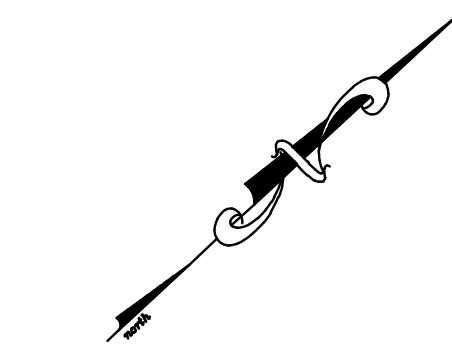
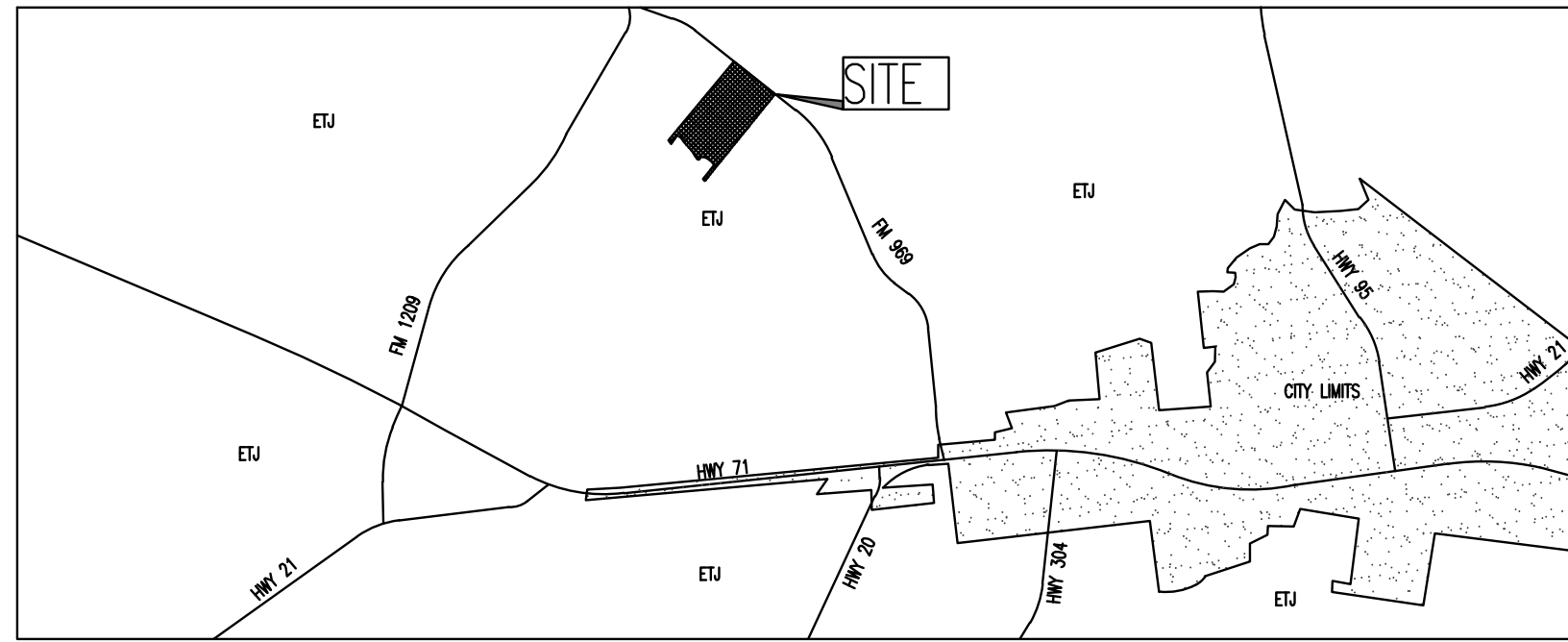


THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1



SCALE: 1" = 200'

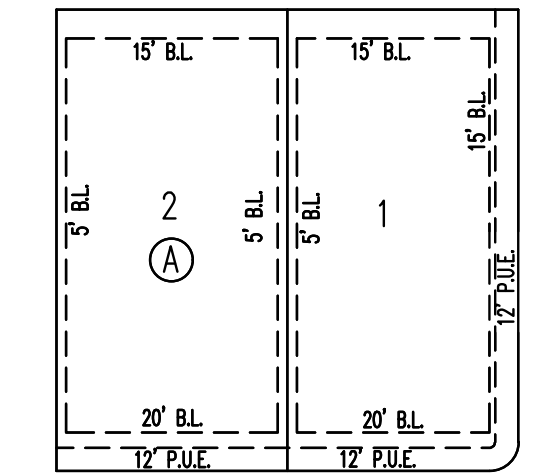
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- CAPPED 1/2" IRON ROD SET
- STAMPED "CBD/SETSTONE"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 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
- SIDEWALKS
- ⊕ BENCHMARK



NOTE:
1) A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION

DATE: JUNE 15, 2023

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

ENGINEER & SURVEYOR:
AARON V. THOMASON, R.P.L.S. AND
MAHER HARMOUCHE P.E.
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160

TOTAL ACREAGE: 184.259 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	266	88,284 ACRES
NO. OF NON-RESIDENTIAL LOTS:	22	79,842 ACRES
	TOTAL: 288	168,126 ACRES

NO. OF BLOCKS:	12	21,448 ACRES
R.O.W.:	TOTAL:	

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

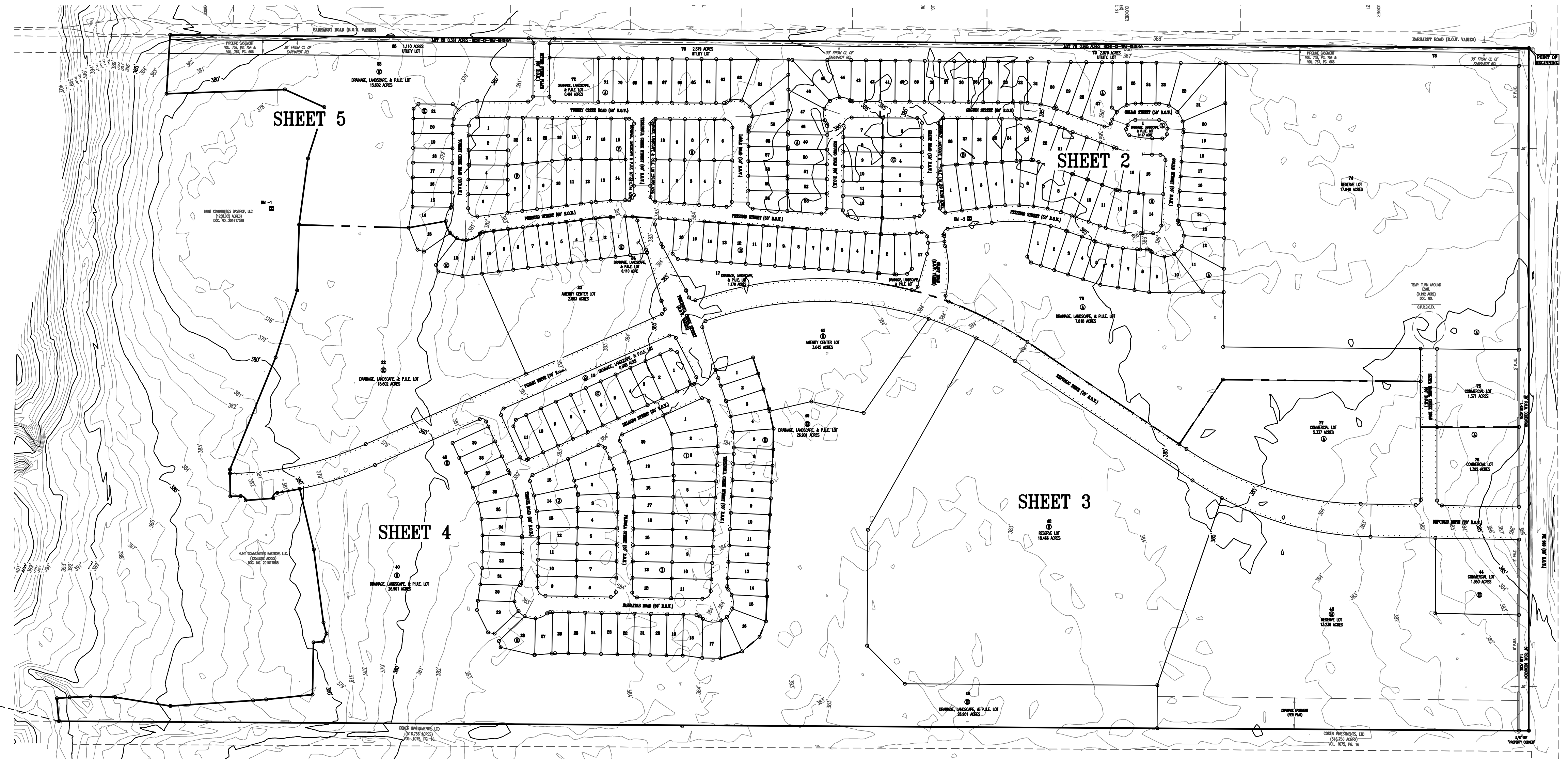
BENCHMARK:
TBM-1: CAPPED IRON ROD LABELED "CBD/SETSTONE"
ELEVATION = 377.83' N:10029981.16' E:3225605.24'
NAVD88 (GEOID 12B)

TBM-2: CAPPED IRON ROD LABELED "CBD/SETSTONE"
ELEVATION = 384.57' N:10031516.68' E:3227083.47'
NAVD88 (GEOID 12B)

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

NON - RESIDENTIAL LOTS	BLOCK	LOT	PURPOSE
A	72		DRAINAGE, LANDSCAPE, & P.U.E. LOT
A	73		UTILITY LOT
A	75		COMMERCIAL LOT
A	76		COMMERCIAL LOT
A	77		COMMERCIAL LOT
A	78		DRAINAGE, LANDSCAPE, & P.U.E. LOT
A	79		RIGHT-OF-WAY RESERVE LOT
B	29		DRAINAGE, LANDSCAPE, & P.U.E. LOT
D	17		DRAINAGE, LANDSCAPE, & P.U.E. LOT
E	11		DRAINAGE, LANDSCAPE, & P.U.E. LOT
F	23		DRAINAGE, LANDSCAPE, & P.U.E. LOT
G	12		DRAINAGE, LANDSCAPE, & P.U.E. LOT
H	40		DRAINAGE, LANDSCAPE, & P.U.E. LOT
H	41		AMENITY LOT
H	44		COMMERCIAL LOT
K	22		DRAINAGE, LANDSCAPE, & P.U.E. LOT
K	23		AMENITY LOT
K	24		DRAINAGE, LANDSCAPE, & P.U.E. LOT
K	25		UTILITY LOT
K	26		RIGHT-OF-WAY RESERVE LOT
L	1		DRAINAGE, LANDSCAPE, & P.U.E. LOT

LINEAR FOOTAGE OF RIGHT-OF-WAY			
BITTER SWEET PLACE	50' R.O.W.	218 FT	LOCAL
DELGADO STREET	50' R.O.W.	648 FT	LOCAL
FILSOLA STREET	50' R.O.W.	540 FT	LOCAL
GOLIAD STREET	50' R.O.W.	585 FT	LOCAL
GRANT ROAD	R.O.W. VARIES	606 FT	LOCAL
LAMAR ROAD	50' R.O.W.	289 FT	LOCAL
PRESIDIO STREET	50' R.O.W.	2,222 FT	LOCAL
REFUGIO ROAD	50' R.O.W.	364 FT	LOCAL
REPUBLIC DRIVE	70' \ 100' R.O.W.	4,282 FT	COLLECTOR
SANTA ISABEL CREEK ROAD	50' R.O.W.	528 FT	LOCAL
SASSAFRAS ROAD	50' R.O.W.	480 FT	LOCAL
SECUNI STREET	50' R.O.W.	1,024 FT	LOCAL
TERLINGUA CREEK STREET	R.O.W. VARIES	1,594 FT	LOCAL
TORNEL ROAD	50' R.O.W.	666 FT	LOCAL
TURKEY CREEK ROAD	50' R.O.W.	1,177 FT	LOCAL
TOTAL		15,203 FT	



JOSE MANUEL BANGS SURVEY
ABSTRACT NO. 5

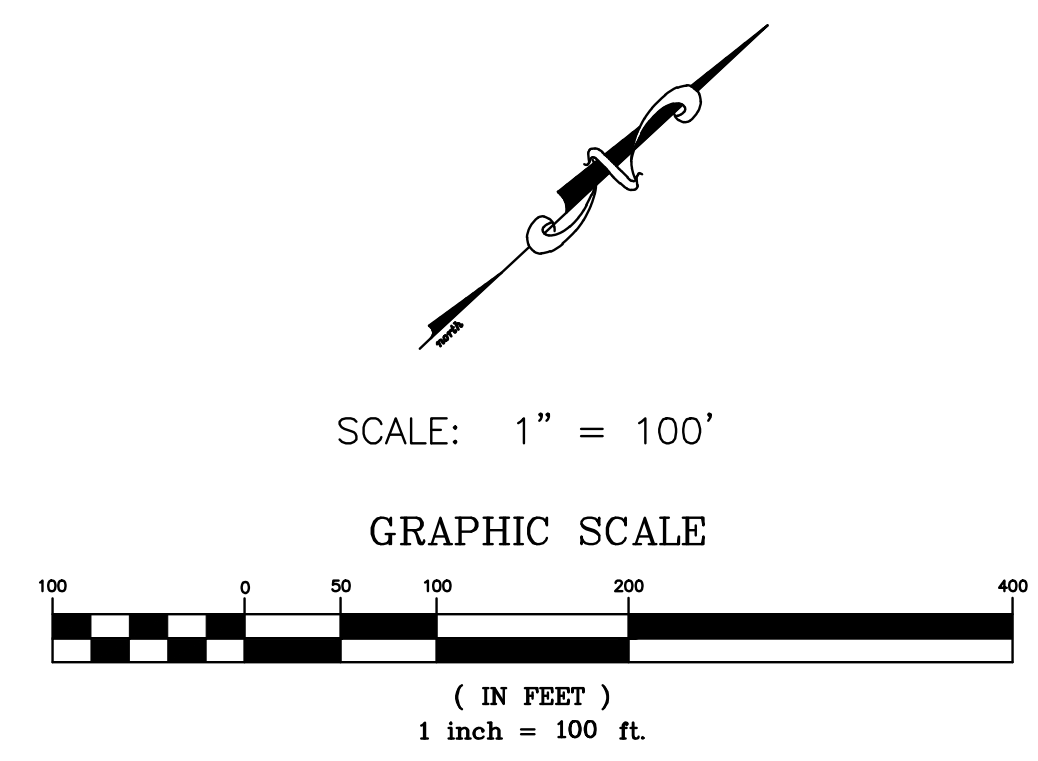
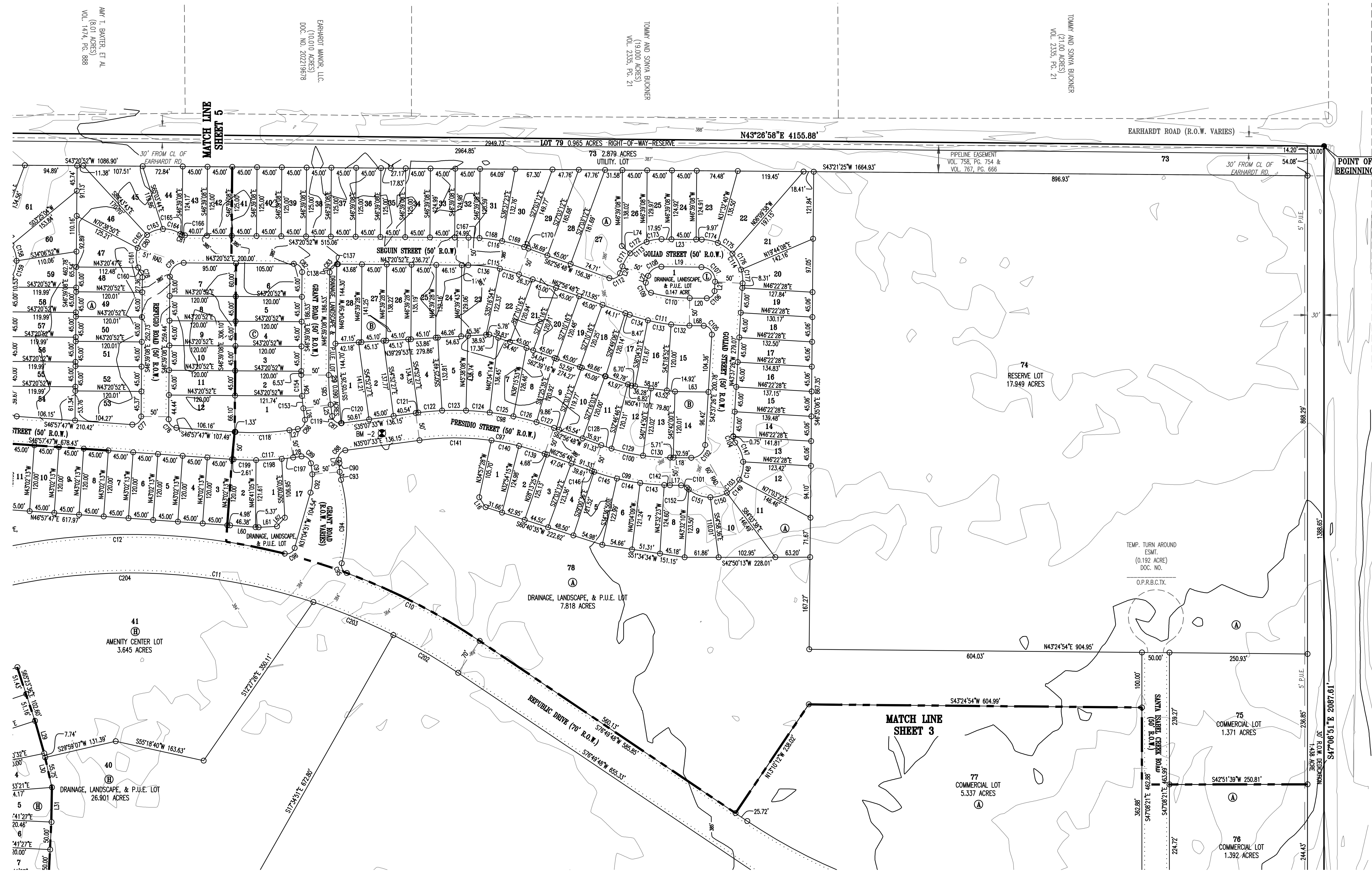
NANCY BLAKEY SURVEY
ABSTRACT NO. 28

REV. NO.	BY	COMMENT	DATE
0		INITIAL SUBMITTAL	02-23-2023
1	TKM	REVISED PER BASTROP COUNTY COMMENTS	04-20-2023
2	ADP	REVISED PER BASTROP COUNTY COMMENTS	04-27-2023
3	TDH	REVISED PER BASTROP COUNTY COMMENTS	06-14-2023

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 1G, SECTION 1



LEGEND

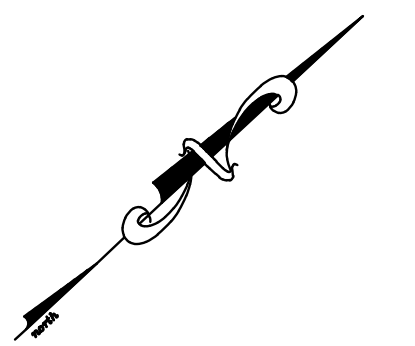
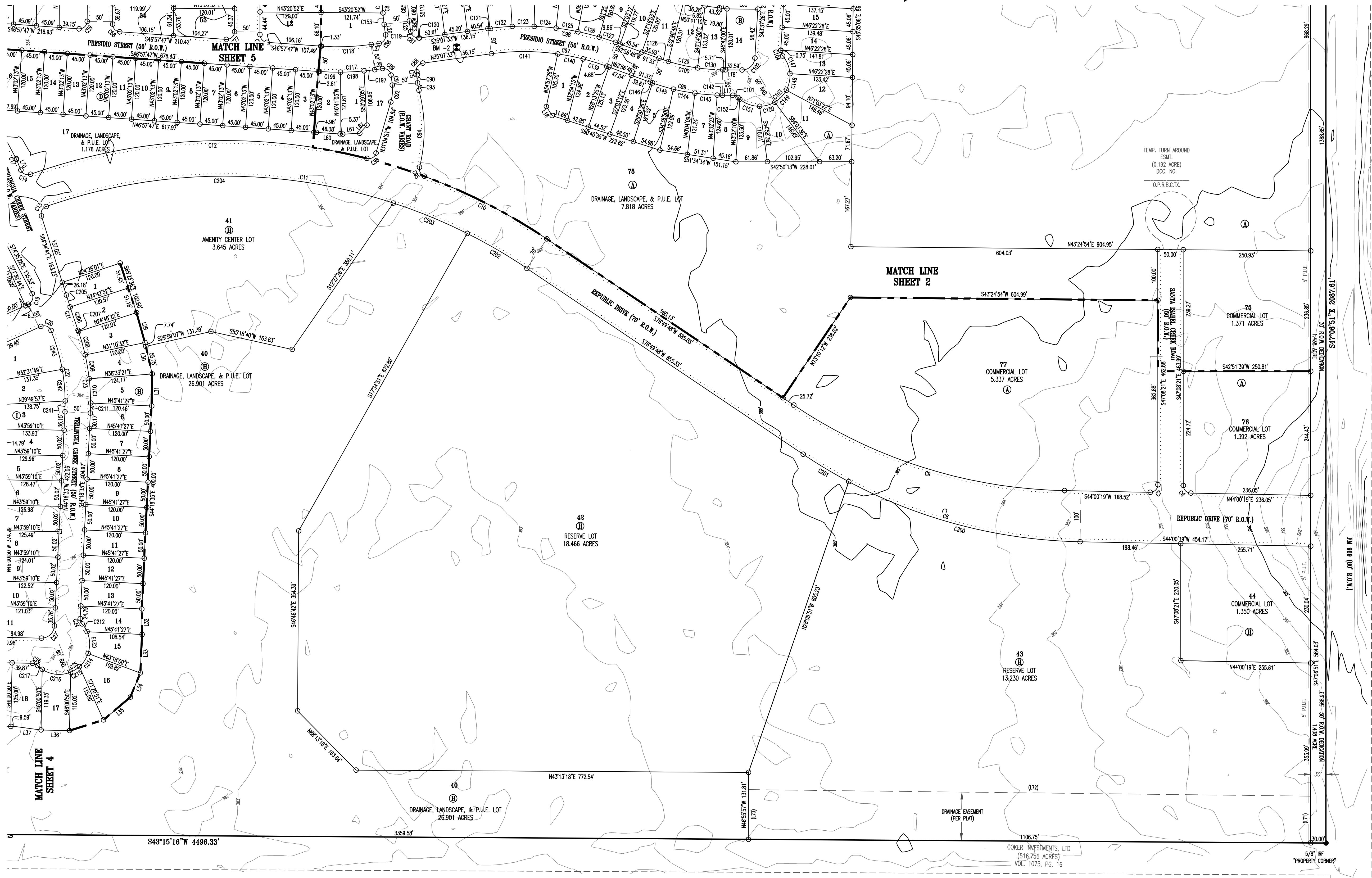
- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 2 LOT NUMBER
- ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- SIDEWALKS
- ⊕ BENCHMARK

Carlson, Brigance & Doering, Inc.

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THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1



SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

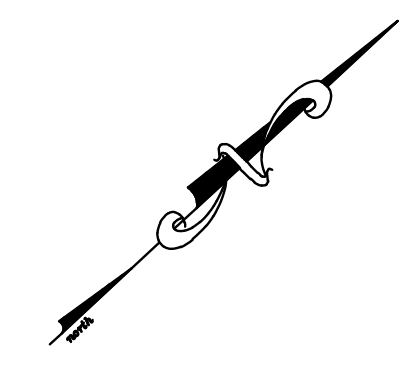
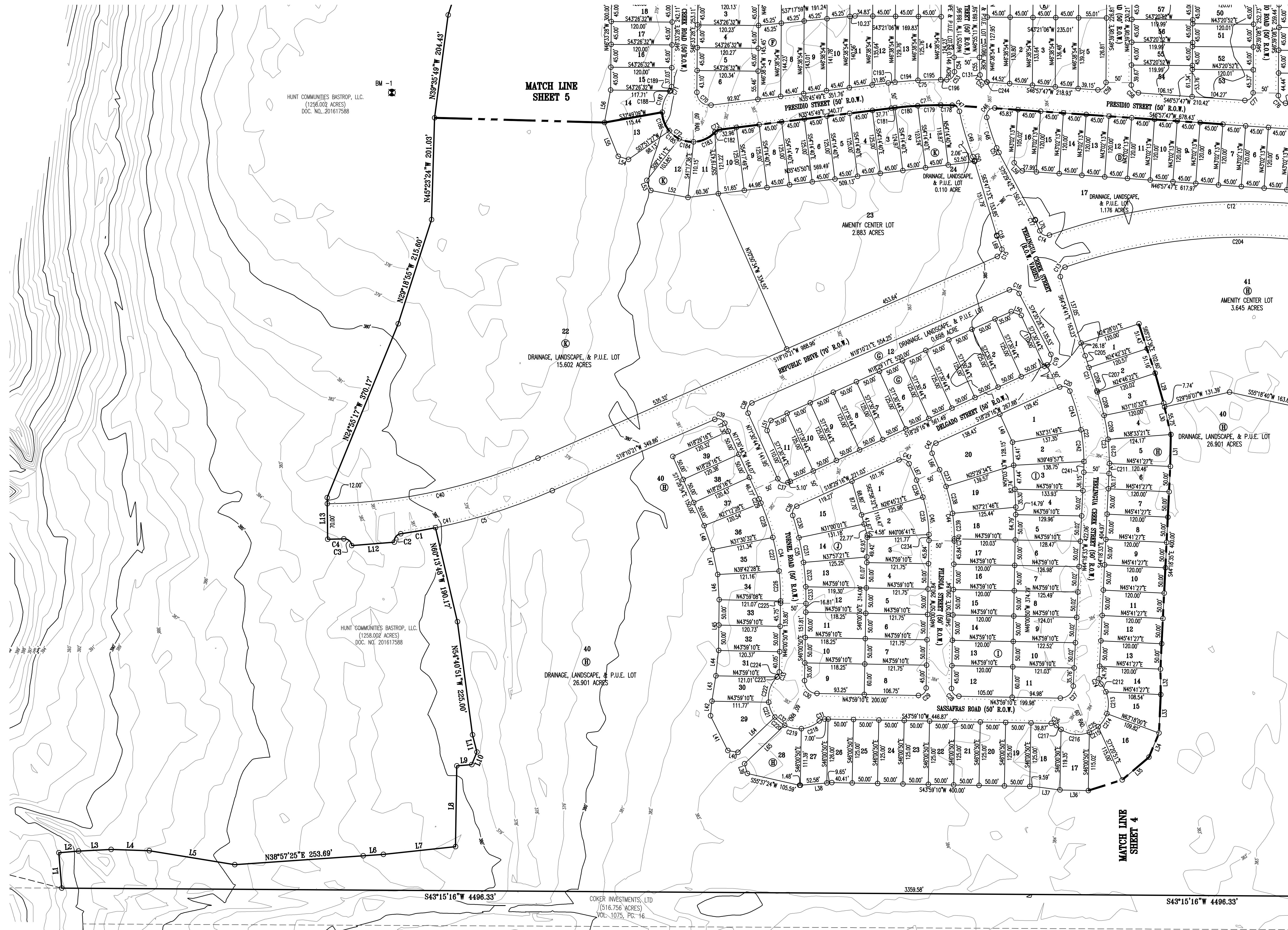
LEGEND

- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 2 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
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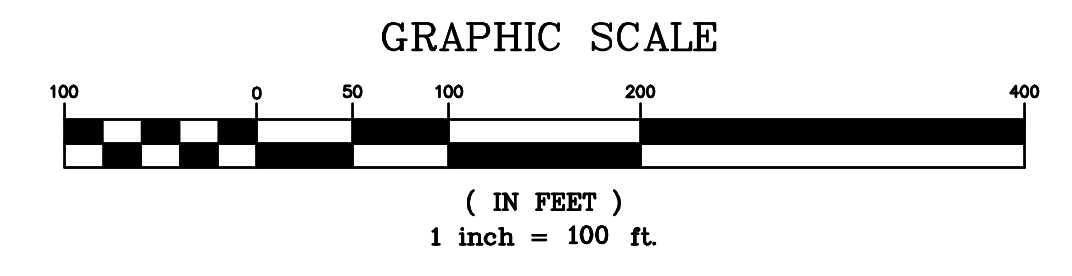
Carlson, Brigrance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900

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

THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1



SCALE: 1" = 100'



- LEGEND**
- 1/2" CAPPED IRON ROD SET
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 2 LOT NUMBER
 - Ⓚ BLOCK DESIGNATION
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HUNT COMMUNITIES BASTROP, LLC.
(1256.002 ACRES)
DOC. NO. 201617388

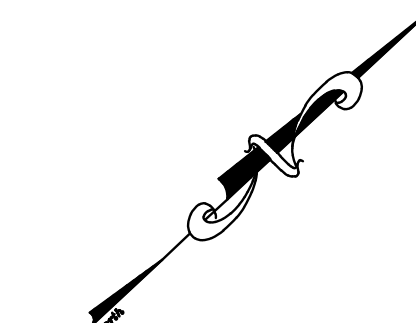
HUNT COMMUNITIES BASTROP, LLC.
(1256.002 ACRES)
DOC. NO. 201617388

COKER INVESTMENTS, LTD.
(516.756 ACRES)
VOL. 1075, PG. 16

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

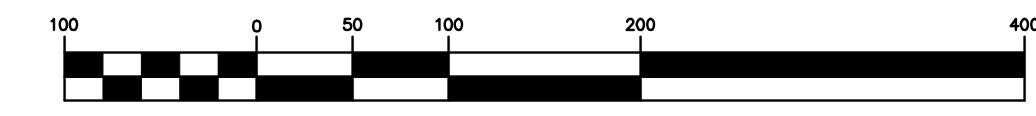
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1



SCALE: 1" = 100'

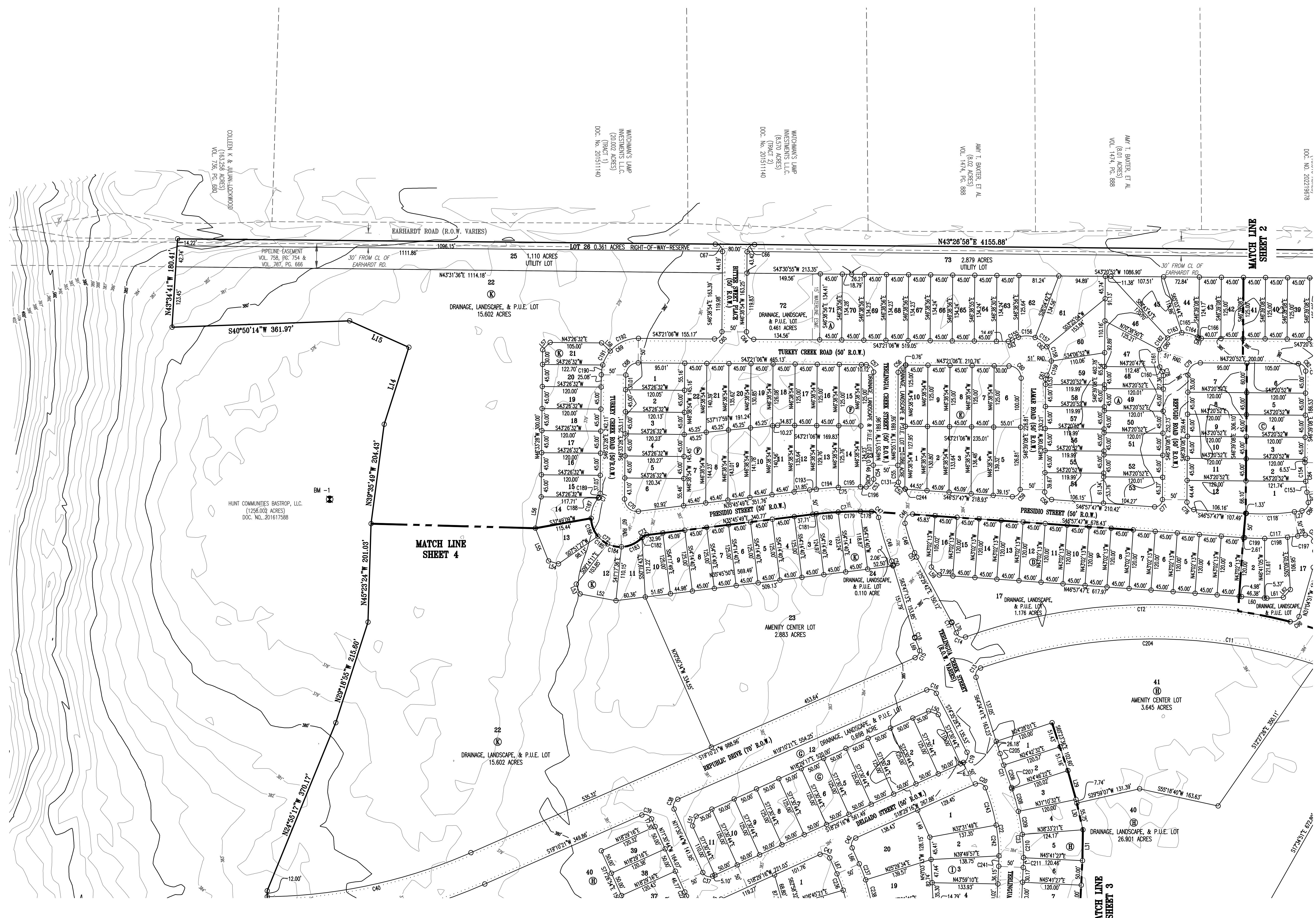
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

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



COLLEEN K. & JILLIAN LOCKWOOD
(63,258 ACRES)
VOL. 738, PG. 680

WITCHAMANS LAMP
INVESTMENTS L.L.C.
(20,002 ACRES)
(TRACT 1)
DOC. No. 201511140

WITCHAMANS LAMP
INVESTMENTS L.L.C.
(6,207 ACRES)
(TRACT 2)
DOC. No. 201511140

AMY T. BAXTER, ET AL
(602 ACRES)
VOL. 1414, PG. 888

AMY T. BAXTER, ET AL
(601 ACRES)
VOL. 1414, PG. 888

DOC. No. 202219678

HUNT COMMUNITIES BASTROP, LLC.
(1,258.002 ACRES)
DOC. No. 201617358

MATCH LINE
SHEET 4

MATCH LINE
SHEET 3

Carlson, Brigrance & 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

THE PRELIMINARY PLAT OF THE COLONY MUD 1G, SECTION 1

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	69.66	1135.00	S33°08'17"W	69.65	34.84	3°31'00"
C2	23.20	15.00	S09°24'25"E	20.95	14.64	88°36'24"
C3	22.44	15.00	S83°26'06"W	20.40	13.92	85°42'35"
C4	31.81	1135.00	S41°22'59"W	31.81	15.90	1°36'20"
C5	241.82	1135.00	S25°16'34"W	241.36	121.37	12°12'27"
C6	23.26	15.00	N88°25'59"E	21.00	14.70	88°51'20"
C7	23.86	15.00	S01°34'01"E	21.42	15.30	91°08'40"
C8	579.20	1011.00	S67°25'03"W	571.31	297.79	32°49'28"
C9	566.59	989.00	S67°25'03"W	558.88	291.31	32°49'28"
C10	271.53	1135.00	S89°58'35"W	270.89	136.42	13°42'26"
C11	989.11	1065.00	S50°13'24"W	953.95	533.47	5°12'47"
C12	672.38	1135.00	N40°10'37"E	662.59	346.38	33°35'33"
C13	23.09	15.00	S20°28'52"E	20.88	14.53	88°11'44"
C14	22.83	15.00	N66°48'34"E	20.69	14.29	87°12'27"
C15	23.24	15.00	S25°12'26"E	20.98	14.68	88°45'34"
C16	22.58	15.00	N62°17'26"E	20.51	14.05	86°14'11"
C17	1.65	16.00	S72°32'28"E	1.65	0.83	5°54'29"
C18	1.62	16.00	S66°41'14"E	1.62	0.81	5°40'00"
C19	24.37	15.00	S28°03'06"E	21.78	15.83	93°04'44"
C20	24.14	15.00	S64°35'11"W	21.62	15.59	92°11'49"
C21	72.94	1989.00	S65°37'43"E	72.94	36.47	2°06'04"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	163.66	375.00	N56°45'44"W	162.37	83.16	2°00'22"
C23	165.93	425.00	S59°29'39"E	164.88	84.04	22°22'13"
C24	11.47	15.00	S66°12'51"E	11.19	6.03	43°46'37"
C25	184.22	60.00	S00°09'41"E	119.92	168.82	175°54'58"
C26	11.47	15.00	S65°53'29"W	11.19	6.03	43°46'37"
C27	38.53	25.00	N02°09'41"W	34.83	24.27	88°17'43"
C28	23.56	15.00	N88°59'10"E	21.21	15.00	90°00'00"
C29	23.56	15.00	N01°00'50"W	21.21	15.00	90°00'00"
C30	39.27	25.00	N88°59'10"E	35.36	25.00	90°00'00"
C31	11.32	15.00	S22°22'14"W	11.05	5.94	43°13'52"
C32	184.79	60.00	S88°59'10"W	119.94	194.96	176°27'45"
C33	11.32	15.00	N24°23'53"W	11.05	5.94	43°13'52"
C34	211.39	475.00	N58°45'47"E	209.65	107.47	25°29'55"
C35	176.32	525.00	S53°38'08"E	175.49	89.00	19°14'34"
C36	21.92	15.00	S23°23'04"E	20.02	13.45	83°44'39"
C37	23.56	15.00	S63°29'13"W	21.21	15.00	90°00'00"
C38	23.74	15.00	N02°10'12"W	21.34	15.18	90°41'05"
C39	23.38	15.00	S63°49'48"W	21.09	14.82	89°18'55"
C40	427.77	1065.00	S30°40'45"W	424.90	216.81	27°00'46"
C41	311.48	1135.00	S27°02'04"W	310.51	156.73	15°43'26"
C42	23.56	15.00	S26°30'44"E	21.21	15.00	90°00'00"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C43	23.56	15.00	S63°29'16"W	21.21	15.00	90°00'00"
C44	144.64	325.00	S58°45'47"E	143.44	73.54	25°29'55"
C45	122.38	275.00	N58°45'47"W	121.38	62.22	25°29'55"
C46	28.35	15.00	S07°11'13"E	24.32	20.76	108°17'59"
C47	20.09	15.00	N83°00'58"E	18.62	11.87	76°43'46"
C48	63.04	475.00	S65°08'19"E	62.99	31.57	7°36'14"
C49	93.71	525.00	S63°45'58"E	93.59	46.98	10°13'39"
C50	7.86	89.00	S66°19'01"E	7.86	3.93	5°03'34"
C51	10.18	89.00	S72°13'04"E	10.18	5.10	6°33'16"
C52	21.45	15.00	S87°56'13"W	19.67	13.03	81°56'52"
C53	24.56	15.00	N03°07'07"W	21.91	16.03	93°49'06"
C54	28.48	525.00	N48°28'25"W	28.48	14.24	3°06'29"
C55	34.57	475.00	N49°00'16"W	34.56	17.29	4°10'11"
C56	23.63	15.00	N01°47'02"W	21.26	15.07	90°16'16"
C57	23.49	15.00	S88°12'58"W	21.16	14.93	89°43'44"
C58	22.62	15.00	N89°50'41"W	20.53	14.08	86°23'05"
C59	24.51	15.00	S00°09'19"W	21.87	15.98	93°36'55"
C60	39.27	25.00	N88°20'59"E	35.35	25.00	89°59'46"
C61	8.93	15.00	N29°35'44"W	8.80	4.60	34°06'41"
C62	140.84	51.00	S88°20'59"W	100.16	265.12	158°13'21"
C63	8.93	15.04	S26°17'42"W	8.80	4.60	34°01'12"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	23.56	15.00	S88°21'06"W	21.21	15.00	90°00'00"
C65	23.56	15.00	S01°38'54"E	21.21	15.00	90°00'00"
C66	23.59	15.00	N01°35'58"W	21.23	15.03	90°05'52"
C67	23.54	15.00	N88°24'02"E	21.20	14.97	89°54'08"
C68	39.23	25.00	S01°36'11"E	35.33	24.96	89°54'33"
C69	117.69	75.00	S01°36'11"E	105.98	74.88	89°54'33"
C70	42.62	25.00	N84°36'11"E	37.64	28.60	97°40'44"
C71	10.58	15.00	S26°20'37"E	10.37	5.52	40°25'42"
C72	186.96	60.00	N84°36'11"E	119.99	469.83	178°32'07"
C73	10.58	15.00	N15°32'58"E	10.37	5.52	40°25'42"
C74	120.22	775.00	N40°12'27"E	120.10	60.23	8°53'17"
C75	115.58	825.00	N39°46'37"E	115.49	57.89	8°01'38"
C76	22.62	15.00	N89°50'41"W	20.53	14.08	86°23'05"
C77	24.51	15.00	S00°09'19"W	21.87	15.98	93°36'55"
C78	8.93	15.00	S63°42'28"E	8.80	4.60	34°06'41"
C79	39.27	25.00	N01°39'08"W	35.36	25.00	90°00'00"
C80	140.84	51.00	S01°39'08"W	100.16	265.12	158°13'22"
C81	8.93	15.00	N68°24'12"E	8.80	4.60	34°06'41"
C82	23.56	15.00	S88°20'52"E	21.21	15.00	90°00'00"
C83	23.56	15.00	N01°39'08"W	21.21	15.00	90°00'00"
C84	60.99	425.00	S50°45'48"E	60.94	30.55	8°13'19"

Line #	Length	Direction
L1	70.15	N5°55'06"W
L2	39.02	N38°03'55"E
L3	64.29	N40°04'14"E
L4	75.26	N44°51'32"E
L5	170.78	N52°06'34"E
L6	40.00	N38°56'26"E
L7	142.88	N36°45'10"E
L8	159.34	N46°09'31"W
L9	29.53	N37°50'09"E
L10	26.72	N24°22'20"W
L11	35.10	N61°53'37"W
L12	84.05	S38°15'19"W
L13	82.00	N47°48'51"W
L14	164.95	N29°22'32"W
L15	132.27	S66°56'06"W
L16	21.34	N79°36'32"W
L17	20.42	N43°24'54"E
L18	38.30	S43°24'54"W
L19	72.91	N43°20'32"W
L20	31.04	N43°24'54"E
L21	17.01	N43°37'26"W
L22	13.22	S27°03'12"E
L23	72.91	S43°20'32"W
L24	13.10	S27°03'12"E

Line #	Length	Direction
L25	20.93	N54°52'27"W
L26	20.93	S54°52'27"E
L27	15.61	S35°07'33"W
L28	15.57	S35°07'33"W
L29	61.25	S62°49'11"E
L30	63.49	S60°00'53"E
L31	62.98	S46°16'48"E
L32	65.14	S47°53'59"E
L33	76.02	S44°28'18"E
L34	51.39	S24°34'54"E
L35	69.36	S02°35'33"W
L36	55.93	S44°08'23"W
L37	50.34	S50°39'58"W
L38	60.70	S38°02'52"W
L39	18.91	N62°40'06"W
L40	20.21	S22°56'59"W
L41	76.41	N73°31'04"W
L42	28.98	N41°34'54"W
L43	50.51	N38°22'41"W
L44	50.20	N40°57'34"W
L45	100.00	N46°25'47"W
L46	49.98	N50°32'18"W
L47	50.00	N59°03'32"W
L48	50.00	N65°15'50"W

Line #	Length	Direction
L50	21.21	N63°29'17"E
L51	21.21	N26°30'43"W
L52	74.48	N53°29'25"E
L53	21.55	S68°21'41"E
L54	21.13	S59°25'42"W
L55	72.02	N69°00'03"W
L56	65.14	N36°52'46"W
L57	21.21	N01°33'28"W
L58	24.21	N88°00'04"E
L59	22.67	N08°19'29"E
L60	51.74	N46°40'01"E
L61	33.65	S50°50'50"E
L62	21.21	N05°09'05"W
L63	60.69	N43°24'54"E
L64	100.54	S00°34'55"E
L65	109.44	N07°57'37"W
L66	35.64	S71°30'44"E
L67	35.64	N11°30'44"W
L68	25.96	N43°24'54"E
L69	22.24	S69°35'14"E
L70	22.63	S69°35'14"E
L71	20.00	S84°01'12"W
L72	5.70	N54°52'27"W

BLOCK	LOT	SQ.FT.	BLOCK	LOT	SQ.FT.	BLOCK	LOT	SQ.FT.
A	1	5,879	C	1	8,072	H	29	8,532
A	2	6,029	C	2	5,422	H	30	5,612
A	3	5,687	C	3	5,400	H	31	6,118
A	4	5,680	C	4	5,400	H	32	6,027
A	5	5,962	C	5	5,400	H	33	6,045
A	6	5,942	C	6	5,400	H	34	6,627
A	7	5,819	C	7	7,152	H	35	7,129
A	8	5,711	C	8	5,400	H	36	7,389
A	9	5,732	C	9	5,400	H	37	6,367
A	10	7,681	C	10	5,400	H	38	6,020
A	11	11,434	C	11	5,400	H	39	6,017
A	12	8,078	C	12	7,436	H	40	1,171,792
A	13	5,922	D	1	6,009	H	41	158,773
A	14	6,329	D	2	5,722	H	42	804,384
A	15	6,224	D	3	5,400	H	43	576,294
A	16	6,119	D	4	5,400	H	44	58,801
A	17	6,015	D	5	5,400	I	1	10,990
A	18	5,910	D	6	5,400	I	2	7,510
A	19	5,805	D	7	5,400	I	3	7,146
A	20	8,403	D	8	5,400	I	4	6,579
A	21	12,581	D	9	5,400	I	5	6,461
A	22	11,005	D	10	5,400	I	6	6,386
A	23	7,259	D	11	5,400	I	7	6,312
A	24	5,622	D	12	5,400	I	8	6,238
A	25	5,666	D	13	5,400	I	9	6,163
A	26	6,329	D	14	5,400	I	10	6,089
A	27	12,271	D	15	5,400	I	11	7,083
A	28	7,815	D	16	5,273	I	12	7,152
A	29	7,095	D	17	7,476	I	13	6,000
A	30	7,476	D	18	5,400	I	14	6,000
A	31	6,744	E	1	5,807	I	15	6,000
A	32	5,628	E	2	5,850	I	16	6

THE PRELIMINARY PLAT OF
THE COLONY MUD 1G, SECTION 1

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:
TBM-1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE"
NORTHING = 10029981.16 EASTING = 3225605.24 ELEVATION: 377.83" (NAVD '88)
TBM-2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE"
NORTHING = 10031516.68 EASTING = 3227083.47 ELEVATION: 384.57" (NAVD '88)
2. WATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1G.
3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1G.
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 COLLECTION FACILITIES.
11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) 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. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
16. 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.
17. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
18. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO; BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
19. 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 PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
20. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
21. 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.
22. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
23. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SEWAGE, 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.
24. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
25. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
26. 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.
27. ALL DRAINAGE EASEMENTS, EROSION CONTROLS, AND STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
28. 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.
29. 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.
30. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
31. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
32. CABLE SERVICE IS PROVIDED BY SPECTRUM.
33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: APRIL 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 PRELIMINARY PLAT.
34. 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.
35. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, SIDEWALKS, AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
36. IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
37. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
38. A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
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, FLOODPLAIN, 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 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, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.
44. 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.
45. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).
46. MULTIFAMILY LOT USE TO BE MF-1 PER THE COLONY CONSENT AGREEMENT.
47. COMMERCIAL LOT USE TO BE C-2 PER THE COLONY CONSENT AGREEMENT.
48. THE RIGHT-OF-WAY RESERVE LOTS 79 (BLOCK A) AND LOT 26 (BLOCK K) ARE TO BE DEDICATED TO BASTROP COUNTY FOR EARHARDT ROAD RIGHT-OF-WAY ONCE THE KOCH PIPELINE EASEMENT RECORDED IN VOLUME 758 PAGE 754 & VOLUME 767 PAGE 666 IS RELEASED, VACATED OR IS NO LONGER USED.
49. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS.
50. IN THE FUTURE, IF THE KOCH PIPELINE EASEMENT VOL 758, PG. 754 & VOL 767, PG. 666, ADJACENT TO EARHARDT ROAD, GETS RELEASED AND/OR VACATED, LOTS 73 BLOCK A & 25 BLOCK K WILL AUTOMATICALLY CONVERT TO A "DRAINAGE, LANDSCAPE & PUE" LOTS TO BE OWNED AND MAINTAINED BY THE HOA.

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 184.259 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, SAID 184.259 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 NORTHWEST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FM 969 (80' R.O.W.) AND THE EAST RIGHT-OF-WAY LINE OF EARHARDT ROAD (R.O.W. VARIES), FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S47°06'51"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID FM 969, A DISTANCE OF 2087.61 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND STAMPED "PROPERTY CORNER" AT THE NORTHEAST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD BY DEED RECORDED IN VOLUME 1075, PAGE 16, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S43°15'16"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 516.756 ACRE TRACT OF LAND, A DISTANCE OF 4496.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT THE FOLLOWING TWENTY-EIGHT (28) COURSES AND DISTANCES, NUMBERED 1 THROUGH 28,

- 1) N51°55'06"W, A DISTANCE OF 70.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N38°03'55"E, A DISTANCE OF 39.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N40°04'14"E, A DISTANCE OF 64.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N44°51'32"E, A DISTANCE OF 75.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N52°06'34"E, A DISTANCE OF 170.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N38°57'25"E, A DISTANCE OF 253.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N38°56'26"E, A DISTANCE OF 40.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N36°45'10"E, A DISTANCE OF 142.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N46°09'31"W, A DISTANCE OF 159.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N37°50'09"E, A DISTANCE OF 29.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N24°22'20"W, A DISTANCE OF 26.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) N61°53'37"W, A DISTANCE OF 35.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N54°40'51"W, A DISTANCE OF 225.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) N60°13'48"W, A DISTANCE OF 190.17 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,
- 15) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1135.00 FEET, AN ARC LENGTH OF 69.66 FEET, AND A CHORD THAT BEARS S33°08'17"W, A DISTANCE OF 69.65 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 15.00 FEET, AN ARC LENGTH OF 23.20 FEET, AND A CHORD THAT BEARS S09°24'25"E, A DISTANCE OF 20.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) S38°15'19"W, A DISTANCE OF 84.05 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,
- 18) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.44 FEET, AND A CHORD THAT BEARS S83°26'06"W, A DISTANCE OF 20.40 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,
- 19) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1135.00 FEET, AN ARC LENGTH OF 31.81 FEET, AND A CHORD THAT BEARS S41°22'59"W, A DISTANCE OF 31.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20) N47°48'51"W, A DISTANCE OF 82.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) N24°55'17"W, A DISTANCE OF 370.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22) N29°18'55"W, A DISTANCE OF 215.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 23) N45°23'24"W, A DISTANCE OF 201.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) N39°35'49"W, A DISTANCE OF 204.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 25) N29°22'32"W, A DISTANCE OF 164.95 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 26) S66°56'06"W, A DISTANCE OF 132.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 27) S40°50'14"W, A DISTANCE OF 361.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 28) N43°34'41"W, A DISTANCE OF 180.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE WEST LINE OF SAID 1258.002 ACRE TRACT OF LAND, BEING ON THE EAST LINE OF SAID EARHARDT ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N43°26'58"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID EARHARDT ROAD, A DISTANCE OF 4155.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 184.259 ACRES OF LAND.

STATE OF TEXAS §
COUNTY OF TRAVIS § 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 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 THIS 184.259 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1G, SECTION 1"

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 04 DAY OF August, 2023, A.D.

Rick Neff
RICK NEFF
HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET, EL PASO, TEXAS 79902

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 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. 48021C0195E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.J.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: *M. Harmouiche* DATE **08.07.2023**
MAHER HARMOUICHE, P.E. #143982
CARLSON, BRIGANCE & DOERING, INC.
5701 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

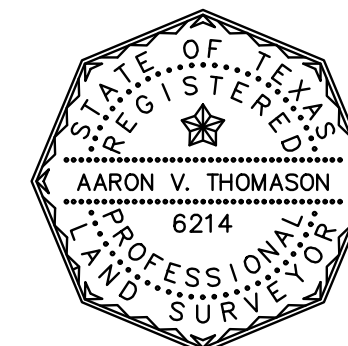


STATE OF TEXAS §
COUNTY OF TRAVIS §

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: *A. Thomason* DATE **8/9/2023**
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
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AUSTIN, TEXAS 78749



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