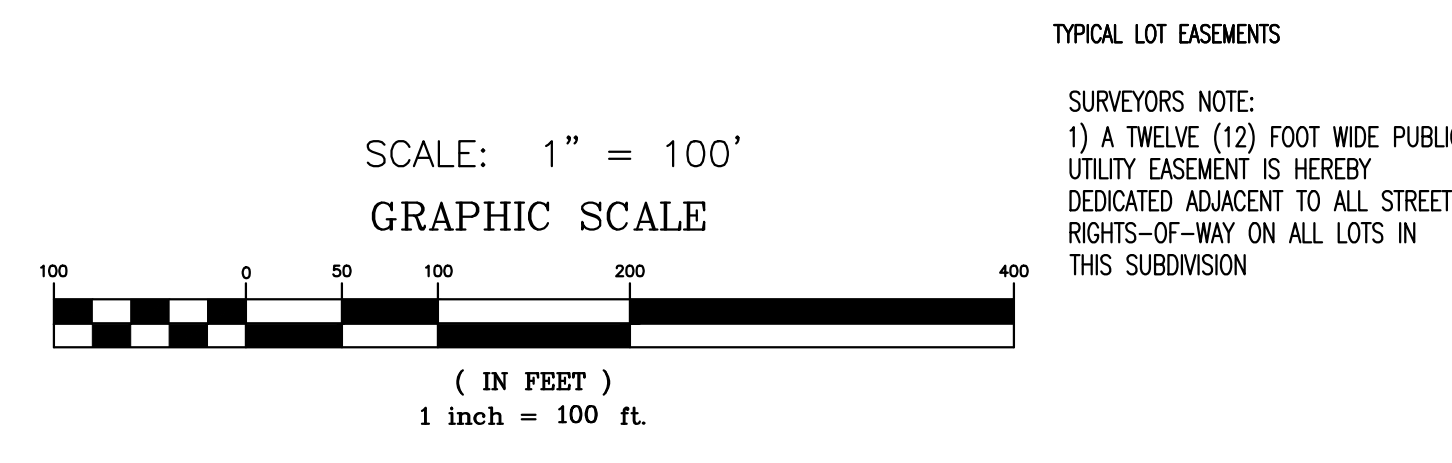
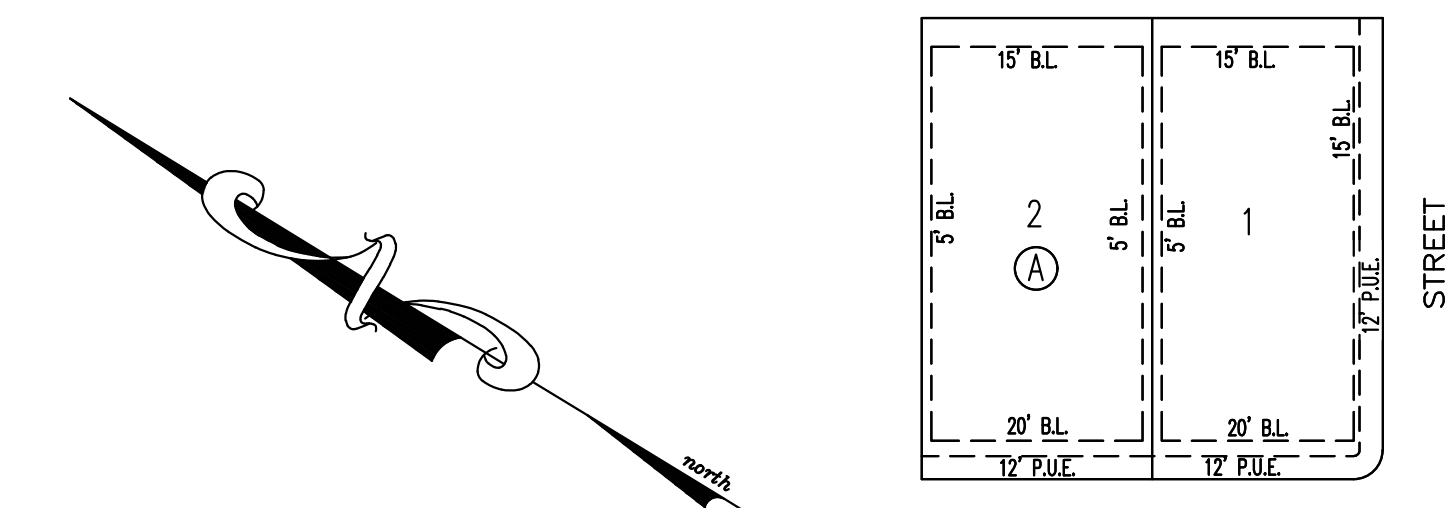
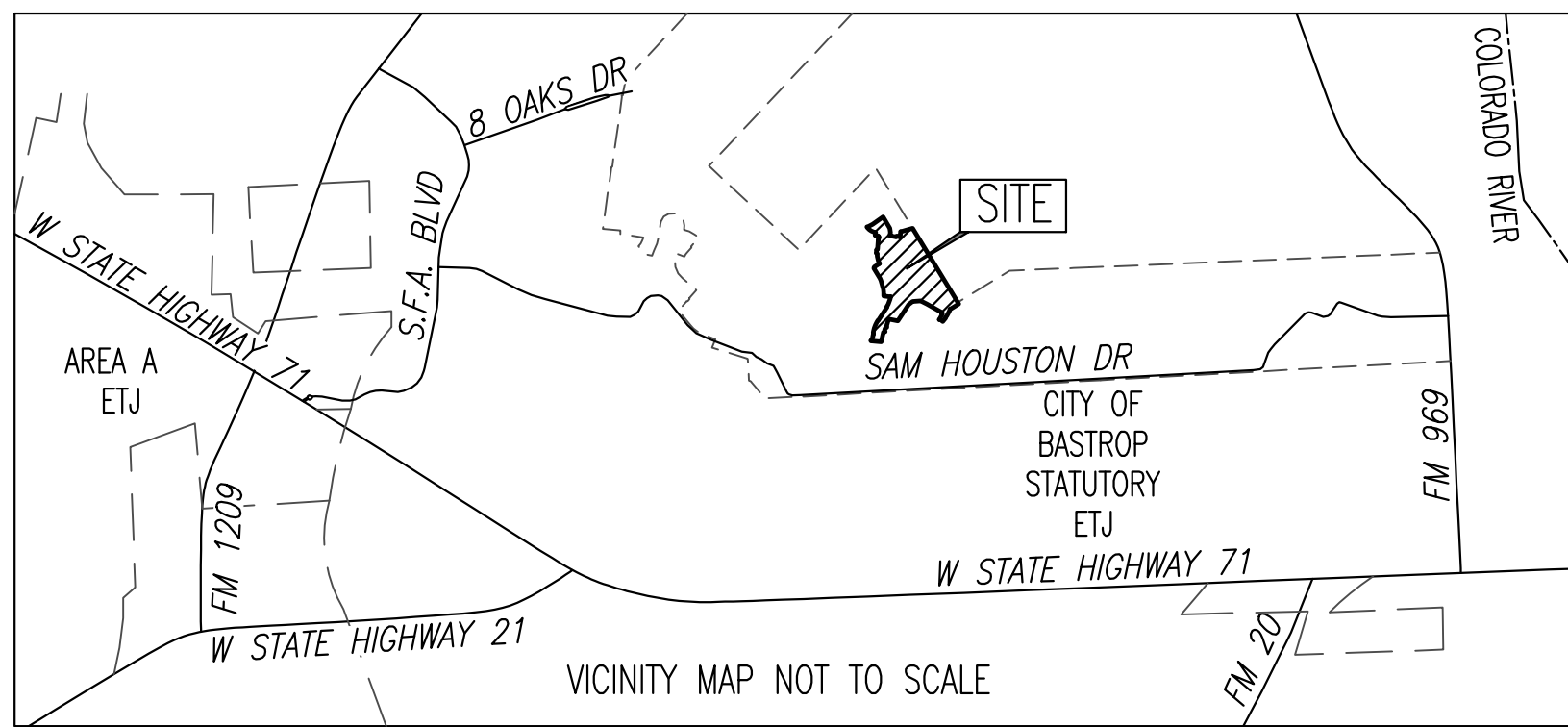


# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 5



- LEGEND**
- 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
  - 1/2" CAPPED IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS OTHERWISE NOTED)
  - 1 LOT NUMBER
  - Ⓐ BLOCK LETTER
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - L.S.E. LANDSCAPE EASEMENT
  - O.S. OPEN SPACE
  - MUD BOUNDARIES

DATE: SEPTEMBER 22, 2022  
 OWNER:  
 HUNT COMMUNITIES BASTROP, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 PO BOX 12220  
 EL PASO, TEXAS 79913  
 (915) 298-4226

ENGINEER & SURVEYOR:  
 CARLSON, BRIGANCE & DOERING, Inc.  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TX 78749  
 (512) 280-5160  
 (512) 280-5165 fax

TOTAL ACREAGE: 34.490 ACRES  
 SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

RESIDENTIAL LOTS:	102	TOTAL: 18,792 ACRES
NON-RESIDENTIAL LOTS:	3	TOTAL: 8,233 ACRES
TOTAL LOTS:	105	TOTAL: 27,025 ACRES

NO. OF BLOCKS:	8	TOTAL: 7.465 ACRES
R.O.W.:		

NON-RESIDENTIAL LOTS	
BLOCK	PURPOSE
A	D.E., L.S.E. & O.S. LOT
C	D.E., L.S.E. & O.S. LOT
J	D.E., L.S.E. & O.S. LOT

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE

F.E.M.A. MAP NO. 48021C0195E AND MAP NO. 48021C0335E  
 BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.  
 DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY			
STREET	50' R.O.W.	60' R.O.W.	LOCAL
BALDOVINO STREET	890'		LOCAL
HYDRANGEA STREET	617'		LOCAL
DATMAN STREET	40'		LOCAL
PINYON PINE DRIVE	2,028'		LOCAL
RAINWATER CREEK DRIVE	2,239'		LOCAL
ROSWINATE ROAD	607'		LOCAL
WAVERLY SPIRE COURT	115'		LOCAL
TOTAL	6,536'		

Line #	Length	Direction
L1	34.13	S23°22'17"E
L2	75.73	S40°08'42"W
L3	50.00	N49°51'18"W
L4	117.72	N27°04'40"E
L5	21.21	N17°50'20"W
L6	116.82	N64°32'58"W
L7	91.16	S53°35'14"W
L8	133.46	S15°33'49"W
L9	15.02	S24°53'17"E
L10	35.23	S70°16'10"W
L11	101.97	N12°46'43"E
L12	19.39	N07°41'34"E
L13	125.00	N82°41'20"W
L14	125.14	N58°29'03"E
L15	50.00	N04°46'07"E
L16	30.05	N12°13'32"E
L17	58.88	N77°46'28"W
L18	50.00	N12°13'32"E
L19	6.64	N77°46'28"W

Line #	Length	Direction
L20	77.75	S12°06'30"E
L21	60.64	S102°44'3"W
L22	110.00	S77°46'28"E
L23	50.00	S77°46'28"E
L24	40.83	N12°13'32"E
L25	45.08	N83°30'58"W
L26	43.19	S13°29'45"E
L27	7.14	N20°27'09"W
L28	9.41	N20°27'09"W
L29	58.84	S58°30'40"W
L30	19.39	S07°41'34"W
L31	30.05	N12°13'32"E
L32	11.32	N77°46'28"W
L33	4.94	N77°46'28"W
L34	4.94	N77°46'28"W
L35	17.26	S70°09'39"W
L36	17.26	S70°09'39"W
L37	75.73	S40°08'42"W
L38	58.84	S58°30'40"W

**BENCHMARK INFORMATION:**

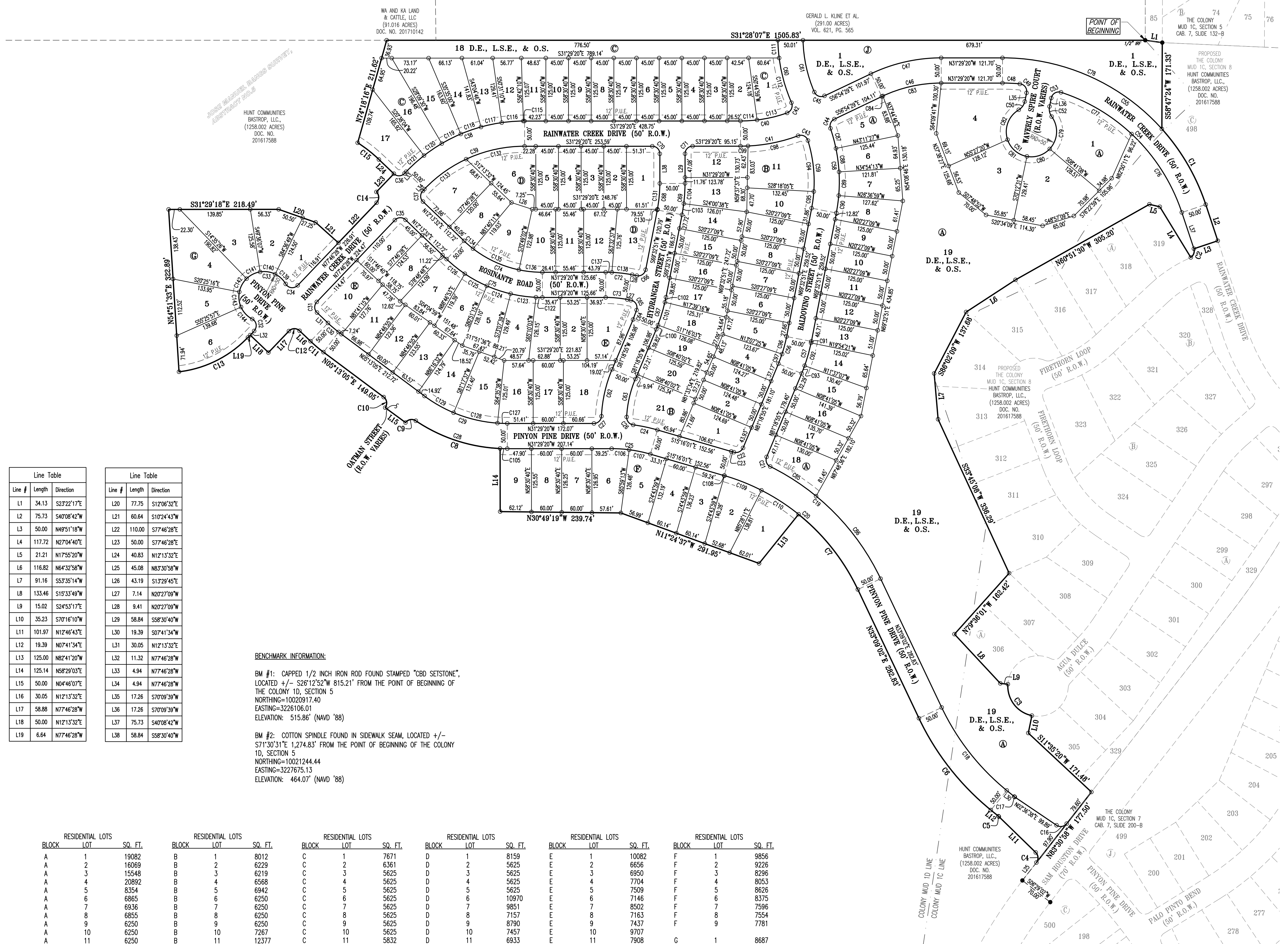
BM #1: CAPPED 1/2" INCH IRON ROD FOUND STAMPED "CBD SETSTONE", LOCATED +/- S26°12'52"W 815.21' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 5  
 NORTHING=10020917.40  
 EASTING=3226106.01  
 ELEVATION: 515.86' (NAVD '88)

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)

RESIDENTIAL LOTS			RESIDENTIAL LOTS		
BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	1	19082	B	1	8012
A	2	16069	B	2	6229
A	3	15548	B	3	6219
A	4	20892	B	4	6568
A	5	8354	B	5	6942
A	6	6865	B	6	6250
A	7	6936	B	7	6250
A	8	6855	B	8	6250
A	9	6250	B	9	6250
A	10	6250	B	10	7267
A	11	6250	B	11	12377
A	12	6250	B	12	7675
A	13	6300	B	13	7457
A	14	7130	B	14	6757
A	15	7109	B	15	6250
A	16	6927	B	16	6250
A	17	6642	B	17	6516
A	18	8605	B	18	6896
A	19	283605	B	19	6511
			B	20	7178
			B	21	10658

RESIDENTIAL LOTS			RESIDENTIAL LOTS		
BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
C	1	7671	D	1	10082
C	2	6361	D	2	6656
C	3	5625	D	3	6950
C	4	5625	D	4	7704
C	5	5625	D	5	7509
C	6	5625	D	6	7146
C	7	5625	D	7	8502
C	8	5625	D	8	7153
C	9	5625	D	9	7437
C	10	5625	D	10	9707
C	11	5832	D	11	7908
C	12	6294	D	12	7377
C	13	6876	D	13	7691
C	14	7969	D	14	8665
C	15	9619	D	15	9203
C	16	10458	D	16	8033
C	17	10706	D	17	7500
C	18	27700	D	18	10563

RESIDENTIAL LOTS			RESIDENTIAL LOTS		
BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
E	1	10082	F	1	9856
E	2	6656	F	2	9226
E	3	6950	F	3	8296
E	4	7704	F	4	8053
E	5	7509	F	5	8626
E	6	7146	F	6	8375
E	7	8502	F	7	7596
E	8	7153	F	8	7554
E	9	7437	F	9	7781
E	10	9707	G	1	8687
E	11	7908	G	2	8498
E	12	7377	G	3	11365
E	13	7691	G	4	13485
E	14	8665	G	5	9245
E	15	9203	G	6	11398
E	16	8033	J	1	47311
E	17	7500			
E	18	10563			



**SHEET NO. 1 OF 2**

**Carlson, Brigance & Doering, Inc.**  
 FIRM ID #E3791 REG. # 10024900

Civil Engineering	Surveying
5501 West William Cannon	Austin, Texas 78749
Phone No. (512) 280-5160	Fax No. (512) 280-5165



# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 5

## FIELD NOTES

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, L.L.C., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), 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 SOUTHWEST CORNER OF A CALLED 291.0 ACRE TRACT CONVEYED TO GERALD L. KLINE ET AL. BY DEED RECORDED IN VOLUME 621, PAGE 565, O.P.R.B.C.T.X., 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.T.X.), 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 TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A 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 SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S47°08'42"W, A DISTANCE OF 75.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N49°51'18"W, A DISTANCE OF 50.00 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,
- 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 SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N27°04'40"E, A DISTANCE OF 17.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N17°55'20"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N60°51'30"W, A DISTANCE OF 305.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N64°32'58"W, A DISTANCE OF 116.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S86°02'09"W, A DISTANCE OF 137.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) S5°35'14"W, A DISTANCE OF 91.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) S33°45'08"W, A DISTANCE OF 336.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N79°36'01"W, A DISTANCE OF 162.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S15°33'49"W, A DISTANCE OF 133.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) S24°53'17"E, A DISTANCE OF 15.02 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,
- 16) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 85.48 FEET, AND CHORD THAT BEARS S21°05'05"W, A DISTANCE OF 78.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) S70°16'10"W, A DISTANCE OF 35.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 18) S11°35'49"W, A DISTANCE OF 171.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAM HOUSTON DRIVE (70' R.O.W.), DESCRIBED IN THE COLONY M.U.D. 1C, SECTION 7, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 200-B, P.R.B.C.T.X., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, 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,

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

- 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,
- 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 OF A CURVE TO THE LEFT,
- 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 N101°4'09"E, A DISTANCE OF 1.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N07°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 OF A CURVE TO THE RIGHT,
- 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,
- 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,
- 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 N201°3'51"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) N112°4'37"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 BEGINNING OF A CURVE TO THE RIGHT,
- 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 THE LEFT,
- 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) N04°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 OF A CURVE TO THE LEFT,
- 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 BEGINNING OF A CURVE TO THE RIGHT,
- 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 N08°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 OF A CURVE TO THE LEFT,
- 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 OF A CURVE TO THE RIGHT,
- 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 DESCRIBED TRACT,
- 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 80.64 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 BEGINNING OF A CURVE TO THE LEFT,
- 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 OF A CURVE TO THE LEFT,
- 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 N06°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.T.X., 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 291.0 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"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=3226751.13 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.
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 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.
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 REALLOCATIONS 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 NO. 48021C0195E AND MAP PANEL NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, BOTH EFFECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 481193.
16. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-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 ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
19. 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. 4210006025 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. 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.
37. 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, FLOODPLAN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
38. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
39. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
40. 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.
41. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

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

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, L.L.C. 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 SUBVIDE 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 STRAYS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.  
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
RICK NEFF  
HUNT COMMUNITIES BASTROP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY  
PO BOX 12220  
EL PASO, TEXAS 79913

APPROVED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

PLANNING & ZONING COMMISSION CHAIRPERSON \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

FLOOD PLAIN NOTE:

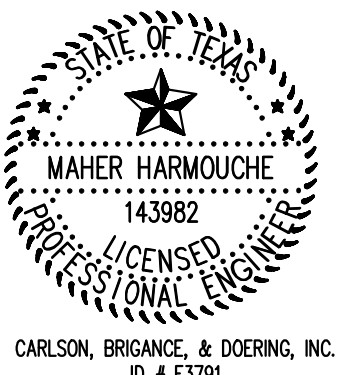
NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E AND MAP NO. 48021C0335E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

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 THE ENGINEER OR SURVEYOR.

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

I, MAHER HARMOUICHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.



ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_

MAHER HARMOUICHE, P.E. #143982  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

STATE OF TEXAS )  
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.



SURVEYED BY: \_\_\_\_\_ DATE \_\_\_\_\_

JOHN DAVID KIPP ~ R.P.L.S. NO. 5844  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

## SHEET NO. 2 OF 2

**Carlson, Brigance & Doering, Inc.**  
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 5501 West William Cannon    Austin, Texas 78749  
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