLD TO STRUCTURE SHALL BE CONSTRUCTURES AND PROVIDE DOCUMENTATION 10. OLD TO STRUCTURE SHALL BE DOCUMENTATION CONTON COLUMNATION FLORING AND REQUENTED OF THE STRUCTURES AND PROVIDE DOCUMENTATION 11. DEVENSION ON STRUCTURES AND PROVIDE DOCUMENTATION 12. ROPORTY OWNER SHALL BE CONSTRUCTION ON CONSTRUCTION PLANK WITH THE CONSIDE FAMIL WAS ADDRESSORE TO THE ADDRESSON ON FILL STRUCTURES AND REQUENCES OF THE CITY OF BASTROP. 13. ROPORTY OF ALL CONSTRUCTION ON ADDRESSON OF THE STRUCTURES AND REQUENCES OF THE CITY OF BASTROP. 14. EXCEPTING DESTRUCTURES AND RECONSTRUCTION ADDRESSON OF THE STRUCTURES AND REQUENCES OF THE STRUCTURES AND REQU	6. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO APPROVAD BY THE CITY. 7. NO, LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEW 6. CUTY IN THIS SUBDIVISION SHALL BE OCCUPIED UNTL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEW 6. WASTEWARDS AND MERA SYSTEMS SHALL CONFORM TO TEXAS COMMASSION ON ENVIRONMENTAL QUALITY (TCED). 8. ALL NEW UTLITIES WILL BE UNDERGROUND. 9. CONFORM TO TEXAS COMMANS SION ON ENVIRONMENTAL QUALITY (TCED). 9. CONFERNMENTAL DESSENSION ACCORDANCE WITH THE CONTINUE AT THE TIME OF PLATTING. 11. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY BESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES. 21. TEMPORARY AND DERMANENT RESEMENTS TO BE PROVIDED FOR ALL RESPONSIBLE FOR ALL CRESS STATEMENTORS TO EXISTING UTILITIES. 21. REVORARY AND PERMANENT RESEMENTS TO BE PROVIDED FOR ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCES COVERNMENT AUTHORTIES. 31. REVORD AND CONTRACT AND AND CREATED FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCES COVERNMENT AUTHORTIES. 31. OL OUT ON EASTROP MODIFIED FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCES COVERNMENT AUTHORTIES. 31. OL OUT ON TREE INJUDY AND/OR BASTROP COUNTY. 32. REVORES TO ALL DE COLLIDE PROVE FOR TO THE APPLICANT SUBDITING TO THE CITY OF BASTROP DOCUMENTATION 33. DEDUNG TO STRUCTURE ON ALL CONSTRUCTION IN CONSTRUCTION IN AND PROVOED EXCLUDENT 34. OL OUT ON CONTRUCTURE ON THE STRUCTURE SHALL BE ORDERATION ON THE APPLICANT SUBDITING TO THE CITY OF BASTROP. 33. MADE EXCERTANCY OF ALL CONSTRUCTION ON CONSTRUCTION INCOMENT. AND REQULATIONS TURE, TAND AND AND COMPLIANCES OF THE CITY OF BASTROP. 34. DEDUNSION/SITE REGISTRATION ON THE TEXAS DEPARTMENT OF LICENSING AND REQULATIONS TURE, TAND AND AND COMPLIANCES OF THE CITY OF BASTROP. 35. MADE EDUNCTION ON CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION. 35. DEDUNG TO ALL CONSTRUCTION ON CONSTRU	CITY STANDARDS MAY BE JUST	T CAUSE FOR THE CITY TO DENY APPLICATIONS FORCERTAIN DEVELOPMENT PERMITS INCLUDING	
1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWA CONNECTION FACILITIES 2. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (FCEQ). 2. ALL NEW UTILITIES WILL BE UNDERGROUND. 2. DEVELOPMENT OWNER SHALL DE SOLELY THE GENOMAGE EFFORTURE AT THE TIME OF PLATTING. 3. DEVELOPMENT ON WARE SHALL BE SOLELY THE SERVICES OF ALL RELOCATION AND MODE/FACTIONS TO EXISTING UTILITIES. 3. PROPERTY OWNER SHALL BE SOLELY THE SERVICES AND FOR ALL RELOCATION AND MODE/FACTIONS TO EXISTING UTILITIES. 3. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE INCERSARY AND SHALL NOT PROHIBIT ACCESS COVERNMENT AND DERMANCH RESENT OF DICATES TALL CHARGES AND PERMITTED WITHIN DRAINAGE EASEMENTS SHOW, EXCEPT AND PROVIDED Y LIS LESTERY DEDICATED ALLOCATION AND MODE/FACTIONS TO EXISTING UTILITIES. 3. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE INCEGSARY AND SHALL NOT PROHIBIT ACCESS COVERNMENT ON TRIVINGT FROMENT OF ALL COLORED TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION 3. ALL EASEMENTS ON PRIVINGT PLUE IS HERRIFY DEDICATED ALLOCATION FLAMS. SHOWN, EXCEPT 3. DATA THE TOY OF PASTROP AND/OR BASTROP DOLUNGT TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION 5. ALL EASEMENTS ON PRIVINGT FROMENT AND WITH THE TASK SHOWN IN COLOR AND REGULATIONS (TOLR) AND RECOUNDED COLUMNATA OF REVEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION FLAMS WITH TEXAS ACCHTECTURAL BARRESS AT (TABA). 5. DATA THE SUBJECTION THE AND RECOUNDED TO THE STRUCTURE AND REGULATIONS (TOLR) AND RESULTED AND RECOUNDED THE COLOR OF ROMINANCES OF THE CITY OF BASTROP 5. DATA SUBMISSION CONTRUCTION FLAMS WITH TEXAS ACCHTECTURAL BARRESS AT A SASTROP DOCUMENTATION 5. DEVENT AND DESTRUCTION FLAMS AND REGULATION OF THE STRUCTURE AND RESULTED AND ROMINANCE FORMADE AND REGULATION (TABAS) 5. DECONSTRUCTION ACCOMANCE OF THE UNDER SARD PARTY OF AND REGULATION OF THE COLOR OF ROMINANCE FORMADE AND REGULATION OF THE CONTROL OF AR	7. NO.LOT N THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRBUTION AND WASTEW CONNECTION PACILITIES 9. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALTY (TCCO) 8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALTY (TCCO) 8. WASTEWATER AND WATER SYSTEMS SHALL DE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION TO EXISTING UTILITIES 9. WASTEWATER AND PERMANENT EASEMENTS TO DE FROVIDEO DA ALL DES RECOVER DA PAR THE OF PATTING. 11. DEVELOPER ON PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION TO EXISTING UTILITIES. 12. TEMPORARY AND PERMANENT EASEMENTS TO DE FROVIDEO DA ANCE DES REATOR DE DISCRETION FOR OFSTELE IMPROVAME AS SHOWN HEREON, A TEM (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED AULACED. 13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY DE INCERSISTAV AND SHALL NOT PROHBIT ACCES (OVERNMENT AUTHORITIES ON TRIVINE PUBLIC DES RETERPORTED SHITHE PROPERTY SHALL NOT PROHBIT ACCES (OVERNMENT AUTHORITIES ON PRIVINE PROFENY SHALL BE MAINTINNED BY THE PROPERTY OWNER OR HIS OR HER OXEN. EXCEP 14. NOPROLED BY THE EXPLOREMENT SHALL BE MAINTINNED BY THE PROPERTY OWNER OR HIS OR HER OXEN DO COMMENTATO 15. ALL EASEMENTS ON PRIVINE TAXAS DEPARTMENT OF LICENTICS MADR REGULATIONS (TDLR) AND REVOLUTIONS DO COMMENT. 15. ALL DECOMPONING TO METH AND DOSTRUCTION PLANAR WITH TEXAS ARCHITECTURAL MARKERS ACT (TABA). 15. ALL DECOMPONING TO METH AND DOSTRUCTION PLANAR WITH TEXAS ARCHITECTURAL MARKERS ACT (TABA). 16. NO LOT OR STRUCTURE SHALL BE AND AND AND RESOLVED TO LICENTS AND ARCHITECTURAL MARKERS ACT (TABA). 17. ENDIONAR MAD SEMMENTION ONTH THE TEXAS DEPARTMENT OF LICENTATION STATUS, TONICATE AN EASEMENT OF RELIVER AND STRUCTOR AND MARKER DETAIL DECOMPONITY OF THE COTO OF AND THE CODE OF AND THE	6. FISCAL SURETY FOR SUBDIVISIO		R TO I
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCC); 9. MARATTEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING. 10. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING. 11. DEVELOPER, OR PROPERTY OWNER SHALL EOULEY RESPONSIBLE FOR ALL RECORDANCE WITH EON FORMATIC. 12. DEVELOPER, OR PROPERTY OWNER SHALL EOULEY RESPONSIBLE FOR ALL RESPONSIBLE FOR THE TIME OF PLATING. 13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE INCEGESSARY AND SHALL NOT PROHIBIT ACCESS GOVERNMENT AUTHORITIES. 14. NO BUILDING, FENCES, LANGSCARING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOW, EXCEPT APPROVED THE CITY OF BASTROP AUDOR TO THE STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOW, EXCEPT APPROVED THE CITY OF BASTROP AUDOR DATES TO ALL EASEMENTS AS MAY BE INCEGESSARY AND SHALL NOT PROHIBIT ACCESS GOVERNMENT AUTHORITIES. 13. PROPERTY UNITED THE STRUCTURES ARE DERAINTED WITHIN DRAINAGE EASEMENTS SHOW, EXCEPT APPROVED THE CITY OF BASTROP AUDOR DECIDENT AT THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION SUBDIVISIONS REGISTRATION WITH HE TEXAS DEPARTMENT OF LECENSION CONFIGURED IN AD REGULATION OF STRUCTURE SHALL BE OCCUPED PROPE TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF STRUCTURE SHALL BE OCCUPED PROPE TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP REQUIRED FOR ALL CONSTRUCTION NO ROSTRUCTION PLANS WITH TEXAS ARCHITECTURA BASTROP SUBDIVISION OF RECOURSE TO THE APPLICANCE AND REGULATION THE THE TEXAS DEPARTMENT OF LECENTIC CONDUCTORS (TRUCTION PLANS OF REVIEW AND COMPLANCE OF THE SUBDIVISION ONSTRUCTION PLANS WITH TEXAS ARCHITECTURA BASTROP. 20. PROVED WAND CONSTRUCTION ACCOUNTER DECIDINATION SUBDIVISION SUBDIVES TELESTINCTION PLANS AND DEPENDANT ARE UNDER TO STRUCTION FARMENTS APPROVED WAND CONSTRUCTION ADD THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP SUBDIVESION OTHER ESSINCE OF THE OTHER STOP ADD ADD ADD ADD A		7. NO LOT IN THIS SUBDIVISION	I SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WAS	TEWA
10. IMFACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING. 11. DEVELOPER OR PROPERTY OWNERS HALL BE SOLLEY RESPONSIBLE FOR ALL RELOCATION MON MODIFICATIONS TO EXISTING UTILITIES. 12. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEME AS SHOWN HEREON. AT EN IDIO FOOT WOE PUBLIC UTILITIES. SALE SEMENTS AND REAKLOT LINE. 13. SHOWN HEREON. THE INBOYNE FOR ACCESS TO ALL ASSEMENT AND RUAK LOT LINE. 14. NO DIVIDING, FENCES, LANSSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT APPROVED THE CITY OF BASTROP ADVOIDE PROK TO THE ASSEMENT AND SHALL NOT PROHIBIT ACCESS 14. NO BUILDING, FENCES, LANSSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT APPROVED BY THE CITY OF BASTROP ADVOIDE PROK TO THE APPLICATE SUBMITING TO THE CITY OF DASTROP DOCUMENTATION SUBDIMISMONSITE REDESTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REQULATIONS TO CONSTRUCTION CASES 14. NO BUILDING, FENCES, LANSSCAPING OR OTHER STRUCTURE SAND BASTROP ADVOIDE PROK TO THE APPLICATE SUBMITING TO THE CITY OF DASTROP DOCUMENTATION SUBDIMISMONSITE REDISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REQULATIONS TO CONSTRUCTION CONSTRUCTION FANG WITH THE ASSIGNMES 14. RO BUILDING, FENCE OF THE SUBJOR MONO CONSTRUCTION HEARY WITH THE ASSIGNMES 15. ROLE TO CONSTRUCTOR OF THE SUBJOR MONO CONSTRUCTION FANG WITH THE CASE DEPARTMENT OF LICENSING AND REQULATIONS TO THE CITY OF DASTROP 16. PUBLIC UTILY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DOSONG MON THE CITY OF DASTROP 17. EXCEPT ADVOIDE DASTRUCTED IN ACCORDANCE WITH THE ASSIGNMES OF THE CITY OF BASTROP 19. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCE SO THE CITY OF BASTROP 19. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 20. PROVED CONSTRUCTED IN ACCORDANCE WITH THE DOSTINANCE SO THE CITY OF BASTROP. 20. PROVED CONSTRUCTOR SHAW WITH THE USABLINANCE OF THE CITY OF BASTROP. 20.	10. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PATITING. 11. EVELOPER OR PROPERTY OWNER SHALL BE SOLULY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTITIES. 12. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS RECURRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEM AS SHOWN MEREIN ATTEN (0) FOOT WIDE FUEL CUTTURES AND REARLOT LINE IS AND REARLOT LINE IS ALL DTS A FINE (6) FOOT WIDE FUEL CITACE ACONG EACH SIDE AND REARLOT LINE IS MORE TIM TWINERS SHALLS OWNER FOR ALCESSS TO ALL LASSEMENT AND BHALL NOT PROHIBIT ACCESS 19. MO BUILDING, FENCES, LANSSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEP APPROVED THE CITY OF DASTROP AND/ONE POR NOT BIO REATION POWNER OR HIS OR HER ASSIGNESS. 13. NO BUILDING, FENCES, LANSSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEP APPROVED THE CITY OF DASTROP ADVOLVED FOR ADSTROP DOCUMENT. 15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE COUNTY. 15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE COUNTY. 16. AND LASTROP THE CITY OF DASTROP DOCUMENTS 17. EXCESSION AND COMPLICATION CONTROLS CONSTRUCTION PLANS WITH THE ASSIGNESS. 18. OLD OT OR TOR DE THE SUBJECT PROVIDED PRION TO LICENSING AND REGULATIONS THE CITY OF DASTROP 19. DIDENSITIES AND DECOMMENTS THE TEXAS ADD COMPLICATION PLANS WAS DE CONSTRUCTION. CONTROLS CONSTRUCTION ADD RESPONDED THE CITY OF DASTROP 19. RULE UTITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIPTING CONTROLS CONTROL CONTING AND CONSTRUCTION, ADD AND MANDER DESCRIPTION CONTROL CONSTRUCTION, ADD MAINTENANCE OF PUBLIC UTITIES AND DRAINAGE WAS; INCLUDANCE AS A LASEMENT 19. SUBJECT TO NO STRUCTURE DI NACCORDANCE WITH THE CORDINANCES OF THE CITY OF BASTROP 19. SUBJECTION, OFERATION, AND MAINTENANCE OF PUBLIC UTITION CONTROL CONSTRUCTION, ADD AND REDINCES OF THE CITY OF BASTROP 20. WASTERWARD, FORCE MAIN MARKENESS OF TASTROP COUNTY. DO HERE SUBJECT TA ADD RANNER ESONY WHERE SON UTITY DO HARTING & ZONING COMMISSION OF 19. DELESS HALL BE CO	8. WASTEWATER AND WATER SYS		
12. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETE NUMERATION FOR OFF-SITE IMPROVEME AS SHOWN HEREON. A TEN HEREON YOURD FOR THE OPICIC UTIL THE SAMENT TA ALL SAMENTS AND REARLOT LINE. ID ROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL ASSEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO ALL LOTS. A FIVE (5) FOOT WIDE PLUE IS HEREBY DEDICATED ALONG EACH SIDE AND REARLOT LINE. ID ROPERTY OWNER SHALL NOT PROVIDE FOR ACCESS TO ALL ASSEMENTS AND MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO DERNIMENT AUTHORNIES. ID ROPERTY OWNER SHALL BE OCCURRED RASTROP COUNTY ID ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MANTAINED BY THE PROPERTY OWNER OR HIS OR HERA SSIGNESS. ID NO LOT OS STRUCTURES HAALL BE OCCURRED FORD TO THE APPLICATE SUBMITTING TO THE CITY OF BASTROP POCUMENTATION SUBDIVISIONSTEE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TOLD) AND PROVIDE DOCUMENTATION OF REVEWED OF THE SUBJOINSON CONSTRUCTION HAAS WITH TEXAS ARCHWES OF THE CITY OF BASTROP PROUNED OF ALL CONSTRUCTION ON ADDIVISION CONSTRUCTION HAAS WITH TEXAS ARCHWES OF THE CITY OF BASTROP PROUNED OF ALL CONSTRUCTION ON AND MINITERAMORE OF PUBLIC UTILITIES AND DERING AND REGULATIONS, BUT HAD THE INSTRUCTION OF RAVIEW THE INIS, TELEFOND ESTANL, DOCUMENT, AND DERING CONSTRUCTION OF AND SUBJOINT TELES AND DERNING WITH THE ORDINANCES OF THE CITY OF BASTROP. ID SUBJECTION, OPERATION AND MANTENANCE OF PUBLIC UTILITIES AND DERNING WITH THE ORDINANCE AS AND NATURAL GAS LIN IS BIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. ID ROW TO CONSTRUCTOR ON AND WINDERMAND CONSTRUCTOR CONDUTING LING CONSTRUCTION ID SUBJECT TO AND MEMORY AND MERCINANCE AS AND AS CONTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. ID ROTOR DATION CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. ID ROTOR OWNTHERE AND DERNING WILL BE AND ADDREAD AND AS CONVEYED TO US SHALL STRUE SERVICE IS PROVIDED BY LLEEDONES THE CITY OF BASTROP. ID AND	12. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS RECUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEM AS SHOWN HEREINA ALTING FOOT WIDE PUBLIC UTLITY BEASEMENT (PUL) IS HEREBY DEDICATED A JANCENT TO STREET RIGHTS-OF ON ALL LOTS A FINE (6) FOOT WIDE PULE IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.           13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENT SA MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCES OVERNMENT AUTHORTIES.           14. DOTO MENER SHALL PROVIDE FOR ACCESS TO ALL EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCES OVERNMENT AUTHORTIES.           15. NO LOT OR STRUCTURE, SADAROG OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEP OPPROVED THE CITY OF DESTROP AND/ONE RASTROP COUNTY.           16. NO LOT OR STRUCTURE, SHALL BE COUNTING RASTROP COUNTY.           17. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTION PLANS WITH TEXAS RAFCHECTURAL BARRIERS ACT (TABA).           18. ON LOT OR FOLLOWER TO THE CITY OF CHART AND DUPLEX CONSTRUCTION.           19. RODO CONTROLS OF THE SUBJOINSION CONSTRUCTION PLANS WITH TEXAS RAFCHECTURAL BARRIERS ACT (TABA).           10. SUBDIVISION, SITE AND CONTROLS CONSTRUCTION ON ACCOMPANCE WITH THE CODE OF ORDINANCES OF THE CITY OF ASTROP REQUIRED FOR ALL CONSTRUCTION ON AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS. INCLINGURGER AN EASEMENT CONSTRUCTION OFFANTION. AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS. INCLING, BUT INGLIFE A NARGE PERMITS OF CONSTRUCTOR ON ALCE WITH THE ORDINANCES OF THE CITY OF BASTROP.           19. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.           19. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BAST	10. IMPACT FEES SHALL BE ASSESS	SED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.	
ON ALL LOTS. A FIVE (6) FOOT WIDE PUEL IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT TINE.         10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASLEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS       GOVERNMENT AUTHORITIES.          11. NO BUILDING. FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASLEMENTS SHOWN, EXCEPT         APPROVED BY THE CITY OF BASTROP COUNTY.          12. ALL EASLEMENTS ON FRANCE PROPERTY SHALL BE MAINTAINED DY THE PROPERTY OWNER OR HIG ON HER ASSIGNEDS        INCENTION OF ALL CONSTRUCTED AND ROUTE PROPERTY OWNER OR HIG ON HER ASSIGNEDS          13. ALL DESCRIPTION TO INTROLE OF THE SUBMIT FOR THE AND TO THE SAGE TADA.       INCENTION OF THE SUBMIT AUTO PROVIDE DOCUMENTATION          14. DESCRIPTION TO NUE CONSTRUCTO DI NUCCESSION CONSTRUCTION IN AND ROUTE CONSTRUCTION AND CONTROLES CONSTRUCTION IN CONSTRUCTION AND CONTROLES CONSTRUCTION OF ANALYMIC OF THE SUBMISSION CONSTRUCTION IN ACCESS TO THE CITY OF BASTROP          15. REDGING AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION OF ANALYMADE OF THE SUBMISSION ON AND ROUTE CONSTRUCTION AND AND RESENTATION TO LIMITED ON AND AND RESENTATION TO MINERES AND TADA.         16. PUBLIC UTILITY AND DRAINAGE CASEMENTS WHICES ISONA LOCONDUIDS, ELECTRIC CONDUCTORS, DRAINAGE PPES, AND NATURAL GAS LIN          17. ENDRING MARKES SHALL BE CONNITRUCTION IN ACCORDANCES OF THE CITY OF BASTROP.         18. IDEVALUES SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         19. IDEVALUES SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         20. WAS	ON ALL LOTS. A FIVE (6) FOOT WIDE PUE. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE. OVERNMENT AUTHORITES. IN OR BUILONG, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEP APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY. IN OR BUILONG, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEP APPROVED BY THE CITY OF BASTROP COUNTY. IN CLASSING PROVIDED ROPERTY SHALD BE MINITANDE DY THE PROPERTY OWNER ON HE ASSIGNEES. IN OR BUILOWERS SHALL BE PROPERTY SHALD BE MINITANDE DY THE CONSTRUCTION TO THE CITY OF BASTROP COUNTRY THE TEXAS DEPARTMENT OF LICENSING AND REQULATIONS TO THE CITY OF BASTROP COUNTRY AND COMPLANCE OF THE SUBJOUSION CONSTRUCTION IN ALCORDANCE WITH THE ASE ARCHTEGTURAL BARGHTERS ACT (TABA). IN OF BUILOWER AND COMPLANCE OF THE SUBJOUSION CONSTRUCTION IN ALCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP CONSTRUCTION, AND MAINTERCH OF THE SUBJOUSION CONSTRUCTION IN ALCORDANCE WITH THE CODE ACHTEGTURAL BARGHTEGTURAL CONDUCING BUT BARGHTEGTURAL CONSTRUCTION ON ADDINAL BARGHTEGTURAL CONSTRUCTION ADDINAL BARGHTEGTURAL CONSTRUCTION ADDINAL BARGHTEGTURAL CONSTRUCTION, ADDINAL BARGHTEGTURAL BARG	12. TEMPORARY AND PERMANENT	EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPRO	VEME
COVERNMENT AUTHORITIES. IA NO BUILDING, FENCES, LNDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY. IS ALL EASEMENTS ON MENTALE PROPERTY SHALL BE COUPED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION BUILDINGSTE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REQUIDED COLMENTATION BUILDINGSTE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENS ARCHITECTURY DESCHAPTION CONSTRUCTION OF ATTRUCTION ON EASEMENTS ON PLANS THE TEXAS DEPARTMENT OF LICENS ARCHITECTURY DEPARTMENT OF LICENS ARCHITES AND AND ARAGE PRES, AND NATURAL GAS LIN DON ALL DES SHALL BE ONDERNO ARCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 21. BUELTO LINES SHALL BE ONDERNO ARCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 23. WATER BESTALDE SONDED BY THECITY OF BASTROP 24. BUECTRICE SERVICE IS AROUTED BY THECITY OF BASTROP 25. WATER BESTALDE TO ACCORDANCE WITH THE DROINANCES OF THE CITY OF BASTROP. 24. BUECTRICE SERVICE IS AROUTED BY THECITY OF BASTROP 25. ANTER SHERE SHOWED BY THECITY OF BASTROP 26. BUECTRICE SERVICE IS AROUTED BY THECITY OF BASTROP 27. ATTES SHOWED BY THECITY OF BASTROP 28. WATER BESTICE IS AROUTED BY THECITY OF BASTROP 29. BUEDGY CORDED BY BUECTRICE OFTER OFTER 29. AND BY BEEDS RECORDED BY THECITY OF BASTROP 20. ATTES SHOWED ARD AND ARD ARCHITES AND ARCORDED BY THECITY OF ARTICLES 20. ATTES SHOWED AR	GOVERNMENT AUTHORITIES: GOVERNMENT AUTHORITIES: GOVERNMENT AUTHORITIES: GOVERNMENT AUTHORITIES: GOVERNMENT AUTHORITIES: GOVERNMENTS ON PRIVATE ROPPERTY SHALL BE MATINABLE BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. GOVERNMENTS ON PRIVATE ROPPERTY SHALL BE COLUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATIO OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH FEAS ARCHITECTURAL BARRIERS ACT (TABA). FORSIGN AND SEDMENTATION OWITH THE TEXAS DEPARTMENT OF LICENSING AND REQUED COLUMENTATIO OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH FEAS ARCHITECTURAL BARRIERS ACT (TABA). FORSIGN AND SEDMENTATION OWIT THE TEXAS DEPARTMENT OF LICENSING AND REQUEL TO AN ENTRY ADD REVIEW AND COMPLIANCE CASHED IN ACCORDANCE WITH THE COLOUR OF ORDINANCES OF THE CITY OF BASTROP REQUIRED FOR ALL CONSTRUCTION ON EACHLOT, INCLUDING SHOW AND/OR DESCRIBED HERENON ARE INTENDED TO INDICATE AN EASEMENT CONSTRUCTION, OPERATION, AND MANTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS. INCLUDING BUT NOT LIMITED TO SUBDIVISION ARE INTENDED TO INDICATE AN EASEMENT CONSTRUCTION, OPERATION, AND MANTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS. INCLUDING BUT NOT LIMITED TO SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 20. PRIOR TO CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 21. BUILD-TO LINES SHALL BE ONTO PROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PREMITS WILL BE OBTAINED FROM THE CIT PASTROP 21. BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 22. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 23. WASTER WAST REVICE IS PROVIDED BY THE CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY THE CITY OF BASTROP. 24. WATER SERVICE IS PROVIDED BY THE CITY OF PROVED. 25. ADL SECONDERCORDE ON THE SUMPLY ACCORDANCE WITH THE ORDINANCE SO THE CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY THE CITY OF PASTROP. 25. ADL SECONDER CORDER OR THE OWNERS OF 74 S74 ACRES, AND AS CONVEYED TO	ON ALL LOTS. A FIVE (5) FOOT W	WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.	
APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY. 15. ALL EASEMENTS ON PRIVATION FROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. 16. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION SUBDIVISIONSTER REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS, TOLEN, AND PROVED DOCUMENTATIO OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTINAL BARRIERS ACT (TABA). 17. EROSION AND SEDIMENTATION CONTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. BUSINGS CONSTRUCTION DI AND SECONDENTIATION CONTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. BUSINGS CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. OPERATION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS. INCLUDING, BUT NOT LIMITED TO, SANT SEWERS, FORCE MANS. WHERE INSELECTION CONDUCTOR INCLUDING SIDANTICAL DATA DUPLEX CONSTRUCTION. OPERATION AND HAVINTENANCE OF THE LICTRIC DOTATION TO LIMITED TO, SANT SEVERS, RORCE MARCING OF ANY IMPROVEMENTS ON LICTS IN THE SUBDIVISION, BUILDING FEMALTS WILL BE OBTAINED FROM THE CITY DESTRUCT IS RONCE MONODED BY THE CITY OF BASTROP. 21. WULD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 22. WATER SERVICE IS PROVIDED BY UNDER DUPLING TO LIMITED TO. 14. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY LUEBONNET ELECTRIC. <b>PAPROVED</b> THIS DAY OF2022, AD. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED THIS DAY OF2022, AD. BY THE PLANNING & ZONING COMMISSION OF THE STATE OF TEXAS§ COUNTY OF BASTROP SUBDIVISION SUBJECT TO EASEMENTS AND RESTRICTIONS HEREFORORE GRANTED AND AS: PEARL RIVER BASTROP SUBDIVISION SUBJECT TO EASEMENTS AND RESTRICTIONS HEREFORORE GRANTED AND AS: PEARL RIVER BASTROP SUBDIVISION SUBLECT TO E	APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY. 5. ALL EASEMENTS ON PRIVATOR PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES. 16. NO LOT OR STRUCTURE SHALL BE COCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATIO OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). 17. EROSION AND SEDMENTATION WITH THE TEXAS DEPARTMENT OF ULCENSING AND REGULTIONS OF THE CITY OF BASTROP OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). 17. EROSION AND SEDMENTATION CONTRUCTION ON EACH LOT. INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. 18. PUBLIC UTILY AND DRANKEE BASENETS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SAN ISEVERS, PORCE MAINS, WATER LINES, TELEPHONE SIGNAL COMULTS, ELECTRIC CONDUCTORS, DRAINAGE PRES, AND NATURAL GAS LI  20. SPRICH COS ANAL BE CONSTRUCTION OF ANY IMPROVEMENTS ON LECTRIC CONDUCTORS, DRAINAGE PRES, AND NATURAL GAS LI  20. SPRICH COS ANAL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 21. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 22. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 23. WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 24. ELECTRIC CONDUCTORS, DRAIN GOOD FAIL BE OBTAINED FOR HER CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY THE CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY THE CITY OF BASTROP. 24. ELECTRIC CONDUSSION CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY THE CITY OF BASTROP. 24. ELECTRIC CONDUSSION CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY THE CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY THE CITY OF BASTROP. 24. ELECTRIC CONDUSTER CONDUSTER CONDUCTIONS HEREON TO THE PLANNING & ZONING COMMISSION OF THE ESTATE OF TEXAS. 24. ELECTRIC SERVICE IS PROVIDED BY THE CITY OF BASTR	GOVERNMENT AUTHORITIES.		
16. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION SUBDIVISIONSTER REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS, AND PROVIDED DOCUMENTATIO OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). 17. EROSION AND SEDIMENTATION CONTROLTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. 18. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OP DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTLITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANT SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUTY: SANTEREON ARE INTENDED TO INDICATE AN EASEMENT 20. DORSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY BASTROP. 21. BUILD: TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 22. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 23. WASTEWATER SERVICE IS PROVIDED BY BULBEONNET ELECTRIC.   APPROVED THIS 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY BULBEONNET ELECTRIC.   APPROVED: ATTEST:   PLANNING & ZONING COMMISSION CITY SECRETARY CHAIRPERSON  THE STATE OF TEXAS§ COUNTY OF BASTROP\$  HAT WE, SPENCE HARKNESS, BEING THE OWNERS OF 74.974 ACRES, AND AS CONVEYED TO US BY HEED SHOLD BUS PLANCED OF 74.974 ACRES, AND AS CONVEYED TO US BY HEED FOR SUBDIVISION  SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY JUDIOL SAND LAND WITH THE PLAT SHOWN HEREON. TO BE KNOWN AS:  PEARL RIVER BASTROP 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.  SPENCER HARKNESS	16. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATIO SUBDIVISIONSITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULTIONS AND PROVIDE DOCUMENT OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITESCHER ALC TABAN. 2. EROSION AND SEDMINENTION CONTROLS CONSTRUCTION IN AND SUBMICES OF THE CITY OF BASTROP REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCL UDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. 9. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANI SEWERS, FORCE MAINS, WATER LINS, TELEPHONE SIGNAL COMDUTS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LI 9. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 2. BUILDT O LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 2. BUILDT OLINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 2. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 2. ELECTRIC CONSTRUCTION OF ANY IMPROVEMENTS ON LIDTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CIT 2. WATER SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.  APPROVED THISDAY OF, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED: ATTEST:  PLANNING & ZONING COMMISSION	APPROVED BY THE CITY OF BAS	STROP AND/OR BASTROP COUNTY.	(CEF
OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).         12. ERASION AND SEDIMENTATION CONTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.         18. PUBLIC UTITY AND DRINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HERERON ARE INTENDED TO INDICATE AN EASEMENT CONSTRUCTION, OPERATION, AND MAITENANCE OF PUBLIC UTILITIES AND DRAINAGE WARS, INCLUDING, BUT NOT LIMITED TO, SANIT SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL COMDUTES, DEATINGED TO INDICATE AN EASEMENT CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BULDING PERMITS WILL BE OBTAINED FROM THE CIT BASTROP.         19. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         19. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         10. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         10. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         11. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         12. WASTEWARTER SERVICE IS PROVIDED BY HEUEDON TO THE ORDINANCES OF THE CITY OF BASTROP.         13. WASTEWARTER SERVICE IS PROVIDED BY BULUEBONNET ELECTRIC.         14. ELECTRIC SERVICE IS PROVIDED BY BULUEBONNET ELECTRIC         15. PORVED THIS	OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA). FEROSION AND SEDIMENTATION CONTROLG CONSTRUCTED IN ACCORDANCES WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. PUBLIC UTILITY AND DRINAGE FASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANI SEWERS, PRORE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, DRINAGE PIPES, AND NATURAL GAS LI SIEDWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. D FRONT OC CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CIT BASTROP. D. BUILDTO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. D. WATER WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. D. WATER WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. D. WATER WATER SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.  APPROVED THIS2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED:2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.  APPROVED THIS2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP ELED TO EXAS§ COUNTY OF BASTROP§ KNOW ALL MEN BY THESE PRESENTS THAT WE, SPENCER HARKNESS, BEING THE OWNERS OF 74.974 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED IN 2015/02919 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY SUBDIVIDE SAND LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS.  PEARL RIVER BASTROP SUBDIVISION SUBJECT TO EASEMENTS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THISDAY OF 2022, A.D.  SPENCER HARKNESS	16. NO LOT OR STRUCTURE SHAL	LL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENT	
REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.         18. PUBLIC UTILTY AND DRAINAGE EASEMIS WHERE SHOWN AND/OR DESCRIBED HEREKON ARE INTENDED TO INDICATE AN EASEMENT CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WARS, INCLUDING, BUT NOT LIMITED TO, SAMITI SEWERKS, FORCE MAINS, WATER LINES, TELEPRIVE GIRAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LIN         19. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         21. BUILDING SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         21. BUILDING SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         22. WASTEWARTER SERVICE IS PROVIDED BY THE CITY OF BASTROP.         23. WASTEWARTER SERVICE IS PROVIDED BY THE CITY OF BASTROP.         24. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.         APPROVED THIS       DAY OF 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.         APPROVED:       ATTEST:         PLANNING & ZONING COMMISSION       CITY SECRETARY CHAIRPERSON         THE STATE OF TEXAS       CUTY OF BASTROPS         KNOW ALL MEN BY THESE PRESENTS       THATEST         THAT WE, SPENCER HARKNESS, BEING THE OWNERS OF 74.974 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED IN 20160219 OT THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY SUBDIVISION         SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO IN THEREBY SHOWN HEREON TO THE PUBLIC.         <	REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.         18 PUBLIC UTILITY AND DRINNAGE EASEMISTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT         18 PUBLIC UTILITY AND DRINNAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT         19 SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         20. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CIT         19 SIDEWALKS SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         20. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.         21. BUILD TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.         22. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.         23. WASTEWATER SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.         APPROVED THIS DAY OF 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP,         24. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.         PLANNING & ZONING COMMISSION       CITY SECRETARY CHAIRPERSON         THE STATE OF TEXAS       CITY SECRETARY CHAIRPERSON         FLEASTER OF TEXAS       COUNTY OF BASTROP SUBDIVISION         KNOW ALL MEN BY THESE PRESENTS       THAT WE, SPENCER HARKNESS, BEING THE OWNERS OF 74.974 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED UN 201502919 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON. TO T	OF REVIEW AND COMPLIANCE C	OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).	
CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS: INCLUDING, BUT NOT LIMITED TO, SANTI SEWERS, FORCE MAINS, WATER LINES TELEPHONE SIGNAL CONDUITORS, EDENTIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LIN 20 PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CIT BASTROP. 21 BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 22 WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 23 WASTEWATER SERVICE IS PROVIDED BY BULEBONNET ELECTRIC. APPROVED THIS DAY OF, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED: ATTEST: PLANNING & ZONING COMMISSION CITY SECRETARY CHAIRPERSON THE STATE OF TEXAS\$ COUNTY OF BASTROP\$ KNOW ALL MEN BY THESE PRESENTS THAT WE, SPENCER HARKNESS, BEING THE OWNERS OF 74.974 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED IN 201502919 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY SUBDIVISION SUBJECT TO EASSTROP SUBDIVISION SUBJECT TO EASSEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY SUBDIVIDE SAIL LAND WITH THE PLASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS DAY OF 2022, A.D. SPENCER HARKNESS	CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANI SEWERS, PORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITORS, BELATRO, 20 9 PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE OT BASTROP. 10 BUILDINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 20 WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 21 BUILDING SPROVIDED BY THE CITY OF BASTROP. 23 WASTEWATER SERVICE IS PROVIDED BY CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY CITY OF BASTROP. 25. WASTEWATER SERVICE IS PROVIDED BY CITY OF BASTROP. 26. ELECTRIC SERVICE IS PROVIDED BY CITY OF BASTROP. 27. MARTEWATER SERVICE IS PROVIDED BY CITY OF BASTROP. 28. APPROVED THISAYOF 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. 29. APPROVED: ATTEST: 20. MASTEWATER SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC. 20. MARTEWATER SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC. 20. APPROVED: ATTEST: 20. APPROVED: ATTEST: 20. ATTEST: 20. ATTEST: 20. ATTEST OF TEXAS 20. CITY SECRETARY CHAIRPERSON 20. CITY SECRETARY CHAIRPERSON TO US 20. DELEDS RECORDED IN 201502919 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO 40. HEREBY SUBDIVIDE SAID LAND WITH THE PLATS HOWN HEREON, TO BE KNOWN AS: 20. PEARL RIVER BASTROP SUBDIVISION 20. SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO 40. HEREBY BUBLICIES AND DRESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO 40. HEREBY MEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. 20. WITNESS MY HAND THIS DAY OF, 2022, A.D. 20. SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO 40. MININESS MY HAND THIS DAY OF, 2022, A.D. 20. SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEA	REQUIRED FOR ALL CONSTRUC	CTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.	
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BASTROP. 11. BUILDTO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 23. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.  APPROVED THIS, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED: ATTEST:  PLANNING & ZONING COMMISSION CITY SECRETARY CHAIRPERSON  THE STATE OF TEXAS\$ COUNTY OF BASTROP\$ KNOW ALL MEN BY THESE PRESENTS THAT WE, SPENCER HARKNESS, BEING THE OWNERS OF 74 974 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED IN 201602919 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON. TO BE KNOWN AS: PEARL RIVER BASTROP SUBDIVISION  SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS SHOWN HEREON TO THE PUBLIC.  WITNESS MY HAND THIS DAY OF 2022, A.D.  SPENCER HARKNESS	BASTROP. 21. BUILCHOINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP. 22. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 23. WASTEWATER SERVICE IS PROVIDED BY CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.  APPROVED THIS DAY OF, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED: ATTEST:  PLANNING & ZONING COMMISSION CITY SECRETARY CHAIRPERSON  THE STATE OF TEXAS§ COUNTY OF BASTROP§ KNOW ALL MEN BY THESE PRESENTS THAT WE, SPENCER HARKNESS, BEING THE OWNERS OF 74 974 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED IN 201502919 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS: PEARL RIVER BASTROP SUBDIVISION  SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY MEDIADE SAND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.  WITNESS MY HAND THIS DAY OF, 2022, A.D.  SPENCER HARKNESS	19. SIDEWALKS SHALL BE CONSTRU	UCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.	
22. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.         23. WASTEMATER SERVICE IS PROVIDED BY BUJEBONNET ELECTRIC.         APPROVED THISDAY OF, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.         APPROVED:       ATTEST:         PLANNING & ZONING COMMISSION       CITY SECRETARY CHAIRPERSON         THE STATE OF TEXAS\$       CUTY SECRETARY CHAIRPERSON         THE STATE OF TEXAS\$       CUTY SECRETARY CHAIRPERSON         THE STATE OF TEXAS\$       CUTY SECRETARY CHAIRPERSON         THE STATE OF TEXAS\$       CUNITY OF BASTROP\$         KNOW ALL MEN BY THESE PRESENTS       THAT WE, SPENCER HARKNESS, BEING THE OWNERS OF 74 974 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED IN 201502919 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:         PEARL RIVER BASTROP 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, A.D.	22. WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP. 23. WATER SERVICE IS PROVIDED BY CITY OF BASTROP. 24. ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.  APPROVED THISDAY OF, 2022, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS. APPROVED: ATTEST:  PLANNING & ZONING COMMISSION CITY SECRETARY CHAIRPERSON  THE STATE OF TEXAS§ COUNTY OF BASTROP§ KNOW ALL MEN BY THESE PRESENTS THAT WE. SPENCER HARKNESS, BEING THE OWNERS OF 74, 974 ACRES, AND AS CONVEYED TO US BY DEEDS RECORDED IN 201502919 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS: PEARL RIVER BASTROP 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, A.D.  SPENCER HARKNESS	BASTROP.		E CIT
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THE STATE OF TEXAS§ COUNTY OF BASTROP§

KNOW ALL MEN BY THESE PRESENTS

THAT I, GREG MOSIER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.



REGISTERED PUBLIC SURVEYOR

DATE

THE STATE OF TEXAS§ COUNTY OF BASTROP§

KNOW ALL MEN BY THESE PRESENTS

THAT I, BENJAMIN L. GREEN, DO HEREE COMPLIES WITH THE SUBDIVISION REG 100 YEAR FLOOD PLAIN IS AS SHOWN A AND OR DRAINAGE RIGHT-OF-WAY, AS

PRELIMINARY SIGNATURE AND SEAL OF REGISTERED ENGINEER

LINE TABLE					
LINE	LENGTH	BEARING			
L1	23.49	S13°27'19.31"E			
L2	76.33	S76°32'40.69"W			
L3	49.72	S74°10'02.50"W			
L4	76.33	N76°32'40.69"E			
L5	48.78	N74°10'02.50"E			
L6	6.22	S13°27'19.31"E			
L7	49.49	N74°10'02.50"E			

LC	LOT TABLE			
LOT NO.	ACRES	SQ. FT.		
1	8.052	350,727		
2	2.568	111,849		
3	2.569	111,902		
4	10.951	477,045		
5	11.644	507,217		
6	8.179	356,261		
7	5.499	239,547		
8	4.105	178,824		
9	3.028	131,921		
10	2.242	97,655		
11	5.400	235,208		
R.O.W.	10.730	467,427		

CURVE         RADIUS         LENGTH         CHORD BEARING         CHORD         DELTA         TANGENT           C1         15.00'         23.56'         S42°44'04"W         21.21'         90°0000'         15.00'           C2         15.00'         23.56'         N47°15'56"W         21.21'         90°0000'         15.00'           C3         15.00'         23.56'         S42°44'04"W         21.21'         90°0000''         15.00'           C6         272.25'         110.19'         S88'08'22"W         109.44'         23°11'24''         55.86'           C7         640.25'         134.09'         N86°15'56"W         133.85'         12°00'00''         15.00'           C8         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00''         15.00'           C9         2848.90         530.18'         N10°32'46"W         21.21'         90°00'00''         15.00'           C10         182.00'         136.15'         N84°24'04"W         133.00'         42°51'46''         71.44'           C11         118.00'         60.33'         N77°37'03"W         29.61'21'         90°0'00''         15.00'           C12         15.00'         23.56'         N47°15'56"W	CURVE TABLE							
C2         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C3         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C6         272.25'         110.19'         S88°08'22"W         109.44'         23°11'24"         55.86'           C7         640.25'         134.09'         N86°15'56"W         133.85'         12°00'00"         67.29'           C8         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C9         2848.90'         530.18'         N10°32'46"W         529.42'         10°39'46"         265.86'           C10         182.00'         136.15'         N84°24'04"W         133.00'         42°51'46"         71.44'           C11         118.00'         60.33'         N77°37'03"W         59.68'         29°17'45"         30.84'           C12         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C13         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C14         15.00'         23.56'         N42°44'04"E	CURVE	/E RADIUS LENGTH CHORD BEARING CHORD DELTA				TANGENT		
C3         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00'         15.00'           C6         272.25'         110.19'         S88°08'22"W         109.44'         23°11'24"         55.86'           C7         640.25'         134.09'         N86°15'56"W         133.85'         12°00'00'         67.29'           C8         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00''         15.00'           C9         2848.90'         530.18'         N10°32'46"W         529.42'         10°39'46''         265.86'           C10         182.00'         136.15'         N84°24'04"W         133.00'         42°51'46''         71.44'           C11         118.00'         60.33'         N77°37'03"W         59.68'         29°17'45''         30.84'           C12         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00''         15.00'           C13         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00''         15.00'           C14         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00''         15.00'           C15         15.00'         23.56'         N42°44'04"E	C1	15.00'	23.56'	S42°44'04"W	21.21'	90°00'00"	15.00'	
C6         272.25'         110.19'         S88°08'22"W         109.44'         23°11'24"         55.86'           C7         640.25'         134.09'         N86°15'56"W         133.85'         12°00'00'         67.29'           C8         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00'         15.00'           C9         2848.90'         530.18'         N10°32'46"W         529.42'         10°39'46''         265.86'           C10         182.00'         136.15'         N84°24'04"W         133.00'         42°51'46''         71.44'           C11         118.00'         60.33'         N77°37'03"W         59.68'         29°17'45''         30.84'           C12         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00''         15.00'           C13         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00''         15.00'           C14         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00''         15.00'           C15         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00''         15.00'           C14         15.00'         23.56'         N47°15'56"K	C2	15.00'	23.56'	N47°15'56"W	21.21'	90°00'00"	15.00'	
C7         640.25'         134.09'         N86°15'56"W         133.85'         12°00'00"         67.29'           C8         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C9         2848.90'         530.18'         N10°32'46"W         529.42'         10°39'46"         265.86'           C10         182.00'         136.15'         N84°24'04"W         133.00'         42°51'46"         71.44'           C11         118.00'         60.33'         N77°37'03"W         59.68'         29°17'45"         30.84'           C12         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C13         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C14         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C15         15.00'         23.56'         S42°44'04"E         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         S42°44'04"E         21.21'         90°00'00"         15.00'           C20         15.00'         23.56'         N47°15'56"W	C3	15.00'	23.56'	S42°44'04"W	21.21'	90°00'00"	15.00'	
C8         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C9         2848.90'         530.18'         N10°32'46"W         529.42'         10°39'46"         265.86'           C10         182.00'         136.15'         N84°24'04"W         133.00'         42°51'46"         71.44'           C11         118.00'         60.33'         N77°37'03"W         59.68'         29°17'45"         30.84'           C12         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C13         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C14         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C15         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C17         15.00'         23.56'         N47°15'56"E         21.21'         90°00'00"         15.00'           C20         15.00'         23.56'         N42°44'04"E <t< td=""><td>C6</td><td>272.25'</td><td>110.19'</td><td>S88°08'22"W</td><td>109.44'</td><td>23°11'24"</td><td>55.86'</td></t<>	C6	272.25'	110.19'	S88°08'22"W	109.44'	23°11'24"	55.86'	
C9         2848.90'         530.18'         N10°32'46"W         529.42'         10°39'46"         265.86'           C10         182.00'         136.15'         N84°24'04"W         133.00'         42°51'46"         71.44'           C11         118.00'         60.33'         N77°37'03"W         59.68'         29°17'45"         30.84'           C12         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C13         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C14         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C15         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C17         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C20         15.00'         23.56'         N42°44'04"E         <	C7	640.25'	134.09'	N86°15'56"W	133.85'	12°00'00"	67.29'	
C10         182.00'         136.15'         N84°24'04"W         133.00'         42°51'46"         71.44'           C11         118.00'         60.33'         N77°37'03"W         59.68'         29°17'45"         30.84'           C12         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C13         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C14         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C15         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C17         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C17         15.00'         23.56'         N42°15'56"W         21.21'         90°00'00"         15.00'           C20         15.00'         23.56'         N42°15'56"W         2	C8	15.00'	23.56'	N47°15'56"W	21.21'	90°00'00"	15.00'	
C11         118.00'         60.33'         N77°37'03"W         59.68'         29°17'45"         30.84'           C12         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C13         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C14         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C15         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         S42°44'04"E         21.21'         90°00'00"         15.00'           C17         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C20         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C21         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C21         15.00'         23.56'         N47°15'56"W         11.7	C9	2848.90'	530.18'	N10°32'46"W	529.42'	10°39'46"	265.86'	
C12         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C13         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C14         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C15         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C17         15.00'         23.56'         S42°44'04"E         21.21'         90°00'00"         15.00'           C17         15.00'         23.56'         N47°15'56"E         21.21'         90°00'00"         15.00'           C20         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C21         15.00'         23.56'         N42°45'15'6"W         21.21'         90°00'00"         15.00'           C21         15.00'         23.56'         N47°15'56"W         21.	C10	182.00'	136.15'	N84°24'04"W	133.00'	42°51'46"	71.44'	
C13       15.00'       23.56'       N47°15'56"W       21.21'       90°00'00"       15.00'         C14       15.00'       23.56'       N42°44'04"E       21.21'       90°00'00"       15.00'         C15       15.00'       23.56'       N42°44'04"E       21.21'       90°00'00"       15.00'         C16       15.00'       23.56'       N47°15'56"W       21.21'       90°00'00"       15.00'         C16       15.00'       23.56'       S42°44'04"W       21.21'       90°00'00"       15.00'         C17       15.00'       23.56'       S42°44'04"E       21.21'       90°00'00"       15.00'         C20       15.00'       23.56'       N47°15'56"E       21.21'       90°00'00"       15.00'         C21       15.00'       23.56'       N47°15'56"W       21.21'       90°00'00"       15.00'         C20       15.00'       23.56'       N47°15'56"W       21.21'       90°00'00"       15.00'         C21       15.00'       23.56'       N47°15'56"W       21.21'       90°00'00"       15.00'         C22       85.00'       17.80'       N8°15'56"W       17.77'       12°00'00"       8.93'         C23       320.00'       59.08'	C11	118.00'	60.33'	N77°37'03"W	59.68'	29°17'45"	30.84'	
C14         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C15         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C16         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C17         15.00'         23.56'         S42°44'04"W         21.21'         90°00'00"         15.00'           C17         15.00'         23.56'         S47°15'56"E         21.21'         90°00'00"         15.00'           C20         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C21         15.00'         23.56'         N42°44'04"E         21.21'         90°00'00"         15.00'           C21         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C21         15.00'         23.56'         N47°15'56"W         21.21'         90°00'00"         15.00'           C22         85.00'         17.80'         N8°15'56"W         117.77'         12°00'00"         8.93'           C23         320.00'         59.08'         N8°58'33"W         59.00'	C12	15.00'	23.56'	S42°44'04"W	21.21'	90°00'00"	15.00'	
C1515.00'23.56'N47°15'56"W21.21'90°00'00"15.00'C1615.00'23.56'S42°44'04"W21.21'90°00'00"15.00'C1715.00'23.56'S47°15'56"E21.21'90°00'00"15.00'C2015.00'23.56'N42°44'04"E21.21'90°00'00"15.00'C2115.00'23.56'N42°44'04"E21.21'90°00'00"15.00'C2115.00'23.56'N47°15'56"W21.21'90°00'00"15.00'C2115.00'23.56'N47°15'56"W21.21'90°00'00"15.00'C2285.00'17.80'N8°15'56"W17.77'12°00'00"8.93'C23320.00'59.08'N8°58'33"W59.00'10°34'45"29.63'C24327.75'132.65'N88°08'22"E131.75'23°11'24"67.25'C25584.75'122.47'S86°15'56"E122.25'12°00'00"61.46'C27118.00'88.28'S84°24'04"E86.23'42°51'46"46.32'C28182.00'93.06'S77°37'03"E92.05'29°17'45"47.57'	C13	15.00'	23.56'	N47°15'56"W	21.21'	90°00'00"	15.00'	
C1615.00'23.56'S42°44'04"W21.21'90°00'00"15.00'C1715.00'23.56'S47°15'56"E21.21'90°00'00"15.00'C2015.00'23.56'N42°44'04"E21.21'90°00'00"15.00'C2115.00'23.56'N47°15'56"W21.21'90°00'00"15.00'C2115.00'23.56'N47°15'56"W21.21'90°00'00"15.00'C2285.00'17.80'N8°15'56"W17.77'12°00'00"8.93'C23320.00'59.08'N8°58'33"W59.00'10°34'45"29.63'C24327.75'132.65'N88°08'22"E131.75'23°11'24"67.25'C25584.75'122.47'S86°15'56"E122.25'12°00'00"61.46'C27118.00'88.28'S84°24'04"E86.23'42°51'46"46.32'C28182.00'93.06'S77°37'03"E92.05'29°17'45"47.57'	C14	15.00'	23.56'	N42°44'04"E	21.21'	90°00'00"	15.00'	
C1715.00'23.56'S47°15'56"E21.21'90°00'00"15.00'C2015.00'23.56'N42°44'04"E21.21'90°00'00"15.00'C2115.00'23.56'N47°15'56"W21.21'90°00'00"15.00'C2285.00'17.80'N8°15'56"W17.77'12°00'00"8.93'C23320.00'59.08'N8°58'33"W59.00'10°34'45"29.63'C24327.75'132.65'N88°08'22"E131.75'23°11'24"67.25'C25584.75'122.47'S86°15'56"E122.25'12°00'00"61.46'C27118.00'88.28'S84°24'04"E86.23'42°51'46"46.32'C28182.00'93.06'S77°37'03"E92.05'29°17'45"47.57'	C15	15.00'	23.56'	N47°15'56"W	21.21'	90°00'00"	15.00'	
C2015.00'23.56'N42°44'04"E21.21'90°00'00"15.00'C2115.00'23.56'N47°15'56"W21.21'90°00'00"15.00'C2285.00'17.80'N8°15'56"W17.77'12°00'00"8.93'C23320.00'59.08'N8°58'33"W59.00'10°34'45"29.63'C24327.75'132.65'N88°08'22"E131.75'23°11'24"67.25'C25584.75'122.47'S86°15'56"E122.25'12°00'00"61.46'C27118.00'88.28'S84°24'04"E86.23'42°51'46"46.32'C28182.00'93.06'S77°37'03"E92.05'29°17'45"47.57'	C16	15.00'	23.56'	S42°44'04"W	21.21'	90°00'00"	15.00'	
C21       15.00'       23.56'       N47°15'56"W       21.21'       90°00'00"       15.00'         C22       85.00'       17.80'       N8°15'56"W       17.77'       12°00'00"       8.93'         C23       320.00'       59.08'       N8°58'33"W       59.00'       10°34'45"       29.63'         C24       327.75'       132.65'       N88°08'22"E       131.75'       23°11'24"       67.25'         C25       584.75'       122.47'       S86°15'56"E       122.25'       12°00'00"       61.46'         C27       118.00'       88.28'       S84°24'04"E       86.23'       42°51'46"       46.32'         C28       182.00'       93.06'       S77°37'03"E       92.05'       29°17'45"       47.57'	C17	15.00'	23.56'	S47°15'56"E	21.21'	90°00'00"	15.00'	
C22         85.00'         17.80'         N8°15'56"W         17.77'         12°00'00"         8.93'           C23         320.00'         59.08'         N8°58'33"W         59.00'         10°34'45"         29.63'           C24         327.75'         132.65'         N88°08'22"E         131.75'         23°11'24"         67.25'           C25         584.75'         122.47'         S86°15'56"E         122.25'         12°00'00"         61.46'           C27         118.00'         88.28'         S84°24'04"E         86.23'         42°51'46"         46.32'           C28         182.00'         93.06'         S77°37'03"E         92.05'         29°17'45"         47.57'	C20	15.00'	23.56'	N42°44'04"E	21.21'	90°00'00"	15.00'	
C23       320.00'       59.08'       N8°58'33"W       59.00'       10°34'45"       29.63'         C24       327.75'       132.65'       N88°08'22"E       131.75'       23°11'24"       67.25'         C25       584.75'       122.47'       S86°15'56"E       122.25'       12°00'00"       61.46'         C27       118.00'       88.28'       S84°24'04"E       86.23'       42°51'46"       46.32'         C28       182.00'       93.06'       S77°37'03"E       92.05'       29°17'45"       47.57'	C21	15.00'	23.56'	N47°15'56"W	21.21'	90°00'00"	15.00'	
C24       327.75'       132.65'       N88°08'22"E       131.75'       23°11'24"       67.25'         C25       584.75'       122.47'       S86°15'56"E       122.25'       12°00'00"       61.46'         C27       118.00'       88.28'       S84°24'04"E       86.23'       42°51'46"       46.32'         C28       182.00'       93.06'       S77°37'03"E       92.05'       29°17'45"       47.57'	C22	85.00'	17.80'	N8°15'56"W	17.77'	12°00'00"	8.93'	
C25       584.75'       122.47'       S86°15'56"E       122.25'       12°00'00"       61.46'         C27       118.00'       88.28'       S84°24'04"E       86.23'       42°51'46"       46.32'         C28       182.00'       93.06'       S77°37'03"E       92.05'       29°17'45"       47.57'	C23	320.00'	59.08'	N8°58'33"W	59.00'	10°34'45"	29.63'	
C27       118.00'       88.28'       S84°24'04"E       86.23'       42°51'46"       46.32'         C28       182.00'       93.06'       S77°37'03"E       92.05'       29°17'45"       47.57'	C24	327.75'	132.65'	N88°08'22"E	131.75'	23°11'24"	67.25'	
C28 182.00' 93.06' S77°37'03"E 92.05' 29°17'45" 47.57'	C25	584.75'	122.47'	S86°15'56"E	122.25'	12°00'00"	61.46'	
	C27	118.00'	88.28'	S84°24'04"E	86.23'	42°51'46"	46.32'	
C29 15.00' 23.56' S47°15'56"E 21.21' 90°00'00" 15.00'	C28	182.00'	93.06'	S77°37'03"E	92.05'	29°17'45"	47.57'	
	C29	15.00'	23.56'	S47°15'56"E	21.21'	90°00'00"	15.00'	
C30 2962.35' 96.83' N18°08'14"W 96.83' 1°52'22" 48.42'	C30	2962.35'	96.83'	N18°08'14"W	96.83'	1°52'22"	48.42'	

EBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT EGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT
AS SHOWN HEREON.

DATE

					em 4G
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					REVISIONS
					No.
		5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100	Austin, Texas 78746 PHONE: 512-646-2237	WWW.KIMLEY-HORN.COM	U 2022 NIMLET-FUCKN AND ASSOCIALES, INC. TBPE Firm No. 928
Not fo	r construct Kimle or <u>BENJAM</u> 132190	EVIEW ( ion or p C N L. GF	ONLY ermit p	ourposi DIN	25.
KHA PROJECT 069300300	DATE NOVEMBER 2022	SCALE: AS SHOWN	DESIGNED BY: ABG	DRAWN BY: ARP	снескер ву: ABG
	PRELIM PLAT				
REPLAT OF LONE	STAR STORAGE	NOISIVIUSIUN			BASIRUP COUNTY, IEAAS

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C33	15.00'	23.56'	N42°44'04"E	21.21'	90°00'00"	15.00'
C34	15.00'	23.56'	S47°15'56"E	21.21'	90°00'00"	15.00'
C35	15.00'	23.56'	N42°44'04"E	21.21'	90°00'00"	15.00'
C36	25.00'	39.28'	S47°18'11"E	35.36'	90°00'54"	25.01'
C37	1030.00'	200.48'	S7°52'45"E	200.16'	11°09'07"	100.56'
C38	970.00'	139.86'	N9°19'29"W	139.73'	8°15'40"	70.05'
C40	612.50'	128.28'	S86°15'56"E	128.05'	12°00'00"	64.38'
C41	300.00'	121.42'	N88°08'22"E	120.59'	23°11'24"	61.55'
C42	150.00'	112.21'	S84°24'04"E	109.62'	42°51'46"	58.88'
C43	150.00'	76.70'	S77°37'03"E	75.86'	29°17'45"	39.21'



## BAS Heart of the Lost Pines Est. 1832

115 230 460 Feet 1

## Pearl River Preliminary Plat Lone Star Storage Subdivision

1 inch = 500 feet

#### Date: 01/19/2023

Date: 01/19/2023 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 warrany of merchantability and fitness for particular purpose, or assumes any legal liability or responsibil accuracy, completeness or usefulness in not infringe upon privately owned right

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# **STAFF REPORT**

#### MEETING DATE: January 26, 2023

#### TITLE:

Consider action to approve Bark 1832 Subdivision Preliminary Plat, being 0.776 acres out of Farm Lot 6, West of Main Street, located north of Laurel Street, south of Linden Street and east of Wilson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

#### STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:	Ann
Site Address:	North of Laurel Street, south of Linden Street, east of Wilson Street (Attachment 1)
Total Acreage:	0.776 acres
Legal Description:	0.776 acres of Farm Lot 6, West of Main Street
Property Owner:	Robert Steubing and Brynda Fowler
Agent Contact:	Brynda Fowler
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Place Type 3 - P3
Character District:	North End
Future Land Use:	Neighborhood Residential

#### **BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for Bark 1832 Subdivision. The plat includes 3 residential lots (Exhibit A). The residential lots have an average size of 0.218 acres The applicant plans to build the entire subdivision in one phase.

#### Traffic Impact and Streets

The Preliminary Plat proposes to add additional right-of-way off Wilson Street for Bark Street. Bark Street will be publicly dedicated. Sidewalks will also be built within the development along the public streets.

A traffic impact analysis (TIA) for the development is not required by the City as the development is complying with the Master Transportation Plan and meets the Building Block grid requirement for Traditional Neighborhood Development, which complies with the Downtown Character District.

#### <u>Utilities</u>

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer from the existing water lines on Wilson Street. These lines will be designed according to the City's construction standards, as well as the Texas Commission on

Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop with wastewater line extensions from Wilson Street, provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

#### Drainage

The natural drainage basins for this area will drain into an onsite detention area between Lots 1 and 2. Stormwater runoff generated will be routed via storm sewer. A 6-inch ribbon curb will be installed for the property that cannot drain into the detention bond to allow stormwater to drain across the property. The drainage plan is using the updated rainfall totals of Atlas 14. Place Type 3 (P3) zoning district allows a maximum of 60% impervious cover. 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 Commercial character area is intended for lands that are to be developed for nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These developments typically occupy much smaller footprints, use less signage, have more landscaping, and deemphasize or screen parking in a manner that sets the areas apart from typical large scale or corridor commercial developments. In some cases, neighborhood commercial uses may be included as part of a larger planned development within residential character areas.

This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.

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

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

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

The B<sup>3</sup> Code allows for a diversity of building types and sizes by not requiring a minimum lot size and allowing up to three living units on each lot. The Bark 1832 Subdivision Development will create 3 residential lots that will follow the form and lot requirements of the B<sup>3</sup> Code.

#### Local Government Code

#### Sec. 212.002. Rules.

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

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

Section 212.004 Plat Required

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

The applicant has proposed subdividing an undeveloped .776-acre tract into 3 residential lots. Utility improvements within the subdivision water and wastewater will be dedicated to the City of Bastrop upon their completion. This plat also extends the street right-of-way to the east edge of the development, which will allow the landlocked tract to the east to further extend the street and develop.

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 Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension.

(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 B<sup>3</sup> Code.

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

Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Drainage Plan, Preliminary Infrastructure Plan, Preliminary Plat, Public Improvement Plan, Public Improvement, 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 November 24, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on February 24, 2022.

Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for Bark 1832 Subdivision for compliance with subdivision standards on January 5, 2023 and deemed the plat administratively complete. The Director of Planning recommends approval.

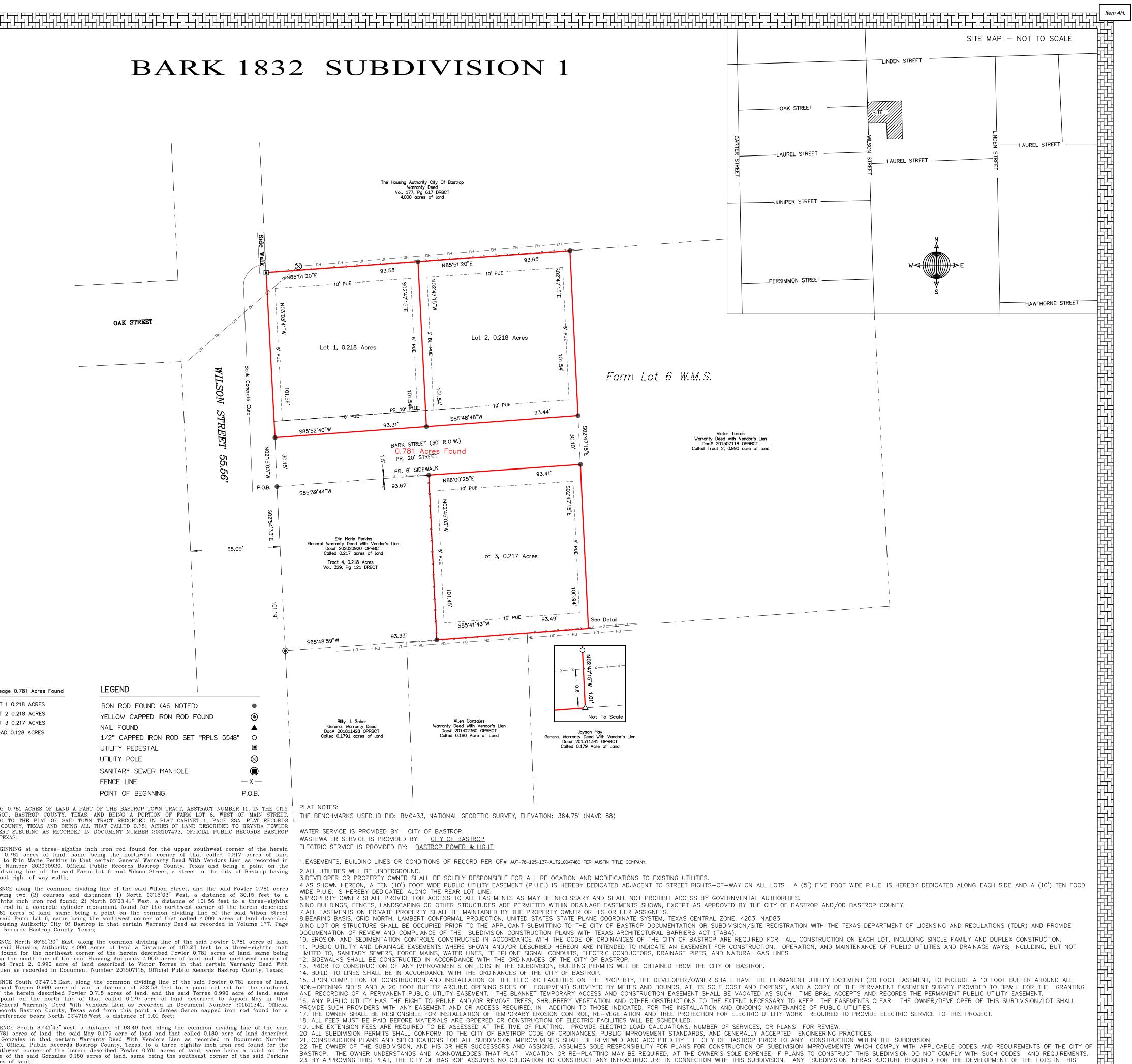
#### **RECOMMENDATION:**

Consider action to approve Bark 1832 Subdivision Preliminary Plat, being 0.776 acres out of Farm Lot 6, West of Main Street, located north of Laurel Street, south of Linden Street and east of Wilson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

#### ATTACHMENTS:

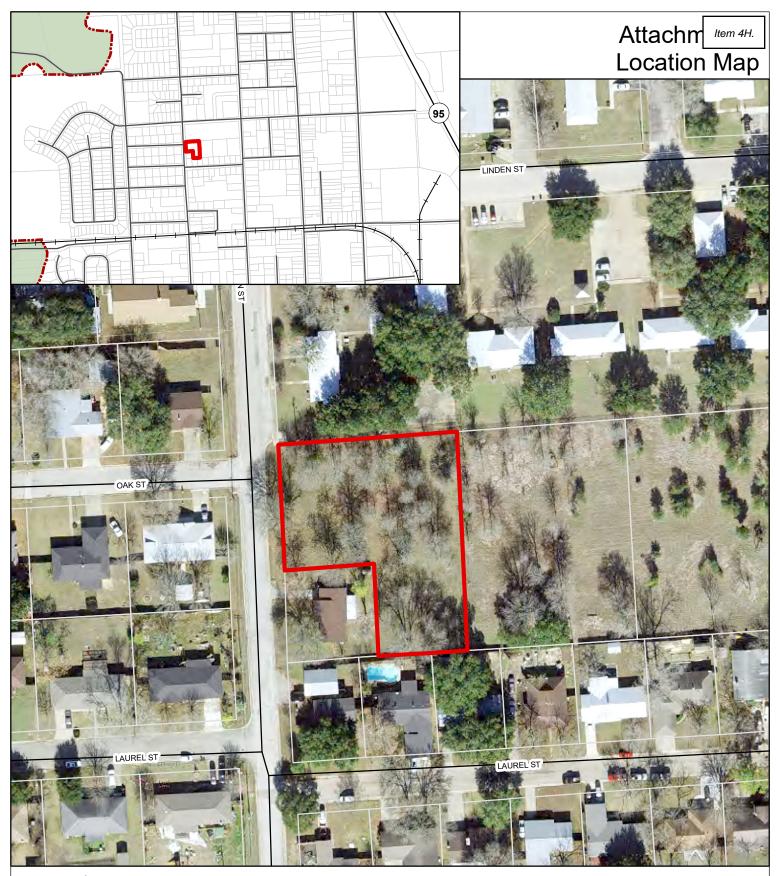
- Exhibit A: Bark 1832 Subdivision Preliminary Plat
- Attachment 1: Location Map

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	COUNTY OF BASTROP }				
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	MAIN STREET, ACCORDING TO THE PLAT OF SAID TOWN TRACT RECORDED IN DOCUMENT NUMBER 202107473, OFFICIAL PUBLI	T RECORDED IN PLAT CABINET 1, PAGE 23A, PLAT RECORDS	BASTROP COUNTY, TEXAS, AS DESCRIBED TO US	IN THAT CERTAIN GENERAL WARRANTY DEED	
Ħ	E	BARK 1832 SUBDIVISION	1		
	AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE	STREETS AND EASEMENTS AS SHOWN HEREON.			
	WITNESS MY HAND ON THIS THEDAY OF	, 2021, A.D.			
	BRYNDA FOWLER	ROBERT STEUBING			
	525 TAHITIAN DRIVE BASTROP, TEXAS	525 TAHITIAN DRIVE BASTROP, TEXAS			
	STATE OF TEXAS }{ COUNTY OF BASTROP }{				
	BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERS	SONALLY APPEARED BRYNDA FOWLER, KNOWN TO ME TO BE	THE PERSON WHOSE NAME IS SUBSCRIBED TO	THE FOREGOING INSTRUMENT AND	
	ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR TH				
	NOTARY PUBLIC IN AND	– PRINTEC	NAME OF NOTARY / EXPIRES		
	FOR THE STATE OF TEXAS				
	STATE OF TEXAS }				
	COUNTY OF BASTROP }{				
	BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERS	-	THE PERSON WHOSE NAME IS SUBSCRIBED TO	THE FOREGOING INSTRUMENT AND	
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	NOTARY PUBLIC IN AND	- PRINTEC	NAME OF NOTARY / EXPIRES		
	FOR THE STATE OF TEXAS				
	STATE OF TEXAS }{ COUNTY OF BASTROP }{				
	COUNTY OF BASTROP				
	I, RACHEL HARTZLER, P.E., DO HEREBY CERTIFY THAT THE INF CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PL				
	RIGHT-OF-WAY, AS SHOWN HEREON.				
	RACHEL HARTZLER, P.E.	DATE			
	FLOOD PLAIN NOTE: NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 1	100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNIL	AL CHANCE) AS IDENTIFIED		
	BY THE FLOOD INSURANCE RATE MAP, PANEL NO.		<i>,</i> .		
	COUNTY, COMMUNITY NUMBER 481193.				Total Acrea
	FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY	THE CITY OF BASTROP FLOOD DAMAGE PREVENT	ON ORDER IS CONSIDERED		LOT
	REASONABLE FOR REGULATORY PURPOSES AND IS OCCASIONS, GREATER FLOODS CAN AND WILL OCC		NSIDERATIONS. ON RARE MAN-MADE OR NATURAL		LOT ROAI
	CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH				
	ACCCEPTANCE OF THIS PLAT CREATE LIABILITY ON T FOR ANY FLOOD DAMAGES THAT RESULT FROM TH	THE PART OF THE CITY OF BASTROP OR ANY OFFIC	AL OR EMPLOYEE THEREOF		
	ADMINISTRATION DECISION LAWFULLY MADE HEREUNDE		THIN THIS FLAT ON ANT		
	EROSION AND SEDIMENTATION CONTROLS ARE REQUIR	RED FOR CONSTRUCTION ON EACH LOT, INCLUDING S	INGLE-FAMILY AND DUPLEX		
	CONSTRUCTION.				SURVEY OF
	FLOODPLAIN ADMINISTRATOR NOTE: BASED ON THE REPRESENTATIONS OF THE SURVEYO	DR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A	REVIEW OF THE PLAT AS		OF BASTRO ACCORDING BASTROP C
	REPRESENTED BY THE SAID SURVEYOR, IT IS DETE DAMAGE PREVENTION ORDER FOR CITY OF BASTROP.	RMINED THAT THIS PLAT COMPLIES WITH THE REQ	UIREMENTS OF THE FLOOD		AND ROBER COUNTY, TE
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刊	KNOWN ALL MEN BY THESE PRESENTS I, ROBERT STEUBING, R.P.L.S., DO HEREBY CERTIFY THAT I PRI				Fowler 0.78 to Allen G 201402360,
	MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER	MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUB	DIVISION REGULATIONS OF THE CITY OF BASTROP		lower south north line 0.217 acres
			<b>REVISION DATE:</b> 07/06/202	🦚 ROBERT C. STEUBING 🔊	THE
	ROBERT C. STEUBING REGISTERED PROFESSION	IAL LAND SURVEYOR NO. 5548	REVISION DATE:         11/09/202           REVISION DATE:         12/27/202	TO JUTO F.C.	0.781 acres 101.45 feet Fowler 0.78
H	525 TAHITIAN DRIVE BASTROP, TEXAS			SURVES	South 85°39 acres of la acres of la
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NCE along the common dividing line of the said Perkins 0.217 acres of land, the said Fowler of land the following two (2) courses and distances: 1) North 02'45'03" West, a distance of to a three-eighths inch iron rod found for an interior angle corner of the herein described 31 acres of land, same being the northeast corner of the said Perkins 0.217 acres of land; 2) 9'44" West, a distance of 93.62 feet along the common dividing line of the said Perkins 0.217 and and the said Fowler 0.781 acres of and to the POINT OF BEGINNING and containing 0.781 nd, more or less, within these metes and bounds.

SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY. 24. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY. 25. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES. 26. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). FOR REVIEW. 27. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING. 28. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS





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## **Preliminary Plat** Bark 1832 Subdivision

#### Date: 1/20/2023

Date: 1/20/2023 The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility accuracy, completeness or usefulness in the set of information, nor does it represent that its not infringe upon privately owned right

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