

CITY OF BASTROP, TEXAS
Public Improvement Plan Agreement

***THE COLONY MUD 1C, SECTION 2 ROSEWOOD PATH
EXTENSION***

The State of Texas

County of Bastrop

WHEREAS, HUNT COMMUNITIES, LLC, hereinafter referred to as, "Developer", is the developer of the following described property and desires to make certain improvements to the following lots and blocks in THE COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION, a development in the City of Bastrop ETJ, Texas; and

WHEREAS, the said Developer has requested the City of Bastrop, a Home Rule Municipality of Bastrop County, Texas, hereinafter referred to as, "City", to provide approvals and cooperative arrangements in connection with said improvements:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That said Developer, acting herein by and through Rick Neff, its duly authorized officer, and the City, acting herein by and through Sylvia Carrillo, its City Manager, for and in consideration of the covenants and agreements herein performed and to be performed, do hereby covenant and agree as follows regarding assurance of construction of sanitary sewer facilities (MUD Facility – Provided to MUD), streets (Bastrop County - Included), drainage (MUD Facility – Provided to MUD), street lights and street signs (Bastrop County - Included), and park/trail improvements (MUD Facility – Provided to MUD); summary of applicable infrastructure (development) amounts; assurance payments to the City; payment of inspection fees; and miscellaneous provisions relating to the acceptable completion of said construction according to the plans for THE COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION approved by the City on October 6, 2022.

1.00 Assurance of Infrastructure Construction

1.10 Employment of Contractors

In accordance with this agreement, the Developer agrees to employ a general contractor or contractors in accordance with the conditions set forth in Section 4.00 for work for which the Developer is providing as stated herein and indicated in the Summary of Infrastructure (Development) Assurance Amounts, Section 2.30 on page 4 of this agreement.

1.11 Public Infrastructure Construction and Acceptance Process

- a) The Developer and the City agree that a pre-construction meeting will not be held and notice to proceed issued until the payment of the Public Improvement Inspection fees are paid to the City and a copy of the approved plan set provided to the City Construction Manager. The Public Improvement Inspection fees will be two percent (2%) of the total infrastructure costs (water, wastewater, streets, sidewalks, and drainage), per the First Amendment to the Consent Agreement of the Colony Municipal Utility District No. 1 and successor districts.
- b) Upon completion of the Infrastructure, the developer must furnish the City with the following prior to acceptance and release of fiscal guarantee (if provided):
 1. As-Built/Record Drawings of Public Improvement Plans in pdf format and in CAD/GIS format;
 2. The Developer agrees to require the contractor(s) to furnish the City and County with a two (2) year maintenance bond in the name of the City and County, subject to City approval, for ten percent (10%) of the

Public Improvement Plan Agreement – COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION

contract price of the public streets, sidewalk, and drainage improvements. The maintenance bond(s) shall be submitted and approved prior to the final acceptance of the improvements;

3. Letter of Concurrence from the Design Engineer;
 4. Close out documents required by the Engineering Department (Attachment 2).
- c) Once these items are provided, the City will provide a Letter of Acceptance from the City Engineer.
- d) In order to record the Final Plat, the developer must complete one of the following:
1. Have received a Letter of Acceptance from the City Engineer and MUD Engineer; or
 2. Provide fiscal guarantee for 125% of the outstanding Infrastructure (Development) Improvement Costs, with Engineer's Estimate of Probable Costs (Attachment 1). This guarantee will not be release until acceptance of the Infrastructure by the City Engineer.

1.12 Payment of Miscellaneous Construction Costs

It is further agreed and understood that additional costs may be required of the Developer to cover such additional work, materials and/or other costs as may be made necessary by conditions encountered during construction and within the scope of this project.

1.13 Compliance with Tree Preservation Ordinance

Public Improvement Plan Agreement – COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION

The Developer is responsible to fully comply with the requirements of the consent agreement relating to tree preservation.

2.00 Infrastructure (Development) Improvement Costs

All infrastructure (development) improvement costs are the full responsibility of the Developer unless otherwise noted, or unless otherwise funded with a public improvement district revenue, tax increment reinvestments zone revenue, or a Chapter 380 grant, pursuant to a separate agreement. The following improvement costs have been developed using the Developer's plans and specifications and recommendations by the City in accordance with the construction guidelines set forth by the City:

2.10 Sanitary Sewer Improvements (MUD Facility - Provided to MUD)

The distribution of costs between the City and MUD for all sanitary sewer are as follows:

	Full Project Cost	Assurance Amount	City Participation
Water Facilities	\$0.00	\$0.00	\$0.00
Sanitary Sewer Facilities	\$0.00	\$0.00	\$0.00
Total Construction Cost	\$0.00	\$0.00	\$0.00

2.20 Drainage Improvements (MUD Facility - Provided to MUD)

The distribution of costs between the City and MUD for drainage improvements are as follows:

	Full Project Cost	Assurance Amount	City Participation
Storm Drainage Facilities	\$177,222.00	\$221,527.50	\$0.00

Public Improvement Plan Agreement – COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION

2.30 Street Improvements (Bastrop County - Included)

The distribution of costs between the City and the Developer for all street improvements are as follows:

	Full Project Cost	Assurance Amount	City Participation
Streets & Sidewalks	\$339,907.00	\$424,883.75	\$0.00
Erosion Control Items	\$30,740.00	\$38,425.00	\$0.00
Total Construction Cost	\$370,647.00	\$463,308.75	\$0.00

2.40 Summary of Infrastructure (Development) Assurance Amounts

	Final Assurance Amount
Utility Facilities	\$0.00
Storm Drainage Facilities	\$221,527.50
Streets, Sidewalks & Erosion Control Improvements	\$463,308.75
Total Development Assurance Amounts	\$684,836.25

INSPECTION FEES TO HOLD IN ESCROW TO BE PAID PRIOR TO PRE-CONSTRUCTION MEETING:

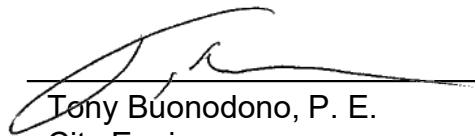
Percentage Final of Construction Improvement

		Construction Cost Amount	Inspection Fee
Streets, Sidewalks & Erosion Control Improvements	2.0%	\$370,647.00	\$7,412.94
Water	2.0%	\$0.00	\$0.00
Wastewater	2.0%	\$0.00	\$0.00
Drainage	2.0%	\$177,222.00	\$3,544.44
Payment to the City			\$10,957.38

**Public Improvement Plan Agreement – COLONY MUD 1C, SECTION 2 ROSEWOOD PATH
EXTENSION**

The final construction amount is **\$547,869.00**, and the Public Improvement Inspection fee amount is **\$10,957.38** (the “Final Fiscal Guaranty Amount”).

RECOMMENDED:



Tony Buonodono, P. E. 10/17/2022
City Engineer Date

3.00 Miscellaneous Improvements

3.10 Drainage Operation and Maintenance Plan (MUD Facility)

N/A

3.20 Sidewalks (Bastrop County - Included)

The Developer shall be responsible for installing sidewalks along rights-of-way on open space lots and other lots that will not contain single family residential units within **THE COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION** as shown on the approved Public Improvement Plans. All sidewalks shall be in compliance with the County’s Master Transportation Plan, and conform to the City of Bastrop Standard Construction Details.

3.30 Screening Wall, Landscaping, and Irrigation (MUD Facility)

N/A

3.40 Street Lights (MUD/HOA Facility)

The Developer is responsible for the initial installation and maintenance of all street lights. The MUD or HOA will be responsible or obligated to maintain and/or replace any standard or non-standard street light poles.

3.50 Street Name and Regulatory Signs (Bastrop County)

Street name and regulatory signs shall be installed by the Developer at the Developer's expense at locations specified by the City's Director of Public Works per the signage regulations ***in compliance with the Consent Agreement*** and the Bastrop County Sign Standards and Details. The signs shall conform to The State of Texas Manual on Uniform Traffic Control Devices and County requirements, including but not limited to, exact placement, sign height and block numbers. The City and

Public Improvement Plan Agreement – COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION

County shall not be responsible or obligated to maintain and/or replace any non-standard sign poles, street name signs, or regulatory signs. Installation shall be completed prior to the acceptance of the subdivision.

RECOMMENDED:



Curtis Hancock
Public Works Director

10/17/22

Date

3.60 Land Dedication

N/A

3.70 Impact Fees (MUD Facility)

N/A

4.00 Miscellaneous Provisions

4.10 Bonds

The developer will provide the City with proof of payment to the surety and that all other obligations of the developer or contractor have been met in order for the bonds to be binding upon the surety.

4.20 Public Liability

The Developer shall further require the contractor(s) to secure Public Liability Insurance. The amount of Insurance required shall include Public Liability, Bodily Injury and Property Damage of not less than \$100,000 one person, \$300,000 one accident and \$100,000 property damage. The minimum requirements for automobile and truck public liability, bodily injury and property damage shall also include not less

Public Improvement Plan Agreement – COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION

than \$100,000 one person, \$300,000 one accident, and \$100,000 property damage.

The Contractor shall provide Worker's Compensation Insurance in accordance with the most recent Texas Workers' Compensation Commission's rules.

4.30 General Indemnity Provisions

The Developer shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and/or settlement which may arise by injury to property or person occasioned by error, omission, intentional or negligent act of Developer, its officers, agents, consultants, employees, invitees, or other person, arising out of or in connection with the Agreement, or on or about the property, and Developer will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all such claims and demands. Also, Developer agrees to and shall indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorney fees for injury to or death of any person or for any damage to any property arising out of or in connection with this Agreement or any and all activity or use pursuant to the Agreement, or on or about the property. This indemnity shall apply whether the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts

or negligence of developer or any of its officers, officials, agents, consultants, employees or invitees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's sole negligence. Provided, however, that nothing contained in this Agreement shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.31 Indemnity Against Design Defects

Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications submitted by the Developer under this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, its engineer, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants, or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the Developer shall indemnify and hold

Public Improvement Plan Agreement – COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION

harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the Developer shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgments which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.32 Approval of Plans

The Developer and City agree that the approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner.

Neither the City or County, nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any

Public Improvement Plan Agreement – COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION

plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

4.33 Venue

Venue of any action brought hereunder shall be in the City of Bastrop, Bastrop County, Texas.

4.40 Dedication of Infrastructure Improvements

Upon final acceptance of **THE COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION**, the public streets and sidewalks shall become the property of the County.

4.60 Assignment

This agreement, any part hereof, or any interest herein shall not be assigned by the Developer without written consent of the City Manager, said consent shall not be unreasonably withheld, and it is further agreed that such written consent will not be granted for the assignment, transfer, pledge and/or conveyance of any refunds due or to become due to the Developer except that such assignment, transfer, pledge and/or conveyance shall be for the full amount of the total of all such refunds due or to become due hereunder nor shall assignment release assignor or assignee from any and all Development assurances and responsibilities set forth herein.

4.70 Conflicts

In the event of a conflict between this agreement and that certain

Public Improvement Plan Agreement – COLONY MUD 1C, SECTION 2 ROSEWOOD PATH EXTENSION

Consent/Development Agreement between the City of Bastrop and Hunt Communities Bastrop, LLC. effective March 4th, 2020 (the "Consent/Development Agreement"), the Consent/Development Agreement shall control. Nothing in this agreement shall be construed as amending the Consent/Development Agreement.

IN TESTIMONY WHEREOF, the City of Bastrop has caused this instrument to be executed in duplicate in its name and on its behalf by its City Manager, attested by its City Secretary, with the corporate seal of the City affixed, and said Developer has executed this instrument in duplicate, at the City of Bastrop, Texas this the ___ day of _____, 2022.

[PROJECT NAME]

City of Bastrop, Texas


Rick Neff
Hunt Communities Bastrop, LLC.

Sylvia Carrillo
City Manager

ATTEST:

Ann Franklin
City Secretary

Date

APPROVED AS TO FORM:

Alan Bojorquez
City Attorney

Date

Distribution of Originals:

Developer
City Secretary

Planning and Development Department

CARLSON, BRIGANCE DOERING, INC.
ENGINEER'S COST ESTIMATE
The Colony M.U.D. 1C Section 2
CBD #5448
Rosewood Path Extension
August 2022

The Colony M.U.D. 1C Section 2 - Rosewood Path Extension					
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	COST	AMOUNT
I. STREET ITEMS					
1	Remove Existing Curb complete per linear foot	80	LF	\$10.00	\$800.00
2	Remove Existing Pavement complete per square yard	15	SY	\$10.00	\$150.00
3	Remove Existing Sidewalk complete per square foot	600	SF	\$1.50	\$900.00
4	Street Excavation/Embankment R.O.W. to R.O.W., complete and in place per square yard	6,008	SY	\$7.00	\$42,056.00
5	Subgrade Preparation, 3' to 3' Back of Curb, complete and in place per square yard	4,309	SY	\$3.00	\$12,927.00
6	8" Cement Stabilized Subgrade, 3' to 3' Back of Curb, complete and in place per square yard	4,309	SY	\$10.00	\$43,090.00
7	16" Base, 3' to 3' Back of Curb (Local Streets), complete and in place per square yard	4,309	SY	\$18.00	\$77,562.00
8	2" HMAC, Lip to Lip, complete and in place per square yard	3,066	SY	\$12.00	\$36,792.00
9	6" Stand Up Curb and Gutter, complete and in place per linear foot	2,094	LF	\$20.00	\$41,880.00
10	4' Sidewalks complete and in place per linear foot	1,270	LF	\$30.00	\$38,100.00
11	ADA Ramps complete and in place per each	5	EA	\$2,000.00	\$10,000.00
12	Concrete Valley Gutter complete and in place per each	1	EA	\$6,000.00	\$6,000.00
13	Stop/Street Sign complete and in place per each	1	EA	\$350.00	\$350.00
14	Stop Bar, complete and in place per each	1	EA	\$300.00	\$300.00
15	1-6" and 2-4" SCH 40 PVC Conduit, complete and in place per each	1	EA	\$2,500.00	\$2,500.00
16	Street End Barricade, complete and in place per each	1	EA	\$1,500.00	\$1,500.00
17	Site Grading (Outside of Street Excavation/Embankment) complete and in place per lump sum	1	LS	\$25,000.00	\$25,000.00
SUBTOTAL STREETS ITEMS					\$339,907.00
II. DRAINAGE ITEMS					
1	18" R.C.P., complete and in place per linear foot	32	LF	\$80.00	\$2,560.00
2	24" R.C.P., complete and in place per linear foot	68	LF	\$105.00	\$7,140.00
3	30" R.C.P., complete and in place per linear foot	84	LF	\$135.00	\$11,340.00
4	15' inlets w/ curb transition, complete and in place per each	3	EA	\$8,500.00	\$25,500.00
5	5'x5' Junction Box complete and in place per each	1	EA	\$6,000.00	\$6,000.00
6	2 - 3'x3' R.C.B complete and in place per linear foot	48	LF	\$300.00	\$14,400.00
7	2 - 3' x3' Concrete Headwall with Outfall Protection, complete and in place per each	2	EA	\$15,000.00	\$30,000.00
8	3 - 4'x4' R.C.B complete and in place per linear foot	50	LF	\$600.00	\$30,000.00
9	3 - 4' x4' Concrete Headwall with Outfall Protection, complete and in place per each	2	EA	\$25,000.00	\$50,000.00
10	Trench Safety, complete and in place per linear foot	282	LF	\$1.00	\$282.00
SUBTOTAL DRAINAGE ITEMS:					\$177,222.00

CARLSON, BRIGANCE DOERING, INC.
ENGINEER'S COST ESTIMATE
The Colony M.U.D. 1C Section 2
CBD #5448
Rosewood Path Extension
August 2022

	V. EROSION CONTROL ITEMS	QUANTITY	UNIT	COST	AMOUNT
1	Revegetation of R.O.W. & Disturbed Areas, complete and in place per square yard	9,960	SY	\$2.00	\$19,920.00
2	Inlet Protection, complete and in place per each	3	EA	\$150.00	\$450.00
3	Stabilized Construction Entrance, complete and in place per each	1	EA	\$2,500.00	\$2,500.00
4	Concrete Wash-Out, complete and in place per each	1	EA	\$1,000.00	\$1,000.00
5	Install and Maintain Silt Fence, complete and in place per linear foot	2,290	LF	\$3.00	\$6,870.00
SUBTOTAL EROSION CONTROL ITEMS:					\$30,740.00

TOTAL COST ESTIMATE	\$547,869.00
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Carlson, Brigance & Doering, Inc.
 ID# F3791

Attachment 2



SUBDIVISION ACCEPTANCE CHECKLIST

Prior to final acceptance of public improvements, the Developer must complete and submit the following information to the City through MyGov (*all documents should be submitted as one package*).

DOCUMENTS TO BE SUBMITTED PRIOR TO SCHEDULING THE SUBSTANTIAL WALKTHROUGH: (*all documents should be submitted as one package and at least, 10 (ten) calendar days from scheduling the Substantial Walkthrough*)

Item	Format	Notes:
Accessibility	Electronic - pdf	For single-family residential subdivisions that are NOT registered with TDLR, provide documentation from a Registered Accessibility Specialist (RAS) that the accessible routes (including, but not limited to: sidewalks, crosswalks, curb ramps, driveways, and push buttons) within the public right-of-way comply with the Texas Accessibility Standards.
Copies of All Inspection Reports / Shop Drawings / Certified Test Reports	Electronic - pdf	Test/Inspection Reports pertaining to Water, Sewer, Pumps, Drainage, Utility Trench Backfill, Soil and Materials Density and Proctor testing (including subgrade, fill, and flexible base), Concrete test reports, Asphalt test reports, Product and Materials Submittals, CCTV (by a certified NASSCO inspector for sewer and drainage lines) and others if applicable. Note: Inspection reports and submittals should be routinely forwarded to the City Engineering and Capital Project Management Inspector assigned to the job. This final submission of all combined reports is just part of the close-out process.
Operations and Maintenance Manuals	Electronic and Hard Copy	To include any pertinent Operations and Maintenance Manuals according to City Standards Startup(s) as required by product and/or equipment manufacturer or by specifications or standards shall be performed prior to substantial completion
Streetlight Wiring Schematic	Electronic – pdf and .dwg	Includes, but is not limited to: --Location of underground wiring/conduit --Connection to power source --Location of any meter(s) --Size of all lines and length of each run

DOCUMENTS TO BE SUBMITTED PRIOR TO SCHEDULING THE FINAL WALKTHROUGH:

(all documents should be submitted as one package and at least, 10 (ten) calendar days from scheduling the Final Walkthrough)

Item	Format	Notes:
Copy of "Record Drawings"	Electronic (.pdf AND .dwg)	Electronic copy shall be in PDF and AutoCAD (.dwg) format. Contact the City Engineering and Capital Project Management Department to verify AutoCAD version. This set of Drawings must explicitly state that it is a "RECORD DRAWINGS" set. Record Drawings (.dwg set) shall include all lot lines on Final Plat: --Texas State Plane Central (Zone 3) Grid Coordinates (FIPS 4203) --NAD 83 Horizontal Datum / US Survey Feet --Include Grid to Surface and/or Surface to Grid Scale Factor in the drawing
Copy of GIS Files	Electronic	Please contact the City Engineering and Capital Project Management Department to obtain GIS Schema and GIS version. This copy shall be provided IN ADDITION TO .pdf and .dwg files as outlined elsewhere.
Engineer's Concurrence Letter	Electronic	This Letter is to be stamped by a licensed P.E. in the State of Texas, usually the Design Engineer. If Subdivision is a M.U.D., the Concurrence Letter should be provided by the Design Engineer.
Bastrop County Acceptance	Electronic	This acceptance should be provided for Subdivisions which are located in the Extraterritorial Jurisdiction (ETJ).
Operations and Maintenance Manuals	Electronic and Hard Copy	To include any pertinent Operations and Maintenance Manuals according to City Standards Any training specified by product data and/or manuals shall be provided prior to substantial completion. Coordinate with the City of Bastrop Engineering and Public Works departments to schedule training.
Maintenance Bond	Electronic and Hard Copy	2-year, 25% of contract amount Must use City standard format. Contact the Planning and Development Department
Engineer's Certification of Final Contract Amount or Pay Requests	Electronic and Hard Copy	Signed and Sealed Sets the value for maintenance bond, including dry utilities Should be broken into 4 categories: -- STREETS (Roadway embankment and E/S controls will be included here) -- DRAINAGE (Grading necessary for drainage functions should be included here) -- WASTEWATER -- WATER -- STREET LIGHTS
Affidavit of "All Bills Paid" and Waiver of Liens	Electronic and Hard Copy	From Construction Contractor or Developer
Streetlight Wiring Schematic	Electronic (.pdf and .dwg)	Includes, but is not limited to: --Location of underground wiring/conduit --Connection to power source --Location of any meter(s) --Size of all lines and length of each run
Settle-up on Inspection Fees	N/A	3.5% of public improvements cost. Note: the inspection fees are paid before the pre-construction meeting between City and Contractor and Engineer.
Asset Form	Electronic	Contact the City of Bastrop's City Engineering and Capital Project Management Department for most current Asset form

Any and All Other Requirements in Final Plat process have been Satisfied	N/A	As required by the Public Improvement Plan Agreement or other special agreements.
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