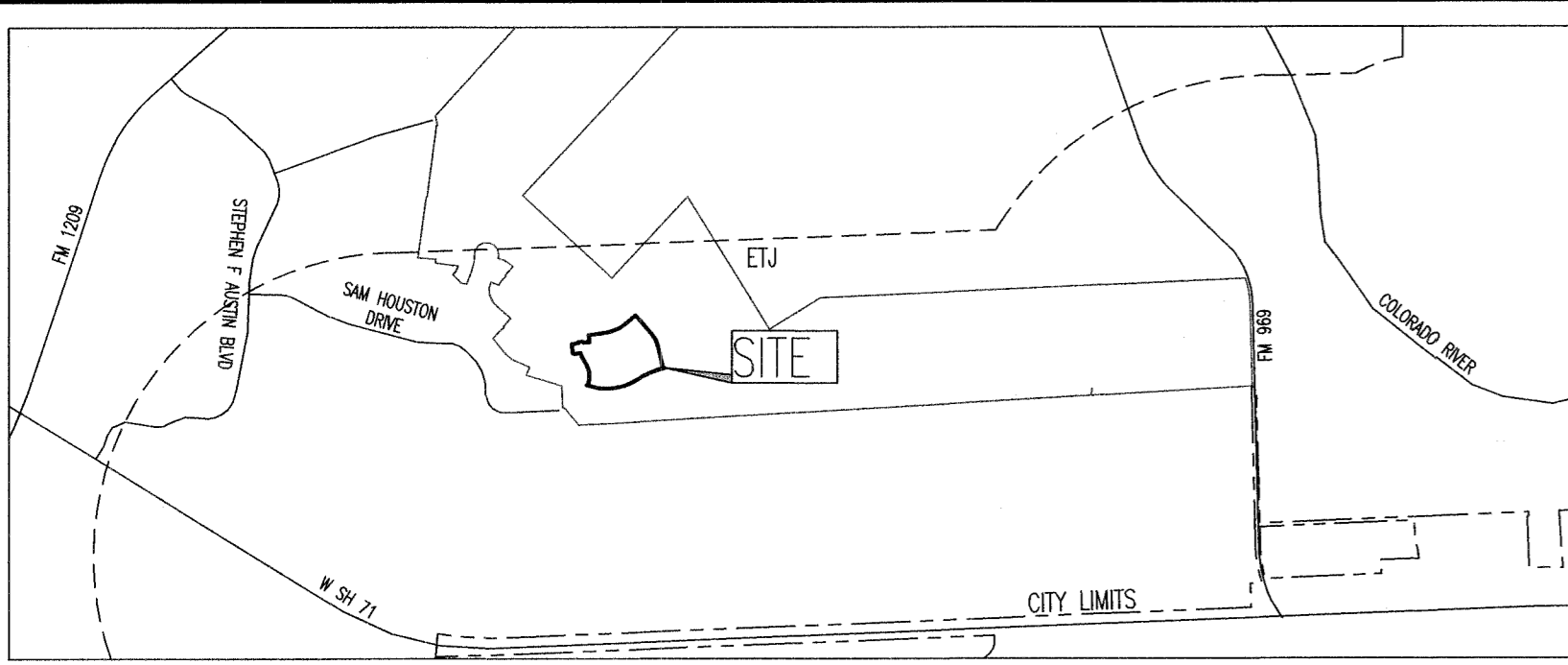


# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 2

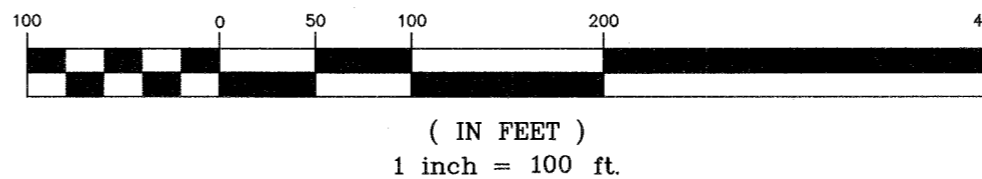


HUNT COMMUNITIES BASTROP, LLC.  
(1258.002 ACRES)  
DOC. NO. 201617388

JOSE MANUEL BANGS SURVEY,  
ABSTRACT NO. 8

SCALE: 1" = 100'

GRAPHIC SCALE



- 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

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C1	23.56	15.00	N59°58'29"E	21.21	15.00 90°00'00"
C2	279.44	361.00	N07°12'03"W	272.51	147.14 44°21'03"
C3	102.53	439.00	N22°41'08"W	102.30	51.50 13°22'53"
C4	39.27	25.00	S53°22'05"E	35.36	25.00 90°00'00"
C5	260.18	525.00	S28°44'05"E	257.53	132.82 28°23'42"
C6	38.09	25.00	S36°37'55"W	34.51	23.85 87°17'47"
C7	359.69	1035.00	S70°12'38"W	357.89	181.68 19°54'43"
C8	753.23	965.00	S82°36'49"W	734.25	396.98 44°43'19"
C9	23.56	15.00	S30°01'31"E	21.21	15.00 90°00'00"
C10	36.52	25.00	S47°52'11"W	33.36	22.39 83°42'18"
C11	36.52	25.00	S48°25'31"E	33.36	22.39 83°42'18"
C12	171.53	431.00	S17°58'28"E	170.40	86.92 22°48'12"
C13	135.30	369.00	S18°52'20"E	134.54	68.42 21°00'29"
C14	58.44	439.00	S12°10'53"E	58.39	29.26 73°37'36"
C15	39.27	25.00	S36°37'55"W	35.36	25.00 90°00'00"
C16	39.27	25.00	N53°22'05"E	35.36	25.00 90°00'00"
C17	39.27	25.00	S36°37'55"W	35.36	25.00 90°00'00"
C18	113.92	325.00	N18°24'35"W	113.34	57.55 20°05'00"
C19	96.39	275.00	S18°24'35"E	95.90	48.70 20°05'00"
C20	41.22	25.00	S25°11'41"W	36.70	27.03 94°27'31"
C21	34.52	25.00	S68°00'49"E	31.85	20.65 79°07'28"
C22	156.85	425.00	S11°27'43"E	156.96	79.33 21°08'43"
C23	180.39	375.00	N14°40'13"W	178.66	91.98 27°33'44"
C24	39.54	25.00	N44°24'59"E	35.54	25.27 90°36'41"
C25	13.17	25.00	N78°11'16"W	13.02	6.74 30°10'48"
C26	131.75	50.00	S44°24'59"W	96.81	193.14 159°58'17"
C27	13.17	25.00	S15°58'45"E	13.02	6.74 30°10'48"
C28	39.27	25.00	N62°34'33"W	35.36	25.00 90°00'00"
C29	36.49	25.00	S24°14'06"W	33.33	22.38 83°37'19"
C30	11.61	25.00	N04°16'21"W	11.51	5.91 26°36'24"
C31	41.88	25.00	S65°33'40"E	37.15	27.75 95°58'14"
C32	137.02	50.00	N69°28'35"W	97.99	245.91 157°00'51"
C33	15.03	25.00	S49°14'06"W	14.80	7.75 34°26'13"
C34	93.88	475.00	N66°45'43"E	93.73	47.10 11°19'28"
C35	45.32	525.00	S63°34'22"W	45.31	22.68 4°56'47"
C36	56.34	375.00	N62°08'57"E	56.29	28.22 8°36'31"
C37	63.86	425.00	S62°08'57"W	63.80	31.99 8°36'31"
C38	128.40	375.00	S67°39'14"W	127.77	64.83 19°37'04"
C39	145.52	425.00	N67°39'14"E	144.81	73.48 19°37'04"
C40	39.27	25.00	N57°32'14"W	35.36	25.00 90°00'00"
C41	39.27	25.00	N32°27'46"E	35.36	25.00 90°00'00"
C42	38.09	25.00	N31°06'40"E	34.51	23.85 87°17'47"
C43	115.90	475.00	N19°31'38"W	115.61	58.24 13°58'40"
C44	40.31	25.00	N72°42'32"W	36.08	26.06 92°23'00"
C45	43.81	25.00	N10°53'46"E	38.42	30.01 100°24'25"
C46	582.56	1025.00	S65°21'00"W	574.75	299.38 32°33'51"
C47	554.14	975.00	S65°21'00"W	546.71	284.78 32°33'51"
C48	39.27	25.00	N85°55'56"W	35.36	25.00 90°00'00"
C49	39.27	25.00	S04°04'04"W	35.36	25.00 90°00'00"
C50	262.02	1035.00	S67°30'25"W	261.32	131.71 14°30'17"
C51	58.75	975.00	N79°54'21"E	58.74	29.38 32°7'09"
C52	58.59	975.00	N76°27'28"E	58.58	29.31 32°6'35"
C53	58.64	975.00	N73°00'48"E	58.63	29.33 32°6'45"
C54	58.70	975.00	N69°33'56"E	58.69	29.36 32°6'59"
C55	31.95	25.00	N49°09'02"W	29.82	18.58 73°13'37"
C56	7.32	25.00	S85°50'58"W	7.29	3.69 16°46'23"
C57	58.77	975.00	N66°06'51"E	58.76	29.39 32°7'12"
C58	58.80	975.00	N62°39'34"E	58.80	29.41 32°7'20"
C59	18.16	375.00	S59°13'57"W	18.16	9.08 246°31"
C60	60.81	375.00	S65°15'56"W	60.74	30.47 91°7'27"
C61	49.43	375.00	S73°41'13"W	49.39	24.75 73°37'06"
C62	45.34	431.00	N09°35'11"W	45.32	22.69 601°38"
C63	58.81	975.00	N59°12'14"E	58.80	29.41 32°7'21"
C64	59.08	975.00	N55°44'24"E	59.07	29.55 328°18"
C65	62.17	975.00	N52°10'39"E	62.16	31.10 339°13"
C66	21.83	975.00	N49°42'33"E	21.83	10.91 116°58"

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C67	8.40	1025.00	N81°23'50"E	8.40	4.20 92°8'11"
C68	50.06	1025.00	N79°45'48"E	50.05	25.03 247°53"
C69	50.56	1025.00	N76°57'04"E	50.55	25.02 249°34"
C70	49.55	1025.00	N74°08'12"E	49.55	24.78 246°12"
C71	50.01	1025.00	N71°22'14"E	50.01	25.01 247°44"
C72	50.02	1025.00	N68°34'29"E	50.02	25.02 247°46"
C73	50.12	1025.00	N65°46'34"E	50.11	25.06 248°05"
C74	50.01	1025.00	N62°58'39"E	50.01	25.01 247°44"
C75	50.01	1025.00	N60°10'55"E	50.00	25.01 247°43"
C76	48.01	1025.00	N57°26'32"E	48.01	24.01 241°02"
C77	49.19	1025.00	N54°43'32"E	49.19	24.60 245°00"
C78	49.16	1025.00	N51°58'35"E	49.16	24.59 244°53"
C79	27.45	1025.00	N49°50'06"E	27.45	13.73 132°04"
C80	8.11	475.00	N71°56'06"E	8.11	4.06 9°58'42"
C81	66.62	475.00	N67°39'39"E	66.57	33.07 89°02'11"
C82	19.15	475.00	N62°15'16"E	19.15	9.58 2°18'35"
C83	74.79	275.00	S20°39'37"E	74.56	37.63 15°34'56"
C84	21.60	275.00	S10°37'07"E	21.60	10.81 4°30'57"
C85	63.20	475.00	N22°42'20"W	63.15	31.65 73°7'24"
C86	52.70	475.00	N15°42'56"W	52.67	26.38 62°12'51"
C87	3.36	425.00	N58°04'17"E	3.36	1.68 92°17'02"
C88	43.42	425.00	N61°13'29"E	43.40	21.73 5°51'13"
C89	17.08	425.00	N65°10'09"E	17.07	8.54 2°18'07"
C90	64.99	431.00	N18°55'12"W	64.93	32.56 8°38'23"
C91	58.08	431.00	N25°06'00"W	58.03	29.08 74°31'4"
C92	3.13	431.00	N29°10'06"W	3.13	1.56 92°45'9"
C93	46.61	369.00	S25°45'26"E	46.58	23.34 71°14'17"
C94	79.79	369.00	N25°06'00"W	79.63	40.05 123°20'0"
C95	8.90	369.00	S09°03'33"E	8.90	4.45 122°51'
C96	1.16	325.00	S08°28'12"E	1.16	0.58 92°12'15"
C97	48.52	325.00	S12°50'56"E	48.47	24.30 6°33'13"
C98	38.11	425.00	S19°27'56"E	38.10	19.07 5°08'17"
C99	52.14	425.00	S12°22'55"E	52.10	26.10 71°01'43"
C100	52.78	425.00	S06°18'37"E	52.74	26.42 7°06'54"
C101	13.82	425.00	S01°49'16"E	13.82	6.91 1°51'49"
C102	3.04	50.00	S23°19'48"E	3.03	1.52 32°8'42"
C103	81.34	50.00	S33°07'01"E	81.30	40.63 22.23 47°56'52"
C104	39.48	50.00	S42°58'29"W	38.46	20.83 45°14'08"
C105	41.88	50.00	S88°28'32"W	40.49	22.14 47°45'36"
C106	49.00	325.00	S21°28'42"E	48.95	24.65 8°38'19"
C107	15.24	325.00	S23°08'28"E	15.24	7.62 24°11'4"
C108	15.97	375.00	N27°13'52"W	15.97	7.99 2°26'25"
C109	71.65	375.00	N20°32'15"W	71.54	35.93 10°56'49"
C110	77.80	375.00	N09°07'14"W	77.66	39.04 11°53'15"
C111	14.97	375.00	N02°01'59"W	14.97	7.49 217°15"
C112	6.25	425.00	S77°02'29"W	6.25	3.13 95°03'36"
C113	58.44	439.00	N12°10'53"W	58.39	29.26 73°37'36"
C114	5.22	50.00	N35°00'19"E	5.21	2.61 5°58'38"
C115	37.38	50.00	N59°24'33"E	36.51	19.61 42°49'51"
C116	28.19	50.00	S83°01'28"E	27.82	14.48 32°18'08"
C117	47.58	425.00	S73°24'44"W	47.56	23.82 62°45'4"
C118	44.76	425.00	S67°11'16"W	44.74	22.40 60°02'02"
C119	39.44	50.00	S44°16'40"E	38.42	20.81 45°11'28"
C120	26.80	50.00	S06°19'32"E	26.48	13.73 30°42'46"
C121	13.47	475.00	N40°07'11"W	13.47	6.74 13°37'29"
C122	43.88	425.00	S61°12'47"W	43.86	21.96 5°54'54"
C123	3.05	425.00	S58°03'01"W	3.05	1.52 92°43'38"
C124	14.34	375.00	N68°56'26"E	14.34	7.17 211°29"
C125	42.00	375.00	N63°14'42"E	41.98	21.02 6°25'02"
C126	10.08	25.00	S78°10'27"W	10.01	5.11 23°05'46"
C127	26.45	25.00	S36°19'18"W	25.23	14.61 60°36'32"
C128	67.38	431.00	S10°29'46"W	67.31	33.76 85°7'27"
C129	5.71	50.00	N63°22'11"W	5.71	2.86 6°32'37"
C130	97.68	1035.00	S77°27'46"W	97.64	48.88 52°24'26"

REV. NO.	BY	COMMENT	DATE
1	AP	CITY COMMENTS	04/05/22

Line Table		
Line #	Length	Direction
L1	61.85	N14°58'29"E
L2	146.68	N29°22'34"W
L3	117.88	N81°37'55"W
L4	21.21	N53°22'05"W
L5	165.00	N08°22'05"W
L6	129.00	N81°37'55"E
L7	15.90	N08°22'05"W
L8	70.00	N81°37'55"E
L9	90.00	N81°37'55"E
L10	120.00	N08°22'05"W
L11	49.17	N79°20'57"E
L12	99.33	N71°59'16"E
L13	99.31	N65°28'59"E
L14	48.65	N60°11'53"E

Line Table		
Line #	Length	Direction
L15	122.25	N29°44'18"E
L16	180.00	N49°04'04"E
L17	114.32	N79°01'31"W
L18	54.24	S68°27'13"W
L19	59.54	N68°27'13"E
L20	24.88	N00°53'21"W
L21	22.72	S00°53'21"E
L22	61.65	N14°58'29"E
L23	44.91	N80°08'10"E
L24	86.22	S81°37'55"W
L25	33.22	S08°22'05"E
L26	33.22	N08°22'05"W
L27	68.17	S49°04'04"W
L28	68.17	S49°04'04"W

Line Table		
Line #	Length	Direction
L29	22.20	N29°44'18"E
L30	22.34	N47°08'46"W
L31	82.76	S01°04'51"E
L32	62.66	S08°36'15"E
L33	150.40	S31°03'50"E
L34	51.76	N67°25'57"E
L35	55.99	N67°53'52"E
L36	45.72	N63°34'30"E

# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 2

**GENERAL NOTES:**

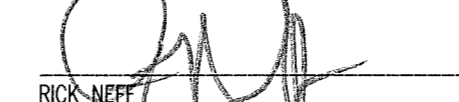
1. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
2. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.
3. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
4. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
5. 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.
6. 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-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. 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.
8. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
10. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
11. ALL NEW UTILITIES WILL BE UNDERGROUND.
12. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
13. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
14. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
15. 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.
16. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
17. 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.
18. 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).
19. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
20. 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.
21. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
22. 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.
23. 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.
24. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY OF THE CITY OF BASTROP.
25. 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.
26. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
27. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSIST AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
28. 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.
29. THE CITY WILL PERFORM A FINAL INSPECTION OF INFRASTRUCTURE THAT WILL BE DEDICATED TO THE M.U.D.
30. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
31. CABLE SERVICE IS PROVIDED BY SPECTRUM.
32. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: 12-01-2016, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF. NO. 4210005324 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. IMPERVIOUS COVER IS LIMITED TO 55% FOR LOTS 45 FOOT WIDE OR LESS, AND 45% FOR LOTS GREATER THAN 45 FEET WIDE.
36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
37. A STORM WATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
38. 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.
39. 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.
40. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
41. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
42. 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.
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.

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 28.673 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

**"THE COLONY MUD 1D, SECTION 2"**

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 17 DAY OF Feb, 2022, A.D.

  
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.

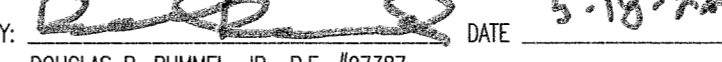
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

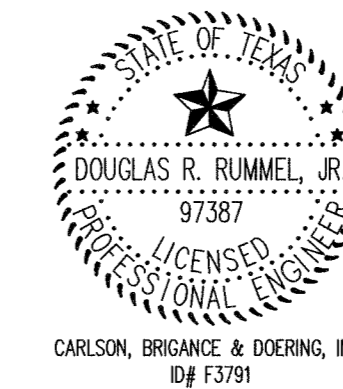
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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.

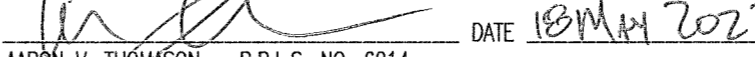
ENGINEERING BY:  DATE 5-18-22  
DOUGLAS R. RUMMEL, JR., P.E. #97387  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

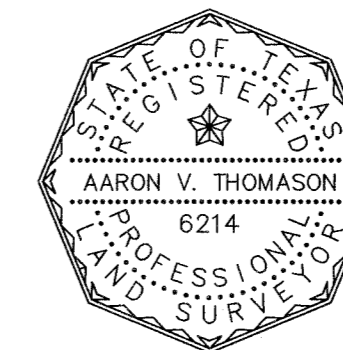


STATE OF TEXAS §  
COUNTY OF TRAVIS §

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:  DATE 18MAY 2022  
AARON V. THOMASON - R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



**METES AND BOUNDS**

BEING ALL OF THAT CERTAIN 28.673 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 28.673 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT A SOUTHEAST CORNER OF RESERVE E6, AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE E6, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD 1E, SECTION 1, AMENDED PLAT OF LOTS 22-27, BLOCK D, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 38-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF LOT 30, BLOCK A, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND AT A NORTHEASTERN CORNER OF SAID RESERVE E6, SAME BEING IN THE CURVING EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL (60' R.O.W.), BEARS N39-24'49"W, A DISTANCE OF 363.05 FEET,

THENCE, N11°24'26" OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 711.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-NINE (29) COURSES AND DISTANCES, NUMBERED 1 THROUGH 29,

- 1) 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 N59°58'29"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N14°58'29"E, A DISTANCE OF 61.65 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,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 361.00 FEET, AN ARC LENGTH OF 279.44 FEET, AND A CHORD THAT BEARS N07°12'03"W, A DISTANCE OF 272.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N29°22'34"W, A DISTANCE OF 146.68 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 439.00 FEET, AN ARC LENGTH OF 102.53 FEET, AND A CHORD THAT BEARS N22°41'08"W, A DISTANCE OF 102.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S81°37'55"W, A DISTANCE OF 117.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N5°22'05"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N08°22'05"W, A DISTANCE OF 165.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 9) N81°37'55"E, A DISTANCE OF 129.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N08°22'05"W, A DISTANCE OF 15.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N81°37'55"E, A DISTANCE OF 70.00 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,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S53°22'05"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N81°37'55"E, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) N08°22'05"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N81°37'55"E, A DISTANCE OF 329.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) N79°20'57"E, A DISTANCE OF 49.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) N79°59'16"E, A DISTANCE OF 99.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18) N65°26'59"E, A DISTANCE OF 99.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) N60°11'53"E, A DISTANCE OF 48.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20) N52°47'40"E, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) N49°04'04"E, A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 22) S40°55'56"E, A DISTANCE OF 430.71 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 525.00 FEET, AN ARC LENGTH OF 260.18 FEET, AND A CHORD THAT BEARS S26°44'05"E, A DISTANCE OF 257.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) S12°32'14"E, A DISTANCE OF 361.44 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,
- 25) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.09 FEET, AND A CHORD THAT BEARS S56°11'07"E, A DISTANCE OF 34.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 26) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 359.69 FEET, AND A CHORD THAT BEARS S70°12'38"W, A DISTANCE OF 357.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 27) S60°15'09"W, A DISTANCE OF 218.58 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,
- 28) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 753.23 FEET, AND A CHORD THAT BEARS S82°36'49"W, A DISTANCE OF 734.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 29) N75°01'31"W, A DISTANCE OF 114.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.673 ACRES OF LAND.



**Carlson, Brigance & Doering, Inc.**

FIRM ID #E7371    REG. # 10024900

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