

BEING ALL OF THAT CERTAIN 203.934 ACRE TRACT OR PARCEL OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, L.L.C., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, (O.P.R.B.C.T.X.), ALL OF THE COLONY MUD 1D, SECTION 3, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 244-A & B, PLAT RECORDS OF BASTROP COUNTY, TEXAS AND ALL OF THE COLONY MUD 1D, SECTION 2, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 243-A & B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAID 203.934 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 120.443 ACRE TRACT OF LAND CONVEYED BY DEED TO JASON EARL ALBY BY DEED RECORDED IN DOCUMENT NUMBER 202200302, O.P.R.B.C.T.X., SAME BEING AN INTERNAL ANGLE POINT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N43°11'04"E, ALONG THE EAST LINE OF SAID 120.443 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 1945.80 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF SAID 120.443 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 91.016 ACRE TRACT OF LAND CONVEYED BY DEED TO WA AND KA LAND AND CATTLE LLC., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S31°28'07"E, ALONG THE SOUTH LINE OF SAID 91.016 ACRE TRACT OF LAND, ALONG THE SOUTH LINE OF A CALLED 291.00 ACRE TRACT OF LAND CONVEYED TO GERALD L. KLINE ET. AL. BY DEED RECORDED IN VOLUME 621, PAGE 565 O.P.R.B.C.T.X., A DISTANCE OF 2,730.47 FEET TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT ON THE SOUTH LINE OF SAID 291.00 ACRE TRACT, BEING AT THE SOUTHWEST CORNER OF LOT 85, BLOCK B, THE COLONY MUD 1C, SECTION 5, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 132-B THROUGH 133-A, P.R.B.C.T.X.,

THENCE, S23°22'17"E, ALONG THE SOUTH LINE OF SAID THE COLONY MUD 1C, SECTION 5 AND OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 34.13 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID LOT 85, BEING AT THE NORTHWEST CORNER OF LOT 74, BLOCK B, SAID THE COLONY MUD 1C, SECTION 5, SAME BEING AT THE NORTHEAST CORNER OF LOT 498, BLOCK C, THE COLONY MUD 1C, SECTION 8, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 218-A THROUGH 218-C, P.R.B.C.T.X., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG THE COMMON LINE OF SAID THE COLONY MUD 1C, SECTION 8, AND OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES NUMBERED 1 THROUGH 18:

- 1. S58°47'24"W, A DISTANCE OF 171.33 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 174.60 FEET, AND A CHORD THAT BEARS S28°22'33"W, A DISTANCE OF 173.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
3. S40°08'42"W, A DISTANCE OF 75.73 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
4. N49°51'18"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,
5. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 19.82 FEET, AND A CHORD THAT BEARS S78°00'21"W, A DISTANCE OF 18.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
6. N27°04'40"E, A DISTANCE OF 172.22 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
7. N17°55'20"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
8. N60°51'30"W, A DISTANCE OF 305.20 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
9. N64°32'58"W, A DISTANCE OF 116.82 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
10. S86°02'09"W, A DISTANCE OF 137.68 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
11. S53°35'14"W, A DISTANCE OF 91.16 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
12. S33°45'08"W, A DISTANCE OF 336.29 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
13. N79°36'01"W, A DISTANCE OF 162.42 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
14. S15°33'41"W, A DISTANCE OF 13.33 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
15. S24°53'17"E, A DISTANCE OF 15.02 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT,
16. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 85.48 FEET, AND A CHORD THAT BEARS S21°05'05"W, A DISTANCE OF 78.43 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
17. S70°16'10"W, A DISTANCE OF 35.23 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
18. S11°35'20"W, A DISTANCE OF 171.48 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF SAM HOUSTON DRIVE (70' R.O.W.), AS DEDICATED PER THE COLONY MUD 1C, SECTION 7, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 200-B THROUGH 201-B, P.R.B.C.T.X.,

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SAM HOUSTON DRIVE (70' R.O.W.) AND OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES NUMBERED 1 THROUGH 9:

- 1. N83°30'58"W, A DISTANCE OF 222.58 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 654.49 FEET, AND A CHORD THAT BEARS S78°22'06"W, A DISTANCE OF 643.64 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
3. S60°15'09"W, A DISTANCE OF 218.55 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
4. 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,
5. N75°01'31"W, A DISTANCE OF 114.71 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
6. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00

FEET, AN ARC LENGTH OF 25.45 FEET, AND A CHORD THAT BEARS N38°34'40"W, A DISTANCE OF 23.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
7. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 165.39 FEET, AND A CHORD THAT BEARS N75°01'31"W, A DISTANCE OF 124.25 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,
8. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 25.45 FEET, AND A CHORD THAT BEARS S68°31'37"W, A DISTANCE OF 23.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
9. N75°01'31"W, A DISTANCE OF 374.92 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE SOUTHEAST CORNER OF RESERVE PARK D5, THE COLONY MUD 1D, SECTION 1, PHASE B, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 143-A, P.R.B.C.T.X.,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND WITH THE EAST LINE OF SAID THE COLONY MUD 1D, SECTION 1, PHASE B, THE FOLLOWING TEN (10) COURSES AND DISTANCES NUMBERED 1 THROUGH 10:

- 1. N14°58'29"E, A DISTANCE OF 177.46 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
2. N18°30'33"W, A DISTANCE OF 478.80 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
3. N10°13'26"W, A DISTANCE OF 229.84 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
4. N09°15'20"W, A DISTANCE OF 93.90 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
5. N11°14'16"W, A DISTANCE OF 400.00 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
6. N14°51'04"W, A DISTANCE OF 67.91 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
7. N24°17'52"W, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
8. N35°46'34"W, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
9. N46°06'03"W, A DISTANCE OF 94.92 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
10. N48°21'36"W, A DISTANCE OF 445.00 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF RESERVE D7, SAID THE COLONY MUD 1D, SECTION 1, PHASE B, SAME BEING THE NORTHEAST CORNER OF LOT 29, BLOCK A, THE COLONY MUD 1D SECTION 1 PHASE A, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 5-A, P.R.B.C.T.X., FOR CORNER,

THENCE, ALONG THE NORTH LINE OF SAID THE COLONY MUD 1D SECTION 1 PHASE B AND OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES NUMBERED 1 THROUGH 8,

- 1. N50°52'30"W, A DISTANCE OF 95.82 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
2. N61°21'19"W, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
3. N71°57'07"W, A DISTANCE OF 96.53 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
4. N06°03'35"E, A DISTANCE OF 72.40 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
5. N12°54'51"W, A DISTANCE OF 97.92 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
6. N39°52'40"W, A DISTANCE OF 97.92 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
7. N65°50'29"W, A DISTANCE OF 97.92 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
8. S86°26'04"W, A DISTANCE OF 52.62 FEET TO A 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAME BEING ON THE EAST LINE OF RESERVE PARK E15, THE COLONY MUD 1E SECTION 2 PHASE B, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 143-B, P.R.B.C.T.X.,

THENCE, WITH THE EAST LINE OF SAID RESERVE PARK E15, OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1833.94 FEET, AN ARC LENGTH OF 118.44 FEET, AND A CHORD THAT BEARS N25°39'07"E, A DISTANCE OF 118.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID THE COLONY MUD 1E SECTION 2 PHASE B,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10:

- 1. N36°14'21"E, A DISTANCE OF 234.98 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
2. N36°35'53"E, A DISTANCE OF 240.85 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
3. N13°56'44"E, A DISTANCE OF 111.14 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
4. N00°30'59"W, A DISTANCE OF 203.02 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
5. N89°29'01"E, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
6. N00°30'59"W, A DISTANCE OF 21.07 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
7. N89°29'01"E, A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
8. N62°34'07"E, A DISTANCE OF 49.82 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
9. S84°41'23"E, A DISTANCE OF 91.62 FEET TO A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
10. S80°47'01"E, A DISTANCE OF 62.76 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 120.443 ACRE TRACT FOR CORNER, SAME BEING AN INTERNAL ANGLE POINT OF SAID 1258.002 ACRE TRACT,

THENCE, ALONG THE COMMON LINE OF SAID 120.443 ACRE TRACT OF LAND, AND SAID 1258.002 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES NUMBERED 1 THROUGH 2:

- 1. S47°01'56"E, A DISTANCE OF 1937.10 FEET TO A 1/2 INCH IRON ROD FOUND, FOR CORNER, AND
2. S47°00'37"E, A DISTANCE OF 195.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 203.934 ACRES OF LAND.

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) FOR PLAT USE ONLY

Table with columns A through L, containing lot numbers and acreages. Includes sub-tables for 'LINEAR FOOTAGE OF RIGHT-OF-WAY' and 'NON SINGLE FAMILY LOTS'.

Table with columns STREET, TYPE, R.O.W., LENGTH, and ACREAGE. Lists streets like JACOB DARST TRAIL, RIVER BEND DRIVE, LINDALE COVE, etc.

TOTAL ACREAGE OF STREETS: 32.697 ACRES

TOTAL ACREAGE OF SINGLE FAMILY LOTS: 87.267 ACRES

TOTAL LS/OS/DE LOTS: 83.97 ACRES

TOTAL ACREAGE: 203.934 ACRES

Table with columns Ltr, Length, Direction, Curve, Length, Radius, Date. Contains detailed curve data for various lots.

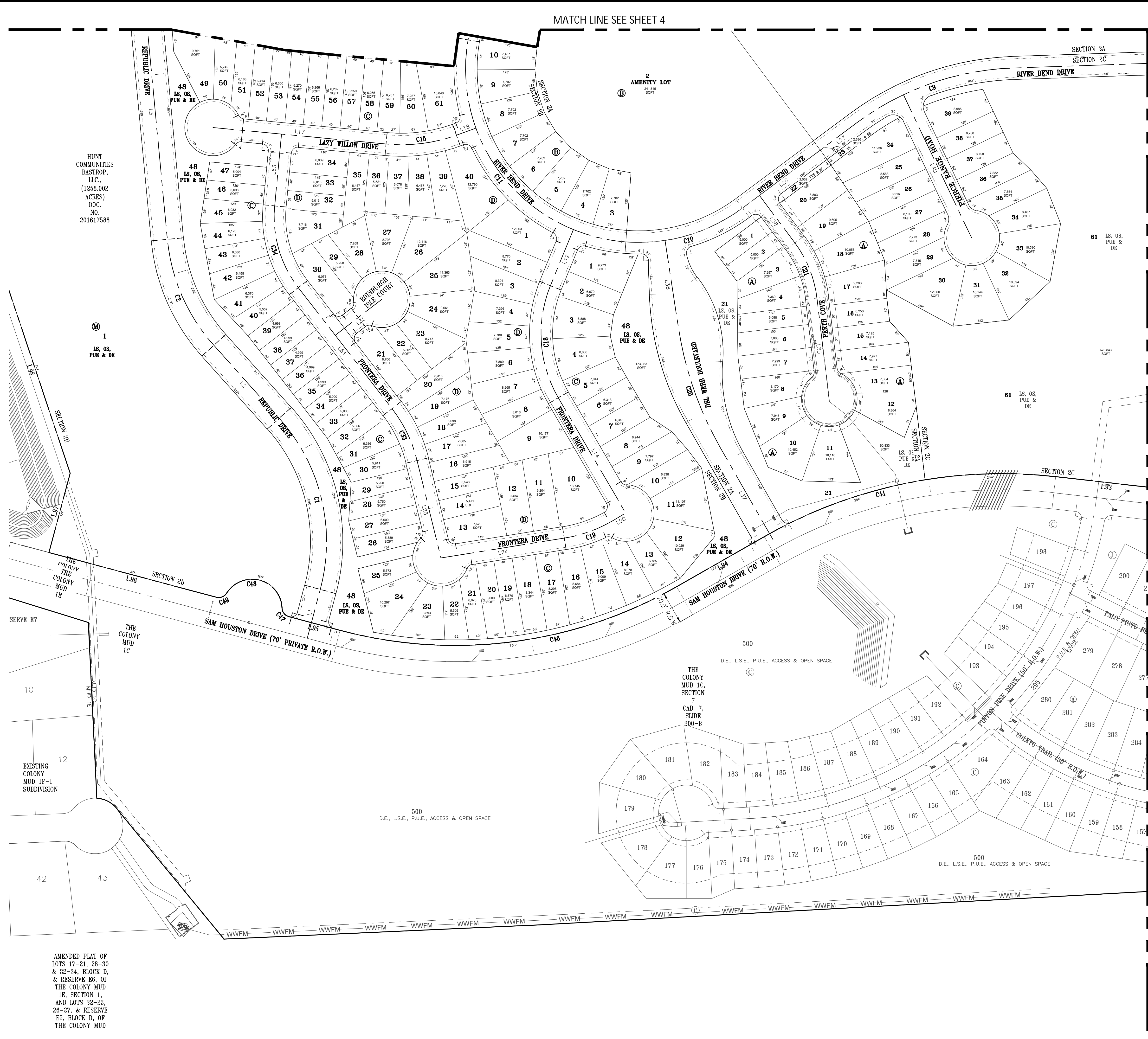
Table with columns Ltr, Length, Direction, Curve, Length, Radius, Date. Contains detailed curve data for various lots.

GENERAL NOTES:

- 1. THE BENCHMARKS USED ARE:
BM #1: CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", LOCATED +/- S26°12'52"W 815.21' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 5, NORTHING=10020917.40, EASTING=3226106.01, ELEVATION: 515.86' (NAVD '88).
BM #2: COTTON SPINDLE FOUND IN SIDEWALK SEAM, LOCATED +/- S71°30'31"E 1.274,83' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 5, NORTHING=10021244.44, EASTING=3227675.13, ELEVATION: 464.07' (NAVD '88).
2. WATER SERVICE 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. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
6. 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.
7. 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.
8. BY APPROVING THIS PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPER AND/OR THE OWNERS 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.
9. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
12. ALL NEW UTILITIES WILL BE UNDERGROUND.
13. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
14. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
15. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP, PANEL 48021C0195F AND MAP NO. 48021C0335F FOR BASTROP COUNTY, TEXAS, DATED MAY 9, 2023, COMMUNITY NUMBER 481193.
16. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OTHER SITE IMPROVEMENTS.
17. 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.
18. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
19. 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.
20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
21. 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).
22. 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.
23. 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.
24. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
25. 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.
26. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PRELIMINARY PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
27. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
28. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
29. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
30. 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.
31. 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.
32. 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. 4210606025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT
33. 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.
34. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
35. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
36. 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.
37. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
38. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
39. 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.
40. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).
41. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY H.O.A. OR ASSIGNS.

Designated By: NAME, Drafted By: NAME, Date, Revision, Sheet Name: GENERAL NOTES, Job Name: COLONY 1D, Project: PRELIMINARY PLAN, Date: JUL 2024, Job Number: 5634, Sheet: 2 OF 6

Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying. Main Office: 5501 West William Cannon Dr., Austin, Texas 78749. Phone No. (512) 298-5160.



MATCH LINE SEE SHEET 4

SCALE: 1" = 100'

LEGEND

- SECTION X SECTION LABEL
- PHASE LINE
- BOUNDARY LINE
- (X) BLOCK LETTER
- # BLOCK NUMBER
- SIDEWALK
- - - - EXISTING MINOR CONTOUR
- - - - 649 EXISTING MAJOR CONTOUR
- - - - 10' PUE
- - - - ROAD CENTERLINE
- L.S. LANDSCAPE EASEMENT
- O.S. OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

Line Table			Line Table			Curve Table		
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius
L1	109.481	N14° 58' 28" W	L63	156.194	N37° 27' 14.44" E	C1	381.140	400.00
L2	272.008	N47° 56' 41.15" W				C2	254.697	400.00
L3	551.641	N30° 25' 43.56" W				C3	263.973	400.00
L12	131.124	S27° 13' 09.97" W				C10	263.363	375.00
L14	289.129	S37° 17' 25.37" E				C11	624.647	375.00
L17	376.167	S81° 32' 45.56" E				C18	154.808	350.00
L18	44.738	N70° 06' 41.40" E				C20	275.566	750.00
L19	121.124	S27° 13' 09.97" W				C21	130.076	250.00
L20	33.004	S89° 42' 34.67" W				C23	125.736	300.00
L24	270.474	S87° 53' 46.24" W				C24	188.628	250.00
L25	216.902	N17° 44' 26.67" W						
L26	309.981	S37° 17' 40.07" W						
L27	48.811	S37° 17' 40.07" W						
L35	127.096	S22° 14' 47.86" W						
L36	191.023	N37° 47' 44.78" W						
L37	230.482	N27° 44' 05.54" W						
L38	128.321	N37° 42' 11.97" W						
L39	270.629	N40° 03' 20.70" W						
L40	341.407	N20° 26' 30.54" W						
L41	331.224	N37° 40' 12.14" W						

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

AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE EG, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD

DESIGNED BY: NAME	DATE	DATE	DATE
DRAFTED BY: NAME	DATE	DATE	DATE
REVISION	DATE	DESCRIPTION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying Main Office: 5901 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Sec. 060, Austin, Texas 78750 Phone No. (512) 280-5100 www.cbdieng.com			
SHEET NAME: MUD 1D (SHEET 2 OF 3)		JOB NAME: COLONY 1D	
PROJECT: PRELIMINARY PLAN		DATE: JUL 2024	
JOB NUMBER: 5634		SHEET 5 OF 6	



LEGEND

SECTION X SECTION LABEL
 PHASE LINE
 BOUNDARY LINE
 BLOCK LETTER
 BLOCK NUMBER
 SIDEWALK
 EXISTING MINOR CONTOUR
 EXISTING MAJOR CONTOUR
 10' PUE
 ROAD CENTERLINE
 L.S. LANDSCAPE EASEMENT
 O.S. OPEN SPACE
 P.U.E. PUBLIC UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT

SCALE: 1" = 100'

Line #	Length	Direction
L28	446.169	S88°03'12"W
L29	120.812	S27°32'20"E
L30	248.541	S37°29'20"E
L31	72.142	S69°41'04"W
L32	263.913	S42°11'04"W
L33	188.491	S22°48'04"W
L34	155.791	S49°48'55"W
L35	125.307	S30°33'15"W
L36	98.532	S87°56'51"W
L37	600.000	S46°48'55"W
L38	258.681	S42°11'04"W
L39	128.996	S27°32'20"E
L40	241.302	S37°15'55"W
L41	461.996	S37°15'55"W
L42	139.632	S27°18'55"W
L43	618.299	S37°29'20"E
L44	88.544	S27°32'20"E
L45	274.258	S42°11'04"W
L46	449.229	S37°29'20"E

Line #	Length	Direction
L57	101.889	S27°56'41"W
L58	75.004	S71°20'01"W
L59	200.000	N59°32'59"E
L60	186.328	N74°08'52"W
L61	121.696	N37°29'20"E

Curve #	Length	Radius	Delta
C6	199.992	300.00	108.190
C7	348.689	250.00	160.600
C8	154.685	300.00	109.548
C22	80.223	300.00	615.314
C23	390.989	300.00	174.673
C24	128.994	250.00	109.548
C25	48.877	300.00	107.712
C26	228.081	250.00	91.604
C27	228.089	250.00	91.604
C28	80.223	300.00	615.314
C29	28.641	500.00	203.029
C30	79.685	400.00	189.982
C31	43.728	300.00	315.313
C32	264.732	300.00	99.602
C35	223.333	300.00	146.659
C36	500.101	400.00	171.634

DESIGNED BY: NAME
 DRAFTED BY: NAME
 DATE
 REVISION

Carlson, Brigrance & Doering, Inc.
 Civil Engineering & Surveying
 Main Office: 5901 West William Cannon Dr., Austin, Texas 78750
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 Phone No. 512.280.5100
 www.cbdieng.com

SHEET NAME: MUD 1D (SHEET 3 OF 3)
 JOB NAME: COLONY 1D
 PROJECT: PRELIMINARY PLAN

DATE: JUL 2024
 JOB NUMBER: 5634
 SHEET: 6 OF 6