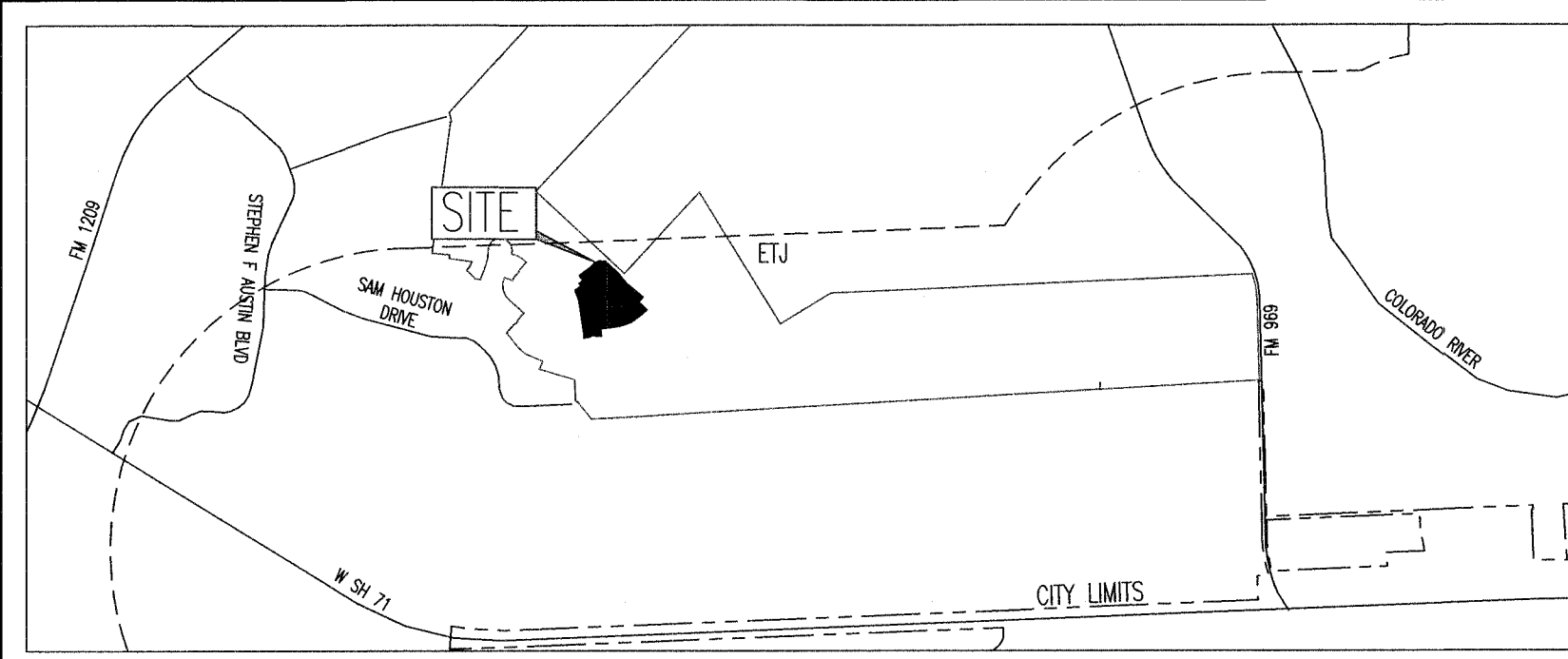


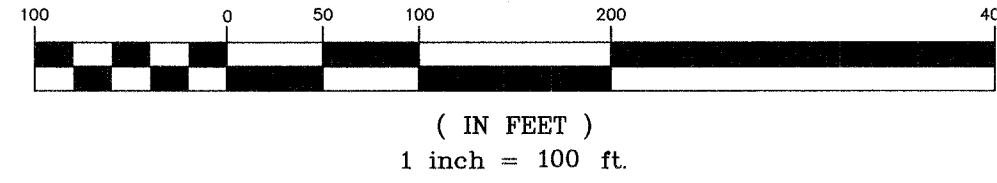
# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 3



VICINITY MAP  
NOT TO SCALE

SCALE: 1" = 100'

GRAPHIC SCALE



**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-PLATTING 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 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 (DOLR) 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 ETJ 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 CONSENT 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. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
30. CABLE SERVICE IS PROVIDED BY SPECTRUM.
31. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RIN 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.
32. 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.
33. 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.
34. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
35. 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.
36. 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.
37. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
38. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
39. 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 461193.
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).

**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

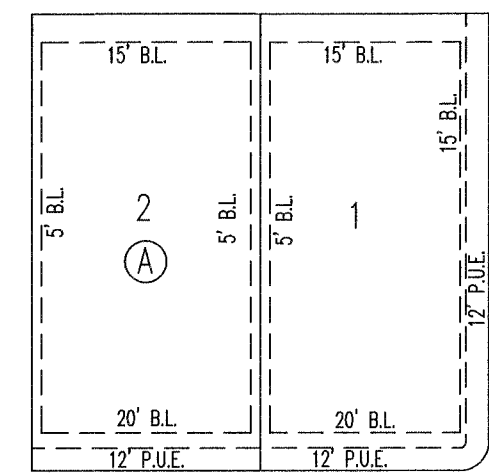
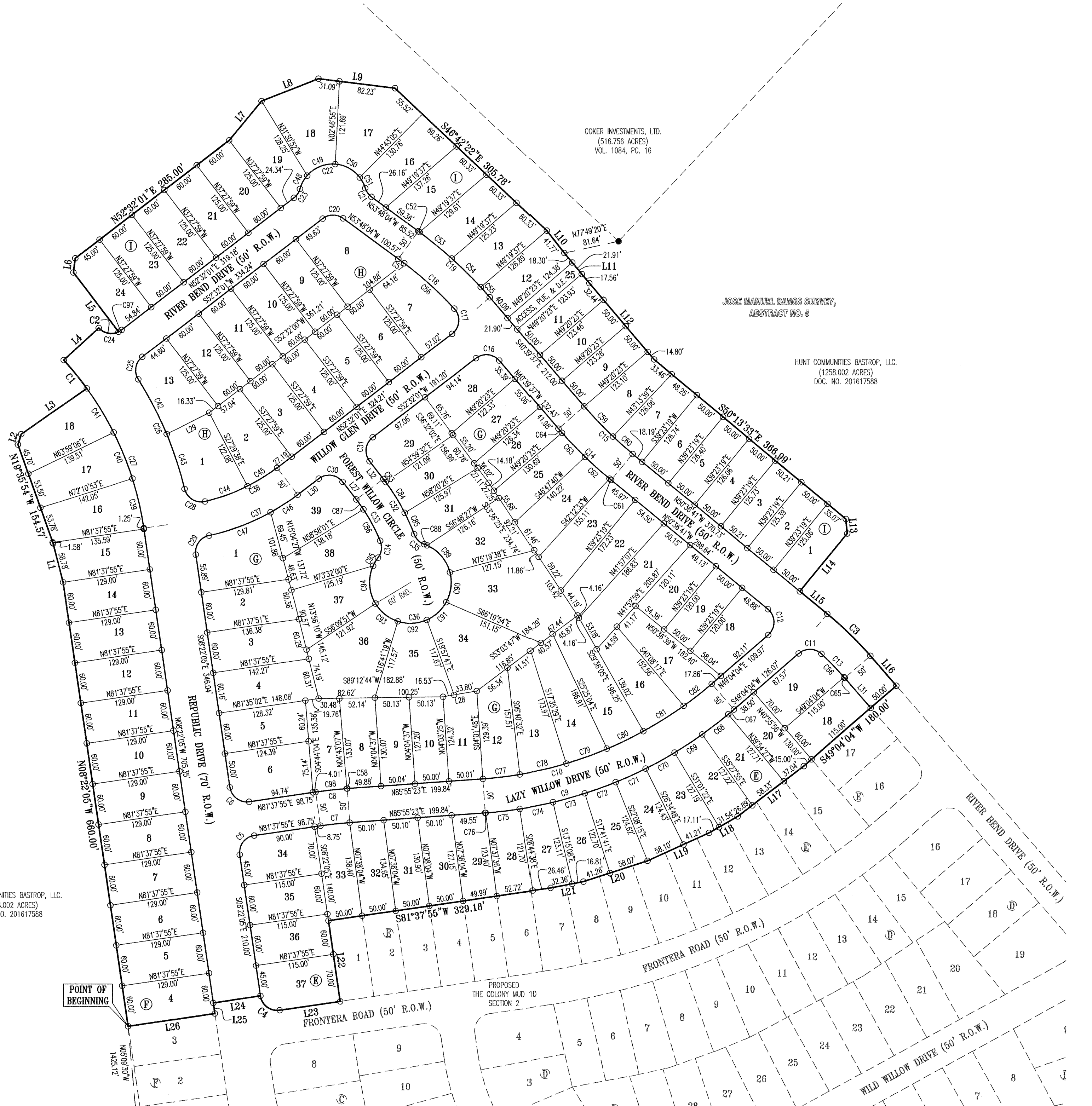
DATE: MAY 17, 2022

OWNER:  
RICK NEFF  
HUNT COMMUNITIES BASTROP, LLC.  
A DELAWARE LIMITED LIABILITY COMPANY  
P.O. BOX EL 12220,  
EL PASO, TEXAS 79913  
PHONE: (915) 298-4226

ENGINEER & SURVEYOR:  
AARON V. THOMASON, R.L.P.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. 48021C0195E  
BASTROP COUNTY, TEXAS. DATED: JANUARY 19, 2006

HUNT COMMUNITIES BASTROP, LLC.  
(1258.002 ACRES)  
DOC. NO. 201617588



TYPICAL LOT EASEMENTS

TOTAL ACREAGE: 25.416 ACRES  
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

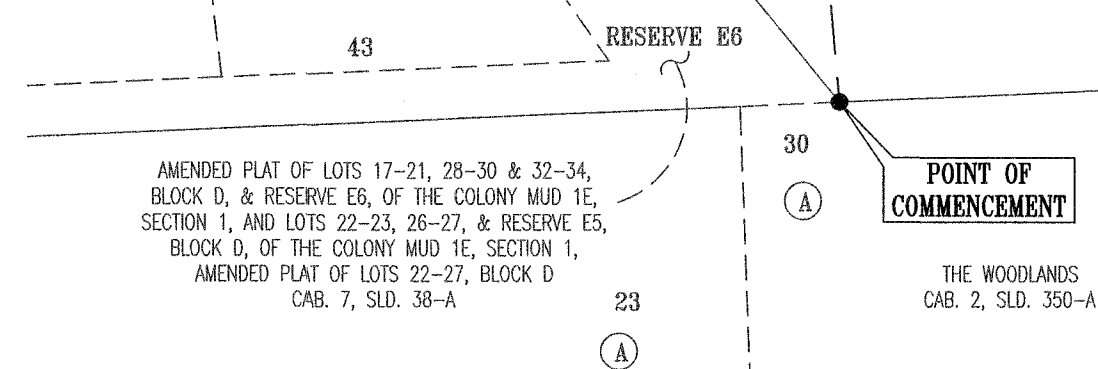
NO. OF RESIDENTIAL LOTS: 111 19.895 ACRES  
NO. OF NON-RESIDENTIAL LOTS: 1 0.066 ACRES  
TOTAL: 112 19.989 ACRES

NO. OF BLOCKS: 5  
R.O.W.: TOTAL: 5.455 ACRES

NON-RESIDENTIAL LOTS  
BLOCK LOT PURPOSE  
1 25 ACCESS, PUE, & D.E. LOT

**LINEAR FOOTAGE OF RIGHT-OF-WAY**

STREET	WIDTH	LENGTH	TOTAL
FOREST WILLOW CIRCLE	50' R.O.W.	234 FT	LOCAL
LAZY WILLOW DRIVE	50' R.O.W.	959 FT	LOCAL
REPUBLIC DRIVE	70' R.O.W.	1,005 FT	LOCAL
RIVER BEND DRIVE	50' R.O.W.	1,535 FT	LOCAL
WILLOW GLEN DRIVE	50' R.O.W.	568 FT	LOCAL
<b>TOTAL</b>		<b>4,301 FT</b>	



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

BENCHMARK:  
TBM-1: CAPPED IRON ROD LABELED "C80/SETSTONE"  
ELEVATION = 511.33' N:10020257.22' E:3226578.17'  
TBM-2: CAPPED IRON ROD LABELED "C80/SETSTONE"  
ELEVATION = 514.07' N:10020269.51' E:3228968.96'

**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



# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 3

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	53.70	466.00	N39°16'43"W	53.67	26.88	6°36'08"
C2	31.84	25.00	S79°04'12"E	29.73	18.49	7°25'50"
C3	88.69	525.00	S45°46'18"E	88.58	44.45	9°40'45"
C4	39.27	25.00	N53°22'05"W	35.36	25.00	9°00'00"
C5	39.27	25.00	S38°37'55"W	35.36	25.00	9°00'00"
C6	39.27	25.00	S53°22'05"E	35.36	25.00	9°00'00"
C7	43.07	575.00	S83°46'39"W	43.05	21.54	4°17'28"
C8	46.81	625.00	S83°46'39"W	46.80	23.42	4°17'28"
C9	402.03	625.00	N67°29'44"E	395.13	208.24	36°51'19"
C10	369.88	575.00	N67°29'46"E	363.53	191.59	36°51'23"
C11	36.67	25.00	N88°54'44"W	33.47	22.53	84°02'24"
C12	43.49	25.00	N00°46'18"W	38.21	29.62	99°40'45"
C13	49.41	475.00	N43°54'44"W	49.39	24.73	5°57'36"
C14	108.55	625.00	S45°38'09"E	108.41	54.41	9°57'04"
C15	99.87	575.00	S45°38'09"E	99.74	50.06	9°57'04"
C16	37.88	25.00	N84°03'48"W	34.36	23.64	88°48'22"
C17	41.60	25.00	N04°54'38"E	36.96	27.45	95°20'33"
C18	110.35	569.28	N48°18'51"W	110.18	55.35	11°08'25"
C19	143.34	625.00	N47°13'50"W	143.03	71.99	13°08'27"
C20	32.14	25.00	S89°21'59"W	29.97	18.72	73°39'55"
C21	16.10	25.00	S35°21'13"E	15.82	8.34	36°53'41"
C22	128.68	50.00	S89°21'59"W	95.99	171.29	147°27'17"
C23	16.10	25.00	N34°05'11"E	15.82	8.34	36°53'41"
C24	37.04	25.00	S85°01'23"E	33.74	22.86	84°53'12"
C25	37.04	25.00	S10°05'25"W	33.74	22.86	84°53'12"
C26	175.80	536.00	N22°57'25"W	175.01	88.70	18°47'32"
C27	278.25	466.00	N25°28'26"W	274.14	143.41	34°12'42"
C28	38.97	25.00	S88°13'13"E	35.14	24.70	89°19'08"
C29	37.70	25.00	S34°49'58"W	34.23	23.48	86°24'05"
C30	39.27	25.00	N82°27'39"W	35.36	25.00	9°00'00"
C31	39.27	25.00	S07°32'01"W	35.36	25.00	9°00'00"
C32	93.41	325.00	N29°13'57"W	93.09	47.03	16°28'02"
C33	70.07	275.00	N30°10'01"W	69.88	35.22	14°35'35"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C34	26.31	25.00	N07°16'52"E	25.11	14.52	6°07'51"
C35	21.43	25.00	S45°33'32"E	20.78	11.42	4°07'12"
C36	301.12	60.00	N73°39'20"E	70.92	43.95	28°32'36"
C37	144.64	325.00	N65°17'01"E	143.45	73.54	25°29'59"
C38	118.01	274.93	N64°49'37"E	117.10	59.93	24°35'33"
C39	75.13	482.73	N12°54'31"W	75.06	37.64	8°55'04"
C40	73.66	446.35	N22°05'42"W	73.57	36.91	9°27'18"
C41	75.80	471.14	N31°25'54"W	75.72	37.98	9°13'07"
C42	90.64	536.00	S27°30'31"E	90.53	45.43	9°41'19"
C43	85.16	536.00	S18°06'45"E	85.07	42.67	9°06'13"
C44	66.72	274.93	N70°10'15"E	66.56	33.53	13°54'17"
C45	51.29	274.93	N57°52'29"E	51.21	25.72	10°41'16"
C46	47.63	325.00	S56°43'56"W	47.59	23.86	8°23'49"
C47	97.01	325.00	S69°28'55"W	96.65	48.87	17°06'10"
C48	22.41	50.00	N28°28'42"E	22.22	11.40	25°40'43"
C49	46.38	50.00	N67°53'19"E	44.73	25.01	53°08'32"
C50	42.17	50.00	S61°22'48"E	40.93	22.43	48°19'14"
C51	17.73	50.00	S27°03'47"E	17.63	8.96	20°18'48"
C52	2.25	625.00	S53°41'52"E	2.25	1.13	0°12'23"
C53	60.97	625.00	S50°47'59"E	60.95	30.51	5°35'23"
C54	60.21	601.71	S45°08'18"E	60.18	30.13	5°43'59"
C55	19.91	1515.10	S41°53'44"E	19.91	9.95	0°45'10"
C56	99.42	567.84	N47°46'15"W	99.30	49.84	10°01'54"
C57	10.93	686.41	N53°15'23"W	10.93	5.46	0°56'23"
C58	0.69	625.00	N85°53'30"E	0.69	0.34	0°03'48"
C59	61.34	575.00	S42°59'52"E	61.31	30.70	6°06'44"
C60	38.53	575.00	S48°41'31"E	38.52	19.27	3°50'20"
C61	3.03	625.00	N50°28'20"W	3.03	1.52	0°16'41"
C62	48.39	625.00	N48°06'54"W	48.38	24.21	4°26'10"
C63	49.11	625.00	N43°38'46"W	49.10	24.57	4°30'07"
C64	8.02	625.00	N41°01'39"W	8.02	4.01	0°44'06"
C65	1.73	475.00	N41°02'10"W	1.73	0.86	0°12'29"
C66	47.88	475.00	N44°00'58"W	47.86	23.86	5°45'07"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C67	11.18	625.00	S49°34'49"W	11.18	5.59	1°01'28"
C68	48.46	625.00	S52°18'49"W	48.45	24.24	4°28'32"
C69	48.46	625.00	S56°45'22"W	48.45	24.24	4°28'34"
C70	48.46	658.21	S61°11'55"W	48.45	24.24	4°13'06"
C71	48.46	596.90	S65°38'29"W	48.45	24.24	4°39'07"
C72	48.46	624.87	S70°05'02"W	48.45	24.24	4°26'37"
C73	48.46	625.00	S74°31'36"W	48.45	24.24	4°26'34"
C74	49.18	625.00	S79°00'07"W	49.16	24.60	4°30'30"
C75	50.36	625.00	S83°53'53"W	50.35	25.20	4°37'02"
C76	0.54	625.01	S85°53'54"W	0.54	0.27	0°03'00"
C77	54.76	575.00	N83°11'46"E	54.74	27.40	5°27'23"
C78	69.26	575.00	N77°01'02"E	69.22	34.67	6°54'05"
C79	63.80	575.00	N70°23'16"E	63.77	31.93	6°21'28"
C80	59.29	575.00	N64°15'18"E	59.26	29.67	5°54'28"
C81	70.29	575.00	N57°47'56"E	70.25	35.19	7°00'15"
C82	52.48	575.00	N51°40'57"E	52.46	26.26	5°13'45"
C83	5.69	325.00	S36°57'52"E	5.69	2.85	1°00'14"
C84	53.53	325.00	S31°44'38"E	53.47	26.83	6°28'14"
C85	34.18	325.00	S24°00'44"E	34.17	17.11	6°01'35"
C86	52.06	275.00	N28°17'28"W	51.98	26.11	10°50'49"
C87	18.01	275.00	N35°35'26"W	18.00	9.01	5°45'06"
C88	4.45	60.00	S67°59'37"E	4.45	2.23	4°15'01"
C89	54.00	60.00	S40°05'09"E	52.19	28.98	5°13'55"
C90	45.06	60.00	S07°12'33"W	44.00	23.65	4°30'28"
C91	39.28	60.00	S47°28'41"W	38.59	20.38	37°30'49"
C92	43.61	60.00	S87°03'18"W	42.85	22.82	4°13'28"
C93	42.99	60.00	N51°35'50"W	42.08	22.47	4°10'31"
C94	57.71	60.00	N03°30'49"W	55.51	31.31	5°06'42"
C95	14.02	60.00	N30°44'10"E	13.99	7.04	13°23'16"
C97	5.20	25.00	N68°29'12"E	5.19	2.61	11°54'22"
C98	46.12	625.00	N83°44'46"E	46.11	23.07	4°13'41"

Line Table		
Line #	Length	Direction
L1	58.78	N14°29'51"W
L2	16.06	N17°42'40"E
L3	117.72	N55°01'15"E
L4	70.00	N47°25'13"E
L5	109.46	N37°27'59"W
L6	21.21	N07°32'01"E
L7	74.81	N39°41'33"E
L8	89.79	N68°30'23"E
L9	113.31	S82°52'51"E
L10	41.77	S38°18'59"E
L11	57.77	S39°29'29"E
L12	147.24	S40°27'24"E
L13	21.18	S05°25'07"E
L14	109.79	S39°23'19"W
L15	52.33	S50°36'40"E
L16	58.27	S40°55'56"E


Line Table		
Line #	Length	Direction
L17	122.25	S52°47'40"W
L18	48.65	S60°11'53"W
L19	99.31	S68°26'59"W
L20	99.33	S71°59'16"W
L21	49.17	S79°20'57"W
L22	120.00	S08°22'05"E
L23	90.00	S81°37'55"W
L24	70.00	S81°37'55"W
L25	15.90	S08°22'05"E
L26	129.00	S81°37'55"W
L27	33.22	N37°27'59"W
L28	50.33	S80°08'56"W
L29	70.06	S63°16'54"W
L30	38.98	S52°32'01"W
L31	58.27	N40°55'56"W
L32	33.22	S37°27'59"E

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

THAT HUNT COMMUNITIES BASTROP, L.L.C., 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 25.416 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

### "THE COLONY MUD 1D, SECTION 3"

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 MAY, 2022, A.D.

  
RICK NEFF  
HUNT COMMUNITIES BASTROP, L.L.C. 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 \_\_\_\_\_

**METES AND BOUNDS**  
BEING ALL OF THAT CERTAIN 25.416 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, L.L.C., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 25.416 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,

THENCE, N05°09'30"W, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 1425.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" 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 THIRTY-SEVEN (37) COURSES AND DISTANCES, NUMBERED 1 THROUGH 37,

- 1) N08°22'05"W, A DISTANCE OF 660.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N14°29'51"W, A DISTANCE OF 58.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N19°35'54"W, A DISTANCE OF 154.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N17°42'40"E, A DISTANCE OF 16.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N55°01'15"E, A DISTANCE OF 117.72 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,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 466.00 FEET, AN ARC LENGTH OF 53.70 FEET, AND A CHORD THAT BEARS N39°16'43"W, A DISTANCE OF 53.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N47°25'13"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,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.84 FEET, AND A CHORD THAT BEARS S79°04'12"E, A DISTANCE OF 29.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N37°27'59"W, A DISTANCE OF 109.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N07°32'01"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N52°32'01"E, A DISTANCE OF 285.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12) N39°41'33"E, A DISTANCE OF 74.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N68°30'23"E, A DISTANCE OF 89.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S82°52'51"E, A DISTANCE OF 113.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) S46°42'22"E, A DISTANCE OF 305.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) S38°18'59"E, A DISTANCE OF 41.77 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 INTERIOR CORNER OF SAID 1258.002 ACRE TRACT, BEING AT THE SOUTHERNMOST CORNER OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD. IN VOLUME 1084, PAGE 16, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEARS N77°49'20"E, A DISTANCE OF 81.64 FEET
- 17) S39°29'29"E, A DISTANCE OF 57.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18) S40°27'24"E, A DISTANCE OF 147.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 19) S50°13'33"E, A DISTANCE OF 366.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20) S05°25'07"E, A DISTANCE OF 21.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,