

RE	ESIDENTIAL LOT	S	RE	SIDENTIAL LO	TS	RE	ESIDENTIAL LO	TS	R	SIDENTIAL LOT	S	RE	SIDENTIAL LO	TS
BLOCK	LOT	<u>SQ. FT.</u>	BLOCK	LOT	<u>SQ. FT.</u>	BLOCK	LOT	<u>SQ. FT.</u>	BLOCK	LOT	<u>SQ. FT.</u>	<u>BLOCK</u>	LOT	<u>SQ. FT.</u>
В	1	8012	С	1	7671	D	1	8159	E	1	10082	F	1	9856
В	2	6229	С	2	6361	D	2	5625	E	2	6656	F	2	9226
В	3	6219	С	3	5625	D	3	5625	Е	3	6950	F	3	8296
В	4	6568	С	4	5625	D	4	5625	E	4	7704	F	4	8053
В	5	6942	С	5	5625	D	5	5625	E	5	7509	F	5	8626
В	6	6250	С	6	5625	D	6	10970	E	6	7146	F	6	8375
В	7	6250	С	7	5625	D	7	9851	E	7	8502	F	7	7596
В	8	6250	С	8	5625	D	8	7157	E	8	7163	F	8	7554
В	9	6250	С	9	5625	D	9	8790	Е	9	7437	F	9	7781
В	10	7267	С	10	5625	D	10	7457	Е	10	9707			
В	11	12377	С	11	5832	D	11	6933	Е	11	7908	G	1	8687
В	12	7675	С	12	6294	D	12	7703	Е	12	7377	G	2	8498
В	13	7457	С	13	6876	D	13	9335	Е	13	7691	G	3	11365
B	14	6757	С	14	7969				E	14	8665	G	4	13485
B	15	6250	С	15	9619				E	15	9203	G	5	9245
B	16	6250	С	16	10458				E	16	8033	G	6	11398
B	17	6516	С	17	10706				E	17	7500			
B	18	6896	С	18	27700				E	18	10563	J	1	47311
В	19	6511												
B	20	7178												

Curua II	Longth	Dedius	Curve Ta		Tanaant	
Curve #	Length 174.60	Radius 425.00	Chord Direction	Chord Length 173.37	Tangent 88.55	DELTA
C1 C2	19.82	425.00	S28 22 33 W S78'00'21"W	173.37	11.66	23°32'18" 75°43'17"
C2 C3	85.48	60.00	S21°05'05"W	78.43	51.82	81°37'50"
C4	21.91	15.00	N54°37'52"E	20.02	13.44	83°42'19"
C5	1.24	14.00	N10°14'09"E	1.24	0.62	5°05'09"
C6	233.27	525.00	N20°25'18"E	231.36	118.59	25°27'28"
C7	191.67	425.00	N20°13'51"E	190.05	97.49	25°50'22"
C8	178.32	325.00	N13°15'09"W	176.09	91.47	31°26'13"
C9	22.84	15.00	N41°09'29"W	20.70	14.30	87'14'53"
C10	23.56	15.00	N50°13'05"E	21.21	15.00	90'00'00"
C11	33.63	275.00	N08°43'19"E	33.61	16.84	7'00'28"
C12	23.56	15.00	N32°46'28"W	21.21	15.00	90'00'00"
C13	155.81	225.00	N57°56'11"W	152.71	81.17	39°40'33"
C14	23.56	15.00	N57°13'32"E	21.21	15.00	90°00'00"
C15	53.77	275.00	N06°37'27"E	53.68	26.97	11°12'10"
C16	22.55	15.00	S40°27'10"E	20.48	14.02	86°07'36"
C17	1.24	14.00	S05°09'06"W	1.24	0.62	5°04'56"
C18	211.05	475.00	S20°25'18"W	209.32	107.30	25°27'28"
C19	318.09	475.00	N13°57'59"E	312.18	165.27	38°22'06"
C20	359.14	425.00	N08*56'30"E	348.55	191.08	48°25'03"
C21	22.65	15.00	S38'02'55"W	20.56	14.12	86"31'59"
C22	22.02	15.00	S56*38'05"E	20.09	13.53	84°06'00"
C23	5.66	475.00	N14°55'33"W	5.66	2.83	0°40'56"
C24	48.99	325.00	N19°35'07"W	48.94	24.54	8°38'13"
C25	77.86	275.00	N23°22'41"W	77.60	39.19	16°13'19"
C26	22.37	15.00	S18'49'28"W	20.36	13.86	85°27'23"
C27	22.83	15.00	S75*05'38"E	20.69	14.29	87°12'34"
C28	192.60	325.00	S14°30'41"E	189.80	99.22	33°57'18"
C29	176.18	275.00	S13°08'08"E	173.18	91.23	36°42'25"
C30	27.52	225.00	S08°43'19"W	27.50	13.78	7*00'28"
C31	23.56	15.00	S57°13'32"W	21.21	15.00	90'00'00"
C32	27.68	15.00	N49°21'05"E	23.92	19.82	105*44'56"
C33	184.57	50.00	N77°46'28"W	96.25	177.30	211*29'52'
C34	27.68	15.00	S24°54'00"E	23.92	19.82	105*44'56"
C35	23.56	15.00	N32°46'28"W	21.21	15.00	90°00'00"
C36	23.56	15.00	S32°46'28"E	21.21	15.00	90°00'00"
C37	23.56	15.00	S57°13'32"W	21.21	15.00	90°00'00"
C38	262.54	325.00	N54°37'54"W	255.46	138.91	46°17'07"
C39	222.15	275.00	N54°37'54"W	216.16	117.54	46°17'07"
C40	94.37	275.00	S41°19'12"E	93.91	47.65	19°39'44"
C41	116.71	325.00	S41°46'36"E	116.08	58.99	20°34'31"
C42	24.60	15.00	N81°52'31"E	21.93	16.07	93°56'50"
C43	24.43	15.00	N05°23'52"W	21.82	15.90	93°20'00"
C44	21.87	15.00	S81°19'01"W	19.99	13.40	83°33'00"
C45	24.11	15.00	S10°52'09"E	21.59	15.55	92°04'39"
C46	122.00	275.00	N44°11'55"W	121.00	62.02	25°25'08"
C47	144.18	325.00	N44°11'55"W	143.00	73.30	25°25'08"
C48	34.49	375.00	N28°51'14"W	34.48	17.26	5°16'13"
C49	25.23	15.00	N21*58'16"E	22.36	16.77	96°22'46"
C50	21.03	25.00	S85*44'40"E	20.41	11.18	48 ' 11'23"
C51	241.19	50.00	S19*50'21"E	66.67	44.72	276°22'46
C52	21.03	25.00	S46°03'57"W	20.41	11.18	48 ' 11'23"
C53	25.23	15.00	N61°38'59"W	22.36	16.77	96°22'46"
C54	350.84	375.00	N13°20'33"E	338.19	189.45	53°36'18"
C55	531.36	425.00	N04°19'41"E	497.42	306.71	71 ° 38'03"
C56	56.48	275.00	N75°25'53"E	56.38	28.34	11°46'04"
C57	66.75	325.00	N75°25'53"E	66.63	33.49	11°46'04"
C58	170.20	325.00	N54°32'41"E	168.26	87.10	30°00'19"
C59	135.73	275.00	N55°24'29"E	134.35	69.28	28°16'42"
C60	127.85	325.00	S46°10'17"W	127.03	64.76	22"32'22"
C61	105.94	275.00	S46*12'22"W	105.29	53.64	22'04'23"
C62	96.06	275.00	S71°18'30"W	95.57	48.52	20'00'49"
C63	77.61	225.00	S71°26'02"W	77.22	39.19	19°45'45"
C64	20.19	275.00	N79°12'45"E	20.18	10.10	4°12'20"
	25.54	15.00	N28*19'43"E	22.57	17.12	97°33'44"
C65	23.56	15.00	S65°27'09"E	21.21	15.00	90'00'00"
C65 C66		325.00	N75°25'53"E	66.63	33.49	11°46'04"
	66.75			52.89	26.57	11°02'11"
C66	66.75 52.97	275.00	N64*01'45"E			
C66 C67		275.00 325.00	N64*01'45"E N64*01'45"E	62.51	31.40	11°02'11"
C66 C67 C68	52.97				31.40 15.00	11°02'11" 90°00'00"
C66 C67 C68 C69	52.97 62.60	325.00	N64*01'45"E	62.51		

			Curve Tab	ble		
Curve # C73	Length 43.34	Radius 225.00	Chord Direction	Chord Length 43.27	Tangent 21.74	DELTA
C73	45.54	225.00	N25 58 15 W S09*37'54"E	43.27	90.25	43°42'53'
C74 C75	209.82	275.00	S09'37'54'E	204.76	110.31	43 42 55
C76	186.65	375.00	N25°53'11"E	184.73	95.30	28'31'04
C77	164.20	375.00	N00°54'58 " W	162.89	83.44	25'05'15'
C78	356.76	425.00	N07°26'28"W	346.38	189.65	48°05'45'
C79	69.91	50.00	N62°01'36"E	64.35	42.04	80°06'40'
C80	49.59	50.00	S49°30'23"E	47.58	27.05	56°49'22'
C81	53.06	50.00	S09°18'20"W	50.60	29.34	60°48'04'
C82	68.63	50.00	S79°01'41"W	63.37	40.96	78 ° 38'40'
C83	119.57	275.00	N43°56'42"W	118.63	60.74	24 ° 54'43'
C84	2.43	275.00	N56°39'16"W	2.43	1.22	0°30'25"
C85	108.59	475.00	N01°19'52"E	108.35	54.53	13°05'52'
C86	209.50	475.00	N20°30'55"E	207.81	106.48	25°16'14'
C87	41.22	325.00	N43°10'32"E	41.19	20.64	7°16'01"
C88	47.01	325.00	N50°57'10"E	46.97	23.55	8°17'14"
C89	47.01	325.00	N59°14'24"E	46.97	23.54	8°17'14"
C90	34.96	325.00	N66*27'56"E	34.95	17.50	6°09'50"
C91	3.10	325.00	N69*49'15"E	3.10	1.55	0°32'48"
C92 C93	47.01 16.64	325.00 325.00	N74°14'16"E	46.97	23.55 8.32	8°17'14"
C95	102.43	275.00	N79°50'54"E N51°56'23"E	101.84	51.82	2°56'02" 21°20'29'
C95	33.30	275.00	N66°04'44"E	33.27	16.67	6°56'13"
C96	35.93	275.00	N73°17'26"E	35.91	17.99	7°29'10"
C97	20.55	275.00	N79°10'28"E	20.55	10.28	4°16'54"
C98	101.86	325.00	S43°05'09"E	101.44	51.35	17'57'26'
C99	14.85	325.00	S32°47'53"E	14.85	7.43	2°37'05"
C100	9.11	325.00	N80°30'45"E	9.11	4.55	1*36'20"
C101	47.43	325.00	N75°31'45"E	47.38	23.75	8°21'39"
C102	10.22	325.00	N70°26'53"E	10.22	5.11	1*48'05"
C103	22.37	325.00	N67°34'31"E	22.37	11.19	3*56'38"
C104	40.23	325.00	N62°03'26"E	40.20	20.14	7*05'33"
C105	14.28	325.00	S30°13'48"E	14.28	7.14	2°31'05"
C106	34.91	275.00	N27*51'10 " W	34.88	17.48	7*16'22"
C107	42.95	275.00	N19°44'30"W	42.91	21.52	8°56'58"
C108	0.76	425.00	N15°12'57 " W	0.76	0.38	0°06'07"
C109	78.89	425.00	N09*50'51 " W	78.77	39.56	10'38'05'
C110	87.83	425.00	N01°23'25"E	87.68	44.07	11*50'28'
C111	35.37	325.00	S54°19'23"W	35.35	17.70	6°14'09"
C112	92.48	325.00	S43°03'12"W	92.17	46.55	16"18'12'
C113 C114	61.50 32.87	275.00 275.00	S44°44'39"E S34°54'48"E	61.37 32.85	30.88 16.45	12°48'50' 6°50'54"
C114 C115	2.46	325.00	N31°42'21"W	2.46	1.23	0°26'01"
C116	42.87	325.00	N31 42 21 W N35°42'06"W	42.84	21.47	7"33'29"
C117	42.20	325.00	N43°12'02"W	42.17	21.17	7°26'24"
C118	42.52	325.00	N50°40'07"W	42.49	21.29	7*29'46"
C119	42.12	325.00	N58°07'45"W	42.09	21.09	7*25'30"
C120	42.68	325.00	N65°36'13"W	42.65	21.37	7°31'26"
C121	47.70	325.00	N73°34'12"W	47.65	23.89	8°24'32"
C122	12.79	275.00	S30°09'24"E	12.79	6.40	2*39'52"
C123	50.65	275.00	S23°32'53"E	50.58	25.40	10'33'11'
C124	50.12	275.00	S13°03'02"E	50.05	25.13	10°26'30'
C125	49.77	275.00	S02°38'42"E	49.70	24.95	10°22'10'
C126	46.49	275.00	S07°22'58"W	46.43	23.30	9*41'09"
C127	19.50	275.00	S29°27'28"E	19.50	9.75	4°03'46"
C128	89.85	275.00	S18°03'59"E	89.45	45.33	18'43'11'
C129	66.83	275.00	S01°44'39"E	66.67	33.58	13*55'28'
C130	1.51	275.00	N69°23'25"E	1.51	0.75	0°18'51"
C131	51.46	275.00	N63°52'19"E	51.39	25.81	10°43'20'
C132	119.74	275.00	N43°57'46"W	118.80	60.83	24°56'51
C133	102.41	275.00	N67*06'20"W	101.82	51.81	21°20'16'
C134	23.71	225.00	S09°12'25"W	23.70	11.87	6°02'15"
C135	101.18	225.00	S06*41'42"E	100.33	51.46	25°45'58
C136	46.77	225.00	S25°32'00"E	46.69	23.47 6.15	11°54'40' 2°33'48"
C137	12.30	275.00	N30°12'27"W	12.30	6.15	2°33'48" 8°28'24"
C138	40.67 29.11	275.00	N24*41'21"W	40.63	20.37	8°28'24"
C139	30.55	50.00 50.00	N11°17'39"E N22°53'32"W	28.70	14.98 15.77	33°21'40' 35°00'41'
('1//'		50.00	N22'53 32 W N57*54'13"W	30.08	15.77	35'00'41 35'00'41'
C140	30 55			00.00	1 10.77	1 JJ UU 41
C141	30.55 30.55			30.08	15 77	
	30.55 30.55 30.55	50.00 50.00 50.00	S87'05'05'W	30.08 30.08	15.77 15.77	35°00'41' 35°00'41'

BEING ALL OF THAT CERTAIN 34.490 ACRE TRACT OR PARCEL OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (0.P.R.B.C.TX.), SAID 34.490 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 291.00 ACRE TRACT CONVEYED TO GERALD L. KLINE ET AL. BY DEED RECORDED IN VOLUME 621, PAGE 565, O.P.R.B.C.TX., SAME BEING THE SOUTHWEST CORNER OF LOT 85, BLOCK B OF THE COLONY M.U.D. 1C, SECTION 5, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 132-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S23'22'17"E, WITH THE SOUTH LINE OF LOT 85, BLOCK B OF SAID THE COLONY M.U.D. 1C, SECTION 5 AND OVER AND ACROSS SAID 1258.002 ACRE TRACT, A DISTANCE OF 34.13 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF LOT 85, BLOCK B, BEING THE SOUTHWEST CORNER OF LOT 74, BLOCK B BOTH OF SAID THE COLONY M.U.D. 1C, SECTION 5, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, 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 OF A CURVE TO THE RIGHT,
2) ALONG SAID CURVE TO THE RIGHT, HAVING DISTANCE OF 173.37 FEET TO A CAPPED 1
3) S40'08'42"W, A DISTANCE OF 75.73 FEET 1
 4) N49'51'18"W, A DISTANCE OF 50.00 FEET OF A CURVE TO THE RIGHT, 5) ALONG SAID CURVE TO THE RIGHT HAVING
5) ALONG SAID CURVE TO THE RIGHT, HAVING DISTANCE OF 18.41 FEET TO A CAPPED 1/
6) N27'04'40"E, A DISTANCE OF 117.72 FEET 7) N17'55'20"W, A DISTANCE OF 21.21 FEET 8) N60'51'30"W, A DISTANCE OF 305.20 FEET
9) N64*32'58"W, A DISTANCE OF 303.20 FEET 10) S86*02'09"W, A DISTANCE OF 116.82 FEET
11) S53°35'14"W, A DISTANCE OF 91.16 FEET 12) S33°45'08"W, A DISTANCE OF 336.29 FEE
13) N79°36'01"W, A DISTANCE OF 162.42 FEE 14) S15°33'49"W, A DISTANCE OF 133.46 FEE
 15) S24'53'17"E, A DISTANCE OF 15.02 FEET OF A CURVE TO THE LEFT,
 16) ALONG SAID CURVE TO THE LEFT, HAVIN DISTANCE OF 78.43 FEET TO A CAPPED 1/
17) S70°16'10"W, A DISTANCE OF 35.23 FEET 18) S11°35'20"W, A DISTANCE OF 171.48 F
HOUSTON DRIVE (70' R.O.W.), DESCRIBED FOR THE SOUTHEAST CORNER OF THE HER
ENCE, N83'30'58"W, OVER AND ACROSS SAID

1258.002 ACRE TRACT AND WITH THE NORTH LINE OF SAID SAM HOUSTON DRIVE, A DISTANCE OF 177.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT A POINT OF CURVATURE ON THE NORTH LINE OF SAID SAM HOUSTON DRIVE BEARS N83'30'58"W, A DISTANCE OF 45.08 FEET,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.91 FEET, AND A CHORD THAT BEARS N54*37'52"E, A DISTANCE OF 20.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- OF A CURVE TO THE LEFT,

- OF A CURVE TO THE RIGHT.
- 6) N33'09'02"E, A DISTANCE OF 282.83 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,

- BEGINNING OF A CURVE TO THE RIGHT.
- THE LEFT.

- OF A CURVE TO THE LEFT,

- BEGINNING OF A CURVE TO THE RIGHT,

OF A CURVE TO THE LEFT,

OF A CURVE TO THE RIGHT,

BEGINNING OF A CURVE TO THE LEFT,

OF A CURVE TO THE LEFT,

DESCRIBED TRACT.

THE COLONY MUD 1D, SECTION 5

FIELD NOTES

TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING

IG A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 174.60 FEET, AND A CHORD THAT BEARS S28*22'33"W, A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING

- NG A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 19.82 FEET, AND A CHORD THAT BEARS S78'00'21"W, A 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. I TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, EET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- T TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- EET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- EET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- EET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, T TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING

/ING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 85.48 FEET, AND CHORD THAT BEARS S21'05'05"W, A

1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

T TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAM

IN THE COLONY M.U.D. 1C, SECTION 7, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 200-B, P.R.B.C.TX., REIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT THE FOLLOWING THIRTY-THREE (33) COURSES AND DISTANCES, NUMBERED 1 THROUGH 33,

2) N12'46'43"E, A DISTANCE OF 101.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 1.24 FEET, AND A CHORD THAT BEARS N10'14'09"E, A

DISTANCE OF 1.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 4) NO7*41'34"E, A DISTANCE OF 19.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING

5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 233.27 FEET, AND A CHORD THAT BEARS N20'25'18"E, A DISTANCE OF 231.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

7) ALONG SAID CURVE TO THE LEFT. HAVING A RADIUS OF 425.00 FEET. AN ARC LENGTH OF 191.67 FEET. AND A CHORD THAT BEARS N20*13'51"E. A

DISTANCE OF 190.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

8) N82'41'20"W, A DISTANCE OF 125.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 9) N11[•]24[•]37"W, A DISTANCE OF 291.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

10) N30'49'19"W, A DISTANCE OF 239.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

11) N58*29'03"E, A DISTANCE OF 125.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE

12) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 178.32 FEET, AND A CHORD THAT BEARS N13'15'09"W, A DISTANCE OF 176.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO

13) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.84 FEET, AND A CHORD THAT BEARS N41'09'29"W, A DISTANCE OF 20.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

14) NO4'46'07"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING

15) 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 N50°13'05"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. 16) N05'13'05"E, A DISTANCE OF 149.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE

17) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 33.63 FEET, AND A CHORD THAT BEARS NO8'43'19"E, A

DISTANCE OF 33.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 18) N12°13'32"E, A DISTANCE OF 30.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING

19) 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 N32'46'28"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

20) N77'46'28"W. A DISTANCE OF 58.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 21) N12'13'32"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

22) N77'46'28"W, A DISTANCE OF 6.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING

23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 155.81 FEET, AND A CHORD THAT BEARS N57*56'11"W, A DISTANCE OF 152.71 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN

24) N54'51'33"E, A DISTANCE OF 322.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 25) S31'29'18"E, A DISTANCE OF 218.49 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 26) S12'06'32"E, A DISTANCE OF 77.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

27) S10'24'43"W, A DISTANCE OF 60.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

28) S77*46'28"E, A DISTANCE OF 110.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE 29) 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 N57*13'32"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

30) S77*46'28"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 31) N12'13'32"E, A DISTANCE OF 40.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING

32) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 53.77 FEET, AND A CHORD THAT BEARS NO6'37'27"E, A

DISTANCE OF 53.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND 33) N74'18'16"E. A DISTANCE OF 211.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING ON THE SOUTH LINE OF A CALLED 91.016 ACRE TRACT OF LAND CONVEYED TO WA AND KA LAND & CATTLE, LLC BY DEED RECORDED IN DOCUMENT NUMBER 201710142, O.P.R.B.C.TX., FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S31'28'07"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT, SAID 91.016 ACRE TRACT, AND SAID 291.00 ACRE TRACT, A DISTANCE OF 1505.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.490 ACRES OF LAND.

GENERAL NOTES:

- 1. THE BENCHMARKS USED ARE: BM #1: CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", LOCATED +/- S26'12'52" 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 TI THE COLONY 1D, SECTION 5
- NORTHING=10021244.44 EASTING=3227675.13 ELEVATION: 464.07' (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.
- 6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBL AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RES CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQU BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CO
- 9. BY APPROVING THIS PRELIMINARY PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRU CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOF SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF
- 10. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION. IN A FORM ACCEPTABLE TO THE CITY OF BASTROP TO PLAT APPROVAL BY THE CITY. 11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DIS
- CONNECTION FACILITIES 12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALIT
- 13. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF 15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND UTILITIES.
- 16. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE ADMINISTRATION RATE MAP PANEL NO. 48021C0195E AND MAP PANEL NO. 48021C0335E, FOR BAS EFFECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 481193.
- 17. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLI IMPROVEMENTS.
- 18. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DED RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE
- 19. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND BY GOVERNMENT AUTHORITIES.
- 20. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EAS 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
- 22. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEX. ACT (TABA).
- 23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF OR BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLE
- 24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED HEREON AR EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECT 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 TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS / GOVERNMENTAL ENTITY FOR MAINTENANCE.
- 27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT. THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PRELIMINARY PLAT, SAID IMPROVEMENTS 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 ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIG MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PRELIMINARY PLAT BY THE CITY COUNCIL OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL B FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PRELIMINARY PLAT CREATE LIABILITY ON THE PAR OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIA CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUND
- 30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PR HER ASSIGNS. 31. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CO
- COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS. 32. THE DEVELOPER. BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBL
- LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AI 33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATI BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO
- FOR THIS PROPERTY ARE SHOWN ON THIS PRELIMINARY PLAT 34. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITAB
- SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS S SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. 35. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSO
- EASEMENTS 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 FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS: INCLU SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUC NATURAL GAS LINES.
- 38. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE F REGULATIONS INCLUDING. BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIG 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 40. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC REMOVED AT UTILITY COMPANY DISCRETION.
- 41. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR I
- 42. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

W 815.21' FROM THE POINT	STATE OF TEXAS)(COUNTY OF BASTOP)(KNOW ALL MEN BY THESE PRESENTS:
'HE POINT OF BEGINNING OF	THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 34.490 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS: THE COLONY MUD 1D, SECTION 5 "
	SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.
IC IMPROVEMENT STANDARDS,	WITNESS MY HAND THIS DAY OF, 20, A.D.
AND ACCEPTED BY THE CITY	
SPONSIBILITY FOR PLANS FOR JIREMENTS OF THE CITY OF MAY BE REQUIRED, AT THE DES AND REQUIREMENTS. JCT ANY INFRASTRUCTURE IN PMENT OF THE LOTS IN THIS FAILURE TO CONSTRUCT ANY APPLICATIONS FOR CERTAIN OCCUPANCY. , SHALL BE PROVIDED PRIOR	RICK NEFF HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY PO BOX 12220 EL PASO, TEXAS 79913 APPROVED THIS DAY OF, 20, 20 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.
STRIBUTION AND WASTEWATER	APPROVED: ATTEST:
Y (TCEQ) REQUIREMENTS.	
PLATTING. MODIFICATIONS TO EXISTING	PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY
FEDERAL FLOOD INSURANCE STROP COUNTY TEXAS, BOTH	FLOOD PLAIN NOTE:
E DISCRETION FOR OFF-SITE	NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E AND MAP NO. 48021C0335E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
ICATED ADJACENT TO STREET AND REAR LOT LINE. SHALL NOT PROHIBIT ACCESS	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.
SEMENTS SHOWN, EXCEPT AS	THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
HER ASSIGNEES. BASTROP DOCUMENTATION OF DNS (TDLR) AND PROVIDE AS ARCHITECTURAL BARRIERS	STATE OF TEXAS)(COUNTY OF BASTROP)(KNOW ALL MEN BY THESE PRESENTS: I, MAHER HARMOUCHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION
DINANCES OF THE CITY OF	REGULATIONS FOR THE CITY OF BASTROP.
X CONSTRUCTION. E INTENDED TO INDICATE AN WAYS; INCLUDING, BUT NOT RIC CONDUCTORS, DRAINAGE	THE OF TOTAL
(INCLUDING BUT NOT LIMITED DRAINAGE INFRASTRUCTURE), ACCEPTED, IF AT ALL, BY A ACCEPTS THE DEDICATION OF	ENGINEERING BY: DATE DATE DATE 143982 MAHER HARMOUCHE, P.E. #143982 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749
ARE NOT BASTROP COUNTY	ID # F3791 STATE OF TEXAS)(
FLOOD DAMAGE PREVENTION SCIENTIFIC AND ENGINEERING HTS MAY BE INCREASED BY DOES NOT IMPLY THAT LAND E FREE FROM FLOODING OR T OF THE CITY OF BASTROP ANCE ON THE INFORMATION DER. ROPERTY OWNER OR HIS OR	COUNTY OF BASTROP) (KNOW ALL MEN BY THESE PRESENTS: THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 4210006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.
DNSENT AGREEMENT FOR THE	S. C. S.
Division lots or property Rea.	SURVEYED BY: 5844 Store
E: 04–26–2021, CONDUCTED D TITLE INSURANCE COMPANY	JOHN DAVID KIPP ~ R.P.L.S. NO. 5844 CARLSON, BRIGANCE & DOERING, INC.
BLE GRADING AND DRAINAGE STRUCTURE TO THE DRAINAGE	5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749
CAPE EASEMENTS, DRAINAGE	
d to indicate an easement Jding, but not limited to, Tors, drainage pipes, and	
EDERAL, STATE, AND LOCAL GNMENT, DRIVEWAY/CULVERT,	
5 DEPARTMENT. UTILITIES EASEMENT MUST BE	
G) THAT NEGATIVELY IMPACTS DETENTION/RETENTION AREAS.	
	SHEET NO. 2 OF 2
	Carlson, Brigance & Doering, Inc. FIRM ID #F3791 REG. # 10024900
	Civil Engineering Surveying 5501 West William Cannon Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5435\Survey\PRELIMINARY PLAT - COLONY 1D SECTION 5

Phone No. (512) 280-5160 Fax No. (512) 280-5165