

THE COLONY NECHES TRAILS



The Colony is surrounded by deep forest, scenic lakes and gently rolling hills. Nature is just outside your doorstep, with the winding Colorado River marking the eastern boundary and McKinney Roughs, an 1,100 acre nature preserve two miles west. A short drive from downtown Austin and the Austin-Bergstrom International Airport, The Colony offers you the ideal balance between exciting city life and a tranquil country escape.

Schools

Bastrop Independent School District www.bisdtx.org	512-772-7100
Colony Oaks Elementary School 601 Sam Houston Drive, Bastrop, 78602	512-772-7740
Bastrop Intermediate School 509 Old Austin Highway, Bastrop, 78602	512-772-7450
Bastrop Middle School 725 Old Austin Highway, Bastrop, 78602	512-772-7400
Bastrop High School 1614 Chambers Street, Bastrop, 78602	512-772-7200

Utilities

Water: Crossroads, www.crossroadsus.com	512-246-1400
Sewer: Crossroads, www.crossroadsus.com	512-246-1400
Bluebonnet Electric, www.bluebonnetelectric.coop	800-842-7708
Gas: CenterPoint Energy, www.centerpointenergy.com	800-427-7142
Phone: AT&T, www.att.com	800-288-2020
Cable: Spectrum, www.spectrum.com	800-892-4357
Trash: Waste Connections, www.wasteconnections.com	512-282-3508

Homeowners Association

Estimated Dues: \$88.26/month (\$74.95 + \$13.31 Contingency Reserve)
 Working Capital: \$500 | Resale Certificate: \$335 | Transfer: \$350
 Community Enhancement Fee (Resales Only): .5% of the Sales Price
 Tobin Hurley, Tobin.Hurley@FSResidential.com
 630 Sam Houston Drive, Bastrop, Texas 78602 | (512) 412-6002

Taxes

Bastrop County	0.35049
County Road	0.07821
Bastrop ISD	1.06790
ESD1- Emergency Svc Dst 1	0.08488
ESD3- Emergency Svc Dist 3	0.10000
The Colony Municipal Utility District No. 1C	0.85000
Total Estimated Tax Rate	2.53148

Preferred Lender – Southern Lending Services, LTD

Amy Jacobs, NMLS #339825, Residential Mortgage Loan Originator
 737-406-8804 | NMLS #342900
 ajacobs@southernlendingservices.com

Sales Associate

Robert Patterson
 512-560-7209 cell
 rpatterson@sftx.com

Attractions

- Main Street Historic District
- Fisherman's Park
- Bastrop Opera House
- Lost Pines Art Bazaar
- North Shore Park on Lake Bastrop
- Museum and Visitor Center of Bastrop County Historical Society
- Golf: Pine Forest, ColoVista Golf Club, Lost Pines Golf Course
- Bastrop State Park
- Lake Bastrop
- Texas Reptile Zoo
- Bastrop Fine Arts Guild

Shopping/Dining/Attractions

- Downtown Bastrop, 5 miles
- Financial Institutions, 3 miles
- Medical Facilities, 3 miles
- HEB Grocery, 3 miles
- Post Office, 5 miles
- Walmart, 4 miles
- Home Depot/Lowe's/McCoy's, 2 miles
- Academy Sports & Outdoors, 2 miles
- Best Buy/Sears/Specs/Petco, 2 miles
- Walgreens/CVS Pharmacy, 3 miles
- Restaurants/Fast Food, 2 miles
- Austin-Bergstrom International Airport, 24 miles
- Downtown Austin, 34 miles
- Formula One Facilities, 22 miles
- Hyatt Lost Pines Resort, 12 miles

Bastrop County Fairs

- Smithville Jamboree
- Salinas Art Festival
- Western Days
- Sherwood Forest Faire
- Bastrop Home Coming
- Elgin Hog Eye Festival
- Watermelon Festival

Model Home

137 Big Pine Creek Lane, Bastrop, TX 78602
 512-688-5023 Office

Directions

From Austin, Take TX-71 E into Bastrop. Exit Highway 304 and U-turn under TX-71. Turn Right on FM 969. Turn Right on Sam Houston Drive. Turn Left on Samuel Blair Pass.



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