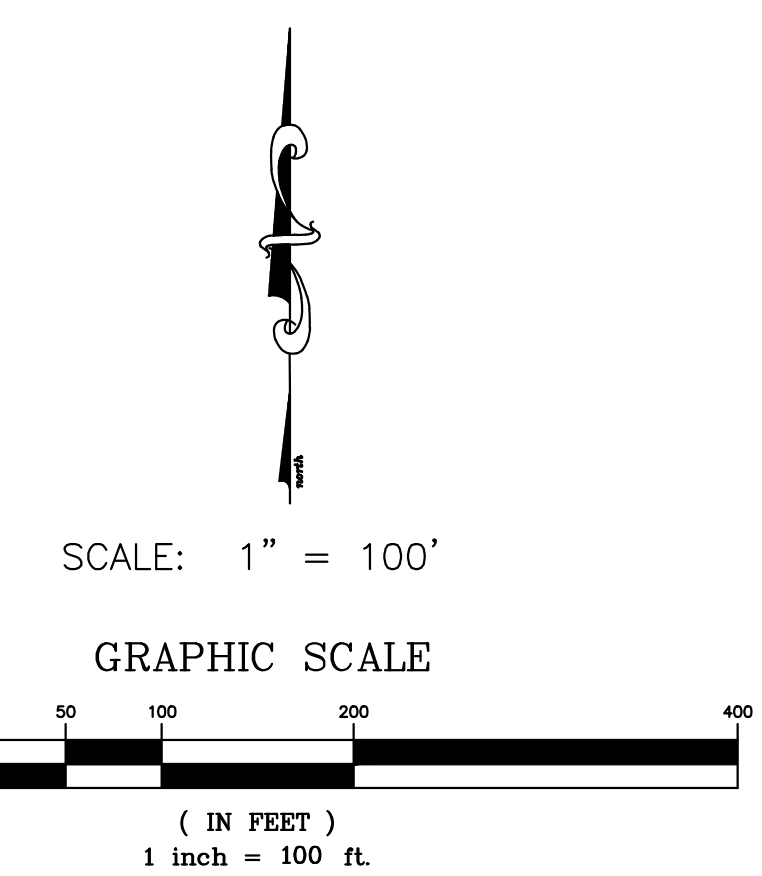
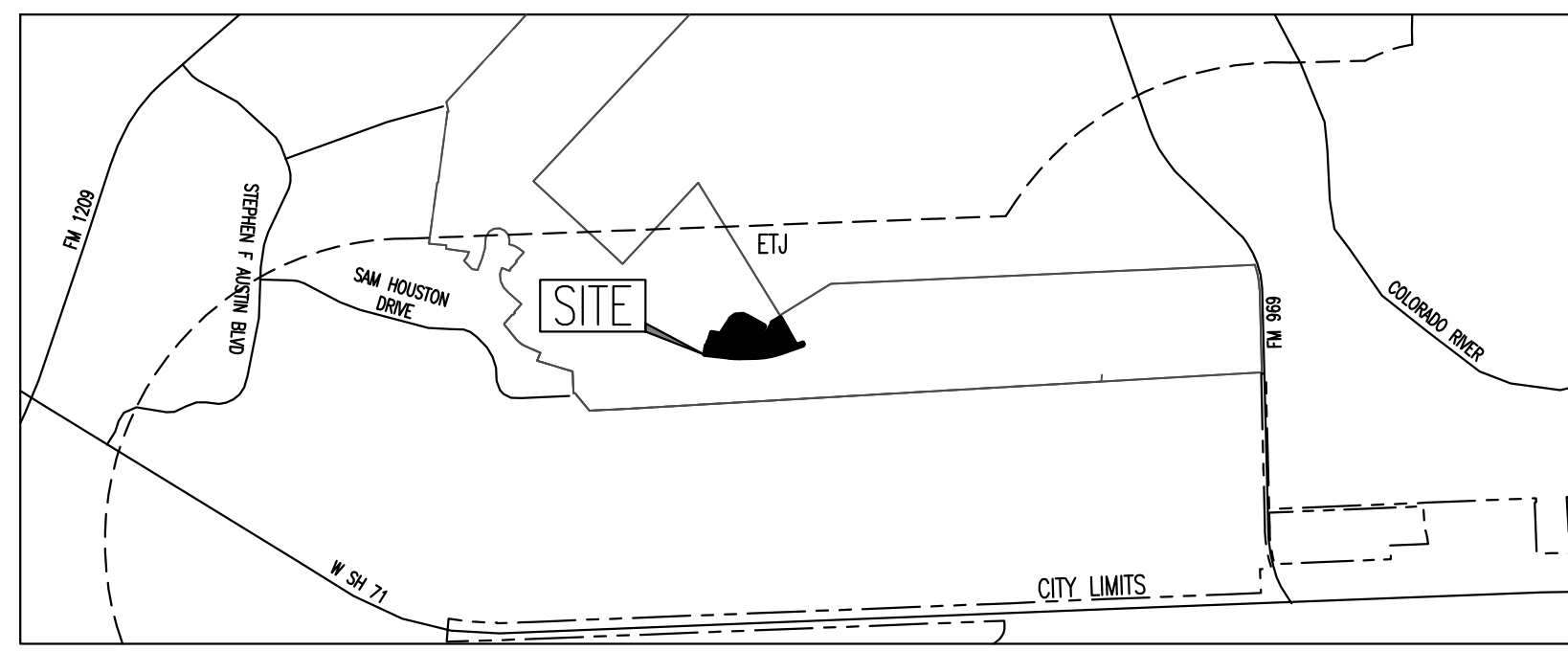


# THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 8



**LEGEND**

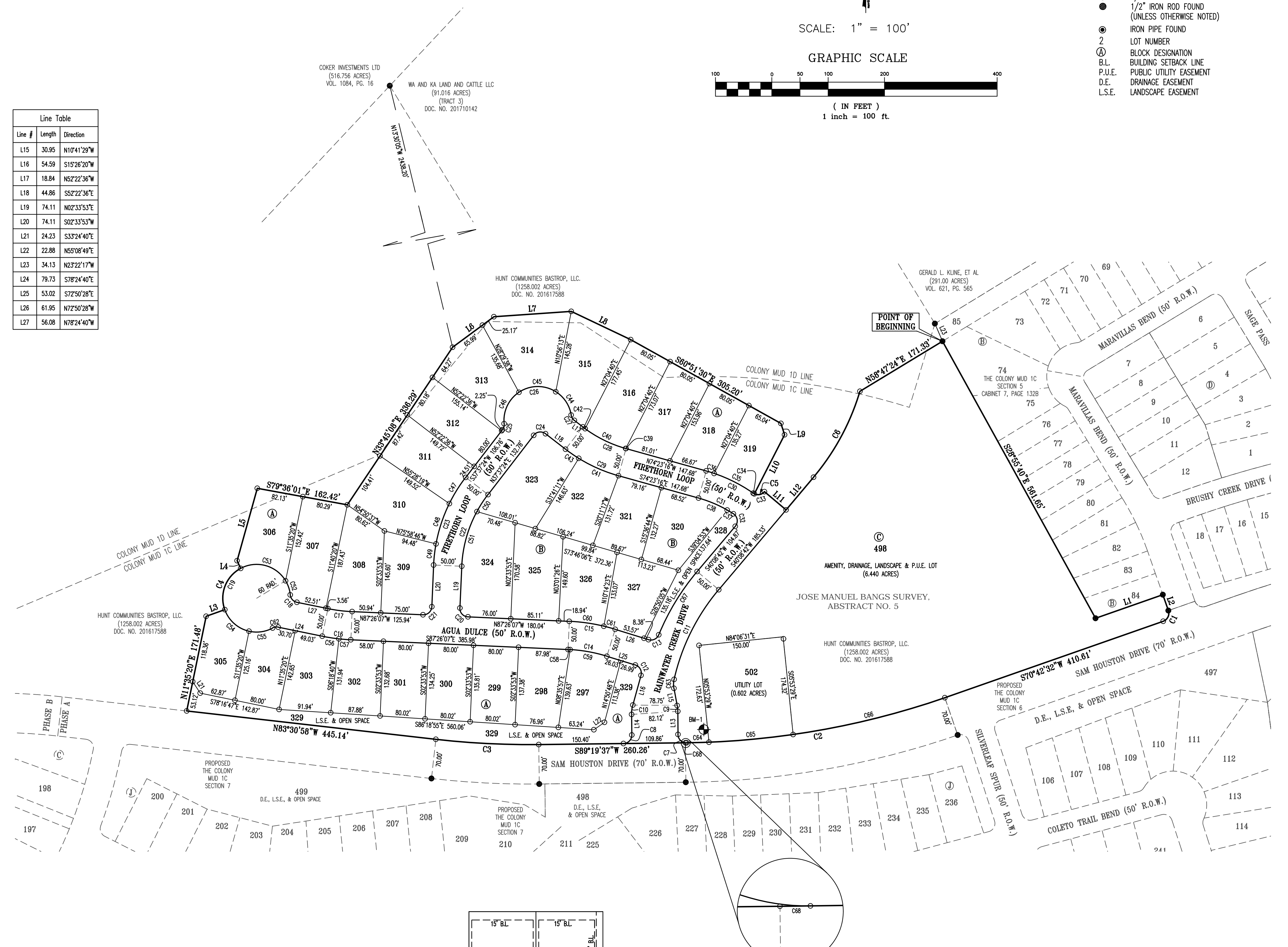
- ⊕ BENCHMARK
- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND
- 2 LOT NUMBER
- ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S25°42'25"W	21.21	15.00	90°00'00"
C2	469.46	1465.00	S87°08'48"W	467.45	236.76	182°11'37"
C3	182.99	1465.00	N87°05'41"W	182.87	91.62	70°29'25"
C4	85.48	60.00	N21°05'05"E	78.43	51.82	81°33'50"
C5	19.82	15.00	N78°00'21"E	18.41	11.66	75°43'17"
C6	174.60	425.00	N28°22'33"E	173.37	88.55	23°32'18"
C7	23.60	15.00	N45°40'58"W	21.24	15.04	90°08'59"
C8	23.54	15.00	N44°21'34"E	21.20	14.98	89°56'06"
C9	10.56	60.00	N05°38'59"W	10.55	5.29	10°05'01"
C10	16.80	60.00	S07°24'56"W	16.75	8.46	16°02'49"
C11	179.49	375.00	N26°26'00"E	177.78	91.50	27°25'25"
C12	23.11	15.00	N28°42'04"W	20.89	14.56	88°16'48"
C13	22.20	15.00	S84°46'01"W	20.23	13.69	84°47'03"
C14	70.05	275.00	N87°08'17"W	69.86	35.21	14°35'39"
C15	82.78	325.00	N87°08'17"W	82.56	41.62	14°35'39"
C16	51.19	325.00	S82°55'23"E	51.13	25.65	91°01'27"
C17	43.31	275.00	S82°55'23"E	43.27	21.70	91°01'27"
C18	19.03	15.00	S42°04'13"E	17.78	11.04	72°40'54"
C19	306.22	60.00	S28°03'40"W	306.74	40.15	282°25'08"
C20	23.56	15.00	N42°26'07"W	21.21	15.00	90°00'00"
C21	23.56	15.00	S42°04'13"E	21.21	15.00	90°00'00"
C22	137.67	225.00	N20°05'39"E	135.54	71.07	35°03'31"
C23	168.27	275.00	S20°05'39"W	165.66	86.86	35°03'31"
C24	23.56	15.00	N82°37'24"E	21.21	15.00	90°00'00"
C25	11.32	15.00	N16°00'28"E	11.05	5.94	43°13'52"
C26	184.79	60.00	S82°37'24"W	184.96	194.96	176°27'45"
C27	11.32	15.00	S30°45'39"E	11.05	5.94	43°13'52"
C28	86.44	225.00	S63°22'56"E	85.91	43.76	22°00'41"
C29	105.65	275.00	S63°22'56"E	105.00	53.48	22°00'41"
C30	92.78	275.00	N64°43'21"W	92.34	46.83	19°19'50"
C31	68.09	225.00	S85°43'05"E	67.83	34.31	17°20'22"
C32	25.45	15.00	S08°27'06"E	22.50	17.01	97°11'36"
C33	22.20	15.00	N82°32'38"E	20.23	13.70	84°47'51"
C34	2.38	15.00	S59°35'44"E	2.37	1.19	9°04'34"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C35	77.89	275.00	S63°10'18"E	77.63	39.21	16°13'43"
C36	14.89	275.00	S72°50'13"E	14.89	7.45	3°06'07"
C37	12.81	225.00	N68°40'47"W	12.81	6.41	3°15'45"
C38	55.28	225.00	N67°20'58"W	55.14	27.78	14°04'37"
C39	0.62	225.00	S74°18'34"E	0.62	0.31	0°09'24"
C40	80.44	225.00	S63°59'21"E	80.01	40.65	20°29'04"
C41	77.15	275.00	N68°21'02"W	76.90	38.83	16°04'28"
C42	5.38	225.00	S53°03'42"E	5.38	2.69	1°22'13"
C43	28.50	275.00	N55°20'42"W	28.48	14.26	5°56'13"
C44	51.11	60.00	S33°32'56"E	49.58	27.22	48°48'25"
C45	69.07	60.00	N89°04'14"E	65.32	38.93	65°57'17"
C46	64.61	60.00	N25°14'34"E	61.54	35.84	61°42'03"
C47	55.00	275.00	N31°53'36"E	54.91	27.59	11°27'36"
C48	75.42	275.00	N18°16'25"E	75.18	37.95	15°42'47"
C49	37.85	275.00	N06°30'27"E	37.82	18.95	7°53'08"
C50	36.15	225.00	S33°01'16"W	36.11	18.11	9°12'17"
C51	101.53	225.00	S15°29'30"W	100.67	51.64	25°51'14"
C52	26.55	60.00	S18°24'28"E	26.34	13.50	25°21'19"
C53	91.12	60.00	S74°35'33"E	82.61	56.95	87°00'56"
C54	60.09	60.00	N48°25'25"W	57.61	32.84	57°23'10"
C55	42.97	60.00	S82°22'03"W	42.06	22.45	41°01'54"
C56	29.94	325.00	N81°03'00"W	29.93	14.98	51°6'40"
C57	21.25	325.00	N85°33'43"W	21.25	10.63	3°44'47"
C58	3.65	275.00	N87°03'20"W	3.65	1.82	0°45'34"
C59	66.40	275.00	N79°45'30"W	66.24	33.36	13°50'05"
C60	61.87	325.00	S81°58'52"E	61.78	31.03	10°54'30"
C61	20.91	325.00	S74°41'02"E	20.90	10.46	3°41'09"
C62	10.40	15.00	S81°43'13"W	10.20	5.42	39°44'14"
C63	15.94	39.00	N01°00'54"E	15.83	8.08	23°24'50"
C64	39.75	1464.99	N88°27'56"E	39.75	19.87	1°33'16"
C65	150.08	1465.00	N84°45'12"E	150.01	75.10	5°52'10"
C66	277.48	1465.00	N76°23'33"E	277.06	139.15	10°51'07"
C67	131.81	425.00	S31°15'36"W	131.29	66.44	17°46'13"
C68	2.16	1463.21	N89°17'05"E	2.16	1.08	0°05'05"

Line #	Length	Direction
L1	126.50	N70°42'25"E
L2	29.76	S19°17'35"E
L3	35.23	N70°16'10"E
L4	15.02	N24°53'17"W
L5	133.46	N15°33'49"E
L6	91.16	N53°35'14"E
L7	137.68	N86°02'09"E
L8	116.82	S64°32'58"E
L9	21.21	S17°55'20"E
L10	117.72	S27°04'40"E
L11	50.00	S49°51'18"E
L12	75.73	N40°08'42"E
L13	40.95	N00°36'29"W
L14	36.56	S00°36'29"E

Line #	Length	Direction
L15	30.95	N10°41'29"W
L16	54.59	S15°26'20"W
L17	18.84	N52°22'36"W
L18	44.86	S52°22'36"E
L19	74.11	N02°33'53"E
L20	74.11	S02°33'53"W
L21	24.23	S33°24'40"E
L22	22.88	N85°08'49"E
L23	34.13	N23°22'17"W
L24	79.73	S78°24'40"E
L25	53.02	S72°50'28"E
L26	61.95	N72°50'28"W
L27	56.08	N78°24'40"W



DATE: APRIL 4 2022  
 OWNER:  
 RICK NEFF  
 HUNT COMMUNITIES BASTROP, LLC.  
 A DELAWARE LIMITED LIABILITY COMPANY  
 4401 N. MESA STREET,  
 EL PASO, TEXAS 79902  
 PHONE: (915) 298-4226

ENGINEER & SURVEYOR:  
 ARON V. THOMSON, R.P.L.S. AND  
 DOUGLAS R. RUMMEL, JR. P.E.  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TX 78749  
 (512) 280-5160  
 (512) 280-5165 fax

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

TOTAL ACREAGE: 19.576 ACRES  
 SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	31	9.032 ACRES
NO. OF NON-RESIDENTIAL LOTS:	4	7.856 ACRES
TOTAL:	35	16.888 ACRES

NO. OF BLOCKS:	3
R.O.W.:	TOTAL: 2.688 ACRES

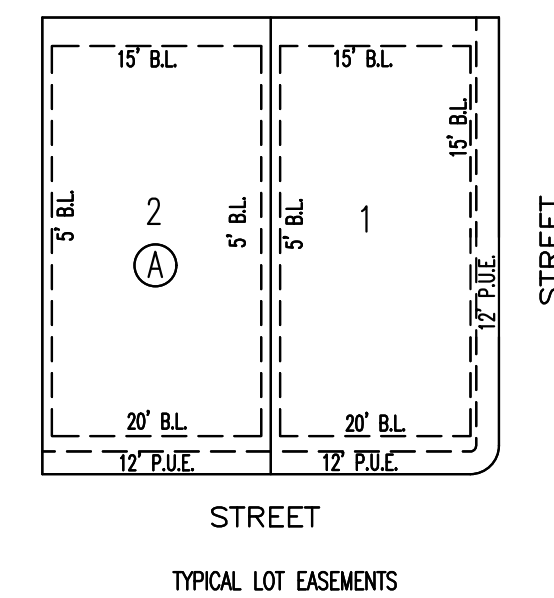
NON-RESIDENTIAL LOTS

BLOCK	LOT	PURPOSE
A	329	L.S.E. & OPEN SPACE
B	328	L.S.E. & OPEN SPACE
C	498	AMENITY, DRAINAGE, LANDSCAPE, & P.U.E.
C	502	UTILITY LOT

LINEAR FOOTAGE OF RIGHT-OF-WAY

	50' R.O.W.	755 FT LOCAL
AGUA DULCE	50' R.O.W.	889 FT LOCAL
FIRETHORN LOOP	50' R.O.W.	530 FT LOCAL
RAINWATER CREEK DRIVE	50' R.O.W.	
TOTAL		2,174 FT

BENCHMARK:  
 BM-1: CAPPED IRON ROD STAMPED "CONTROL"  
 ELEVATION = 514.34' N:10020928.45' E:3226055.92'  
 BM-2: COTTON SPINDLE IN SIDEWALK SEAM  
 ELEVATION = 464.07' N:10021244.44' E:3227675.13'



**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

REVISION	BY	DATE	COMMENT

THE FINAL PLAT OF  
**THE COLONY MUD 1C, SECTION 8**

**METES AND BOUNDS**

BEING ALL OF THAT CERTAIN 19.576 ACRE TRACT OF LAND SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 19.576 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING IN THE NORTHEASTERN LINE OF SAID 1258.002 ACRE TRACT, BEING ALSO AT THE WESTERMOST CORNER OF LOT 74, BLOCK B, THE COLONY MUD 1-C, SECTION 5, A SUBDIVISION RECORDED IN CABINET 7, PAGE 132-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, BEING ALSO AT THE SOUTHERNMOST CORNER OF LOT 85, BLOCK B, SAID COLONY MUD 1-C, SECTION 5 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N23°22'17"W A DISTANCE OF 34.13 FEET, BEING AT THE WESTERMOST CORNER OF SAID LOT 85, BLOCK B, BEING ALSO AT THE SOUTHERNMOST CORNER OF A CALLED 291.00 ACRE TRACT OF LAND CONVEYED TO GERALD L. KLINE, ET AL IN VOLUME 621, PAGE 565, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE WESTERN LINE OF SAID COLONY MUD 1-C, SECTION 5, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) S28°55'40"E, A DISTANCE OF 561.65 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE SOUTHERNMOST CORNER OF LOT 84, BLOCK B, FOR CORNER,
- 2) N70°42'45"E, WITH THE SOUTH LINE OF SAID LOT 84, BLOCK B, A DISTANCE OF 126.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE EASTERMOST CORNER OF SAID LOT 84, BLOCK B, BEING ALSO IN THE WESTERN RIGHT-OF-WAY LINE OF MARAVILLAS BEND (50' R.O.W.), FOR CORNER,
- 3) S19°17'35"E, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID MARAVILLAS BEND, A DISTANCE OF 29.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER, AT A POINT OF CURVATURE FOR A CURVE TO THE RIGHT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES, NUMBERED 1 THROUGH 24,

- 1) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS S25°42'25"W A DISTANCE OF 21.21 FEET, TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 2) S70°42'32"W, A DISTANCE OF 410.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 3) WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 469.46 FEET, AND A CHORD THAT BEARS S80°08'48"W, A DISTANCE OF 467.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S89°19'37"W, A DISTANCE OF 260.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 182.99 FEET, AND A CHORD THAT BEARS N87°05'41"W, A DISTANCE OF 182.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N83°30'58"W, A DISTANCE OF 445.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 7) N11°35'20"E, A DISTANCE OF 171.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N70°16'10"E, A DISTANCE OF 35.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 85.48 FEET, AND A CHORD THAT BEARS N21°05'05"E, A DISTANCE OF 78.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N24°53'17"W, A DISTANCE OF 15.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N15°33'49"E, A DISTANCE OF 133.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 12) S79°36'01"E, A DISTANCE OF 162.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N33°45'08"E, A DISTANCE OF 336.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND AT A NORTHERN CORNER OF SAID 1258.002 ACRE TRACT, BEING AT THE WESTERMOST CORNER OF A CALLED 91.016 ACRE TRACT OF LAND CONVEYED TO WA AND KA LAND AND CATTLE LLC IN DOCUMENT NUMBER 201710142, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST LINE OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS LTD IN VOLUME 1084, PAGE 16, BEARS N13°30'05"W, A DISTANCE OF 2438.20 FEET,
- 14) N53°35'14"E, A DISTANCE OF 91.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N86°02'09"E, A DISTANCE OF 137.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) S64°32'58"E, A DISTANCE OF 116.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 17) S60°51'30"E, A DISTANCE OF 305.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18) S17°55'20"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) S27°04'40"W, A DISTANCE OF 117.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 20) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 19.82 FEET, AND A CHORD THAT BEARS N78°00'21"E, A DISTANCE OF 18.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S49°51'18"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22) N40°08'42"E, A DISTANCE OF 75.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT A POINT OF CURVATURE FOR A CURVE TO THE LEFT,
- 23) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 174.60 FEET, AND A CHORD THAT BEARS N28°22'33"E, A DISTANCE OF 173.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) N58°47'24"E, A DISTANCE OF 171.33 FEET, TO THE POINT OF BEGINNING AND CONTAINING 19.576 ACRES OF LAND.

**GENERAL NOTES:**

1. THE BENCHMARKS USED ARE:  
BM#1: CAPPED IRON ROD STAMPED "CONTROL", ELEVATION=514.34' N=10020928.45' E=3226055.92'  
BM#2: COTTON SPINDLE IN SIDEWALK SEAM, ELEVATION=464.07' N=10021244.44' E=3227675.13'
2. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
5. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
6. CABLE SERVICE IS PROVIDED BY SPECTRUM.
7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 24, 2022.
8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
9. 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.
10. 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.
11. BY APPROVING THIS FINAL 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.
12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
15. ALL NEW UTILITIES WILL BE UNDERGROUND.
16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
18. 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 PANEL NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
19. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. 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.
21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
22. 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.
23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
24. 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 (DLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
25. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS 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.
27. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
28. 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.
29. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
30. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
31. 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 FINAL 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 FINAL 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 FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
32. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
33. 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.
34. 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.
35. 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 OF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
36. 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.
37. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTNANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
39. 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.
40. 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, FLOORPLAN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.
41. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
42. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
43. 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.
44. 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, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT, AND BEING THE OWNER OF A 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 THAT 19.576 ACRE TRACT OF LAND WITH THE FINAL PLAT SHOWN HEREON, TO BE KNOWN AS:

**"THE COLONY MUD 1C, SECTION 8"**

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
RICK NEFF, SENIOR VICE PRESIDENT  
HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY  
4401 N. MESA STREET, EL PASO, TEXAS 79902

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK NEFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**FLOOD PLAN 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. 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.

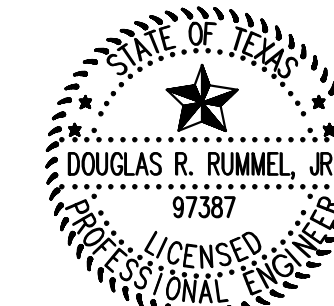
STATE OF TEXAS §  
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

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

DOUGLAS R. RUMMEL, JR., P.E. #97387  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

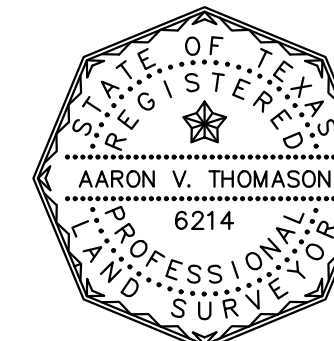
STATE OF TEXAS §  
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, 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 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

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

AARON V. THOMASON ~ R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



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

STATE OF TEXAS )  
COUNTY OF BASTROP )

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET \_\_\_\_\_, PAGE \_\_\_\_\_.

FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
DEPUTY COUNTY CLERK, BASTROP COUNTY, TEXAS

**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