

Exhibit A

THE PRELIMINARY PLAT OF THE COLONY MUD 1F, SECTION 5

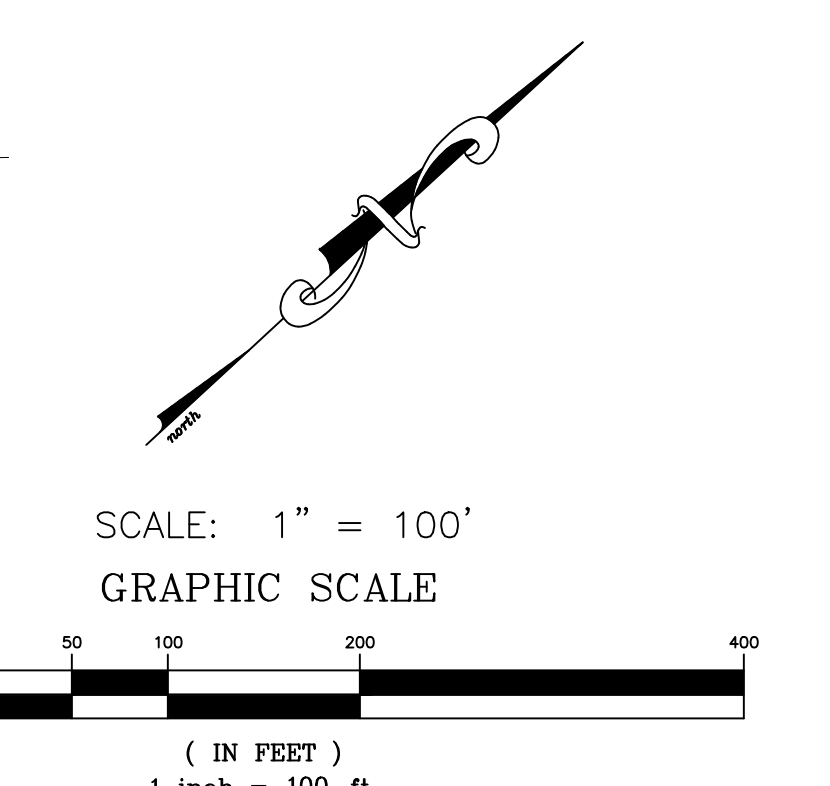
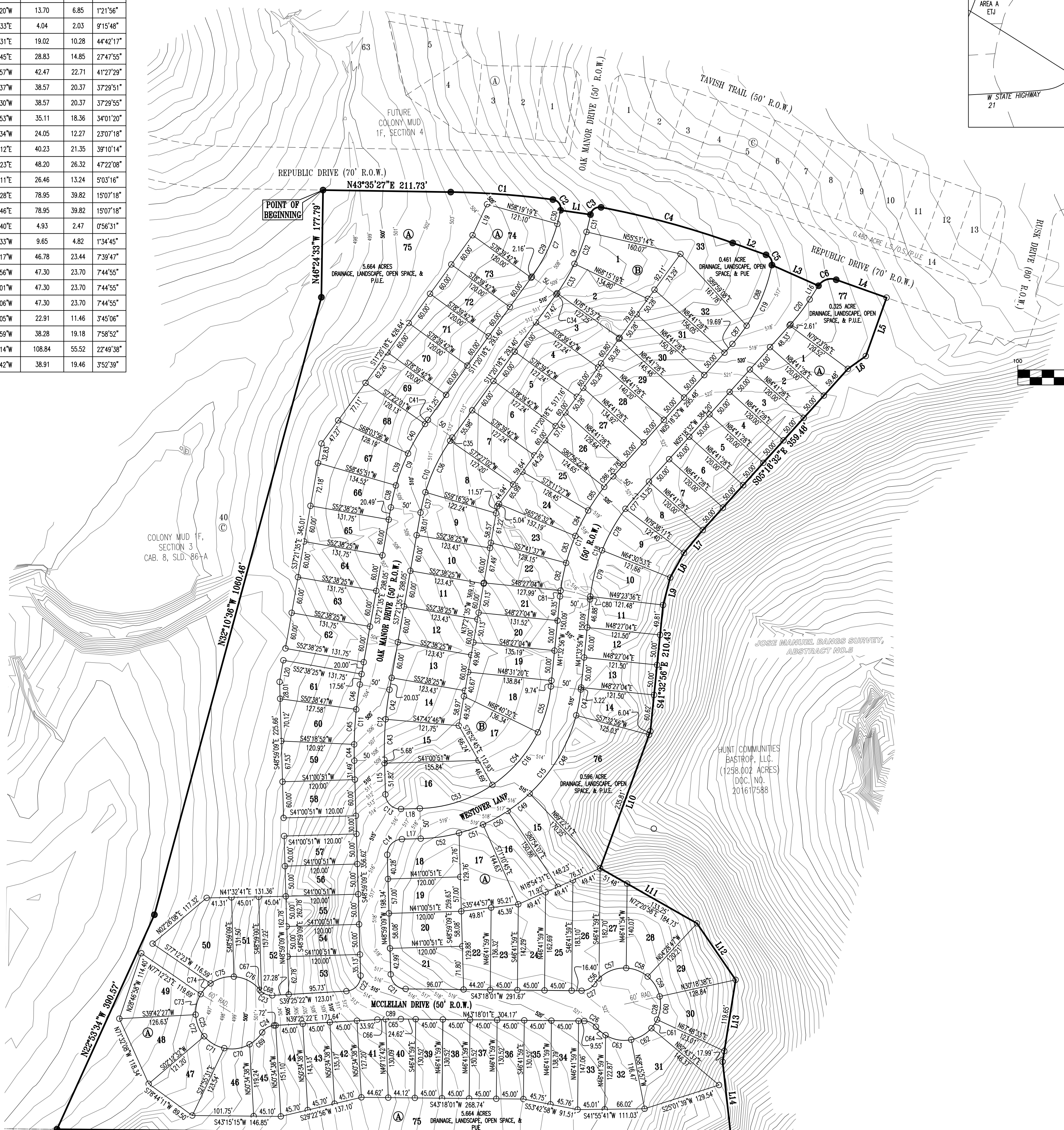
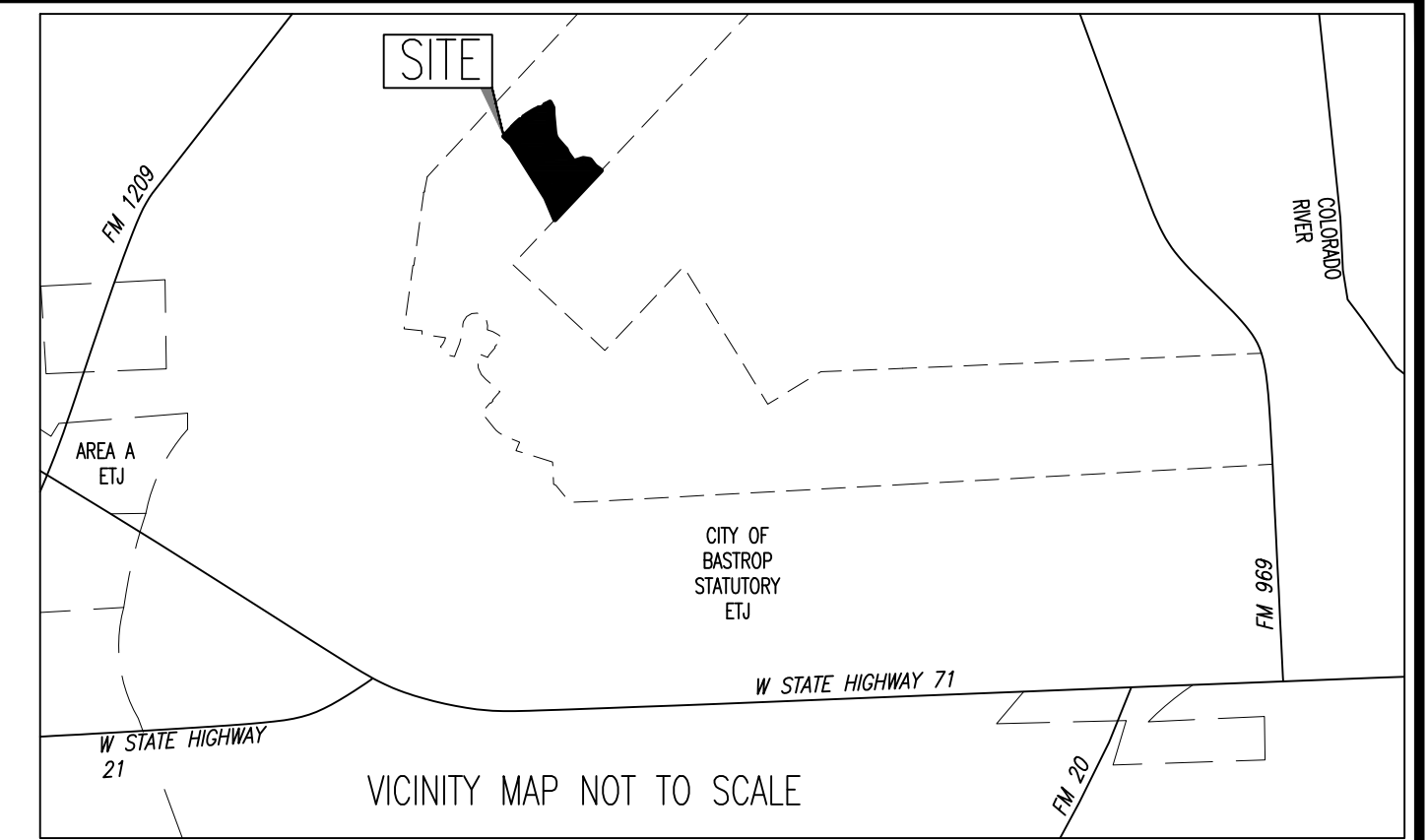
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	169.92	1465.00	N46°54'48"E	169.82	85.05	6°38'44"
C2	24.41	15.00	S83°08'26"E	21.81	15.87	9°31'44"
C3	23.64	15.00	N08°14'41"E	21.27	15.08	9°01'29"
C4	226.30	1465.00	N57°49'26"E	226.07	113.37	8°51'01"
C5	21.37	15.00	S78°56'03"E	19.61	12.96	8°13'01"
C6	33.47	25.00	N23°53'26"E	31.03	19.79	7°6'43"01"
C7	120.85	275.00	N23°55'41"W	119.88	61.42	2°51'04"
C8	145.05	325.00	N24°07'26"W	143.85	73.75	2°53'15"
C9	158.96	350.00	S24°20'57"E	157.59	80.87	2°01'17"
C10	136.25	300.00	S24°20'57"E	135.08	69.32	2°01'17"
C11	126.82	625.00	S43°10'22"E	126.60	63.63	1°13'37"33"
C12	116.67	575.00	S43°10'22"E	116.47	58.54	1°13'37"33"
C13	39.27	25.00	N86°00'51"E	35.36	25.00	9°00'00"
C14	39.27	25.00	S03°59'09"E	35.36	25.00	9°00'00"
C15	396.27	275.00	N00°16'02"W	362.87	241.44	82°33'47"
C16	324.22	225.00	N00°16'02"W	296.89	197.54	82°33'47"
C17	221.38	350.00	S23°25'44"E	217.71	114.53	3°14'24"
C18	189.75	300.00	S23°25'44"E	186.60	98.17	3°14'24"
C19	147.87	275.00	N20°42'47"W	146.09	75.77	3°04'30"
C20	51.95	325.00	N09°53'19"W	51.90	26.03	9°09'32"
C21	38.27	25.00	N87°09'26"E	34.64	24.02	8°42'50"
C22	38.58	25.00	N04°46'53"W	34.86	24.32	8°24'31"
C23	23.55	25.00	N66°24'25"E	22.69	12.73	5°58'05"
C24	23.55	25.00	S12°26'20"W	22.69	12.73	5°58'05"
C25	301.53	60.00	S50°34'38"E	70.59	43.64	28°7'56"10"
C26	22.25	25.00	S88°48'08"W	21.53	11.93	5°10'01"4"
C27	24.79	25.00	N14°53'17"E	23.79	13.52	5°49'29"
C28	301.41	60.00	N49°36'36"W	70.68	43.73	28°7'49"43"
C29	97.62	275.00	N21°30'30"W	97.11	49.33	2°02'23"
C30	23.23	275.00	N34°05'52"W	23.22	11.62	4°30'21"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C31	29.43	325.00	S34°18'56"E	29.42	14.72	5°11'15"
C32	56.59	325.00	S28°44'00"E	56.52	28.37	9°58'38"
C33	56.59	325.00	S16°45'22"E	56.52	28.37	9°58'38"
C34	2.43	325.00	S11°33'11"E	2.43	1.22	0°25'45"
C35	6.34	300.00	S11°56'38"E	6.34	3.17	1°12'40"
C36	95.13	300.00	S21°38'03"E	94.74	47.97	18°10'10"
C37	34.77	300.00	S34°02'22"E	34.75	17.41	6°38'27"
C38	37.41	350.00	N34°17'52"W	37.39	18.72	6°07'26"
C39	56.62	350.00	N26°36'04"W	56.56	28.37	9°16'09"
C40	56.62	350.00	N17°19'56"W	56.56	28.37	9°16'09"
C41	8.30	350.00	N12°01'05"W	8.30	4.15	1°21'33"
C42	49.45	575.00	S39°49'24"E	49.43	24.74	4°55'39"
C43	67.22	575.00	S45°38'11"E	67.19	33.65	6°41'55"
C44	26.99	625.00	N47°44'55"W	26.99	13.50	2°28'27"
C45	58.09	625.00	N43°50'56"W	58.07	29.07	5°19'31"
C46	41.74	625.00	N39°16'23"W	41.73	20.88	3°49'36"
C47	43.67	275.00	S37°00'00"E	43.62	21.88	9°05'52"
C48	152.76	275.00	S18°32'17"E	150.80	78.40	31°49'35"
C49	46.67	275.00	S04°14'12"W	46.61	23.39	9°43'22"
C50	46.67	275.00	S15°57'34"W	46.61	23.39	9°43'22"
C51	42.23	275.00	S23°15'14"W	42.19	21.16	8°47'58"
C52	64.29	275.00	S34°19'02"W	64.14	32.29	13°23'38"
C53	128.21	225.00	N26°41'24"E	126.48	65.90	32°38'54"
C54	116.59	225.00	N06°28'46"W	115.29	59.64	29°41'25"
C55	79.42	225.00	N31°26'12"W	79.01	40.13	2°13'28"
C56	12.22	60.00	N07°41'23"W	12.20	6.13	1°14'09"
C57	49.75	60.00	N21°53'49"E	48.33	26.40	47°30'14"
C58	38.92	60.00	N64°13'49"E	38.24	20.17	37°09'47"
C59	39.27	60.00	S78°28'20"E	38.57	20.37	37°29'55"
C60	39.27	60.00	S40°56'25"E	38.57	20.37	37°29'55"

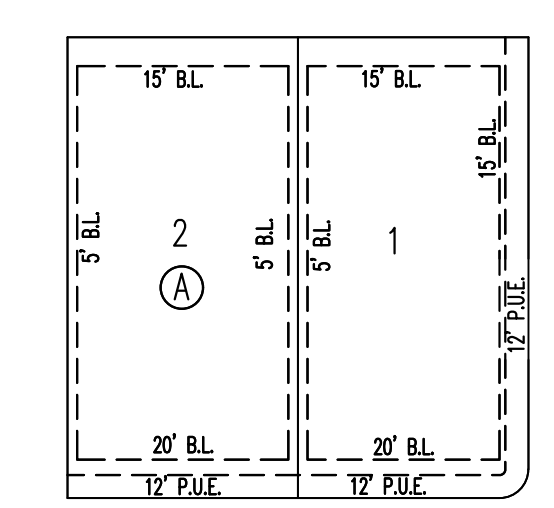
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	17.20	60.00	S13°58'32"E	17.14	8.66	16°25'35"
C62	39.27	60.00	S12°59'06"W	38.57	20.37	37°29'55"
C63	44.24	60.00	S22°51'21"W	43.24	23.18	42°14'35"
C64	21.29	60.00	S84°08'27"W	21.17	10.76	2°01'36"
C65	25.21	575.00	S42°02'40"W	25.21	12.61	2°30'43"
C66	13.71	575.00	S40°06'20"W	13.70	6.85	1°21'36"
C67	4.04	25.00	N88°45'33"E	4.04	2.03	9°15'48"
C68	19.51	25.00	N61°46'31"E	19.02	10.28	44°42'17"
C69	29.11	60.00	S00°38'40"E	28.83	14.85	27°47'55"
C70	43.41	60.00	S33°58'57"W	42.47	22.71	41°27'29"
C71	39.27	60.00	S73°27'37"W	38.57	20.37	37°29'51"
C72	39.27	60.00	N69°02'30"W	38.57	20.37	37°29'55"
C73	35.63	60.00	N33°16'53"W	35.11	18.36	34°01'20"
C74	24.21	60.00	N04°42'34"W	24.05	12.27	23°07'18"
C75	41.02	60.00	N26°26'12"E	40.23	21.35	39°10'14"
C76	49.60	60.00	N69°42'23"E	48.20	26.32	47°22'08"
C77	26.47	300.00	S07°50'11"E	26.46	13.24	9°03'16"
C78	79.18	300.00	S17°55'28"E	78.95	39.82	15°07'18"
C79	79.18	300.00	S33°02'46"E	78.95	39.82	15°07'18"
C80	4.93	300.00	S41°04'40"E	4.93	2.47	0°56'31"
C81	9.65	350.00	N40°45'33"W	9.65	4.82	1°34'45"
C82	46.81	350.00	N36°08'17"W	46.78	23.44	7°39'47"
C83	47.33	350.00	N28°25'56"W	47.30	23.70	7°44'55"
C84	47.33	350.00	N20°41'01"W	47.30	23.70	7°44'55"
C85	47.33	350.00	N12°56'06"W	47.30	23.70	7°44'55"
C86	22.92	350.00	N07°11'05"W	22.91	11.46	3°45'06"
C87	38.31	275.00	N69°17'59"W	38.28	19.18	7°58'52"
C88	109.56	275.00	N24°42'14"W	108.84	55.52	22°49'38"
C89	38.91	575.00	S41°21'42"W	38.91	19.46	3°52'39"

Line #	Length	Direction
L1	50.04	N50°56'12"E
L2	58.64	N62°14'57"E
L3	84.54	N66°37'01"E
L4	88.64	N62°14'57"E
L5	102.79	S27°45'03"E
L6	36.59	S07°06'31"W
L7	49.03	S07°45'41"E
L8	46.97	S18°13'42"E
L9	46.96	S32°49'46"E
L10	241.84	S27°09'56"E

Line #	Length	Direction
L11	184.73	N72°20'58"E
L12	113.39	S81°42'36"E
L13	137.64	S38°17'54"E
L14	123.59	S53°40'12"E
L15	57.49	S48°59'09"E
L16	26.96	N14°28'05"W
L17	31.30	N41°00'51"E
L18	31.30	N41°00'51"E
L19	56.67	S22°13'22"E
L20	36.27	S37°21'35"E



- LEGEND**
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
 - CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
 - 1 LOT NUMBER
 - (A) BLOCK LETTER
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - O.S. OPEN SPACE
 - L.S.E. LANDSCAPE EASEMENT
 - O.P.R.C.T.X. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
 - P.R.B.C.T.X. PLAT RECORDS OF BASTROP COUNTY, TEXAS



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

DATE: NOVEMBER 14, 2024
 OWNER:
 HUNT COMMUNITIES BASTROP, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 PO BOX 12220
 EL PASO, TEXAS 79913
 (915) 298-4226
 ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, Inc.
 5501 WEST WILLIAM CANNON
 AUSTIN, TX 78749
 (512) 280-5160

TOTAL ACREAGE: 29.413 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5
 NO. OF RESIDENTIAL LOTS: 106 18,190 ACRES
 NO. OF NON-RESIDENTIAL LOTS: 4 7,046 ACRES
 TOTAL: 110 25,236 ACRES
 NO. OF BLOCKS: 2
 R.O.W.: TOTAL: 4,177 ACRES

NON - RESIDENTIAL LOTS	LOT	PURPOSE
A	75	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT
A	76	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT
A	77	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT
B	33	DRAINAGE, LANDSCAPE, OPEN SPACE AND P.U.E. LOT

F.E.M.A. MAP NO. 48021C0195F
 BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.
 DATED: MAY 9, 2023

LINEAR FOOTAGE OF RIGHT-OF-WAY	50' R.O.W.	655'	LOCAL
OAK MANOR DRIVE	50' R.O.W.	1,399'	LOCAL
WESTOVER LANE	50' R.O.W.	1,250'	LOCAL
TOTAL		3,304'	

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
 ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

BENCHMARK INFORMATION:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S60°16'24"E 1822.48'
 FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 5
 NORTHING: 10025229.97
 EASTING: 3220418.12
 ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE",
 LOCATED +/- S65°19'04"E 1308.16 FROM THE POINT OF BEGINNING OF THE
 COLONY 1F, SECTION 5
 NORTHING: 10025587.40
 EASTING: 3220812.12
 ELEVATION: 531.66' (NAVD '88)

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
 FIRM ID #13791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

Exhibit A

THE PRELIMINARY PLAT OF THE COLONY MUD 1F, SECTION 5

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 29.413 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., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), SAID 29.413 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTH CORNER OF LOT 40, BLOCK C, THE COLONY MUD 1F, SECTION 3, A SUBDIVISION RECORDED IN CABINET 8, PAGE 86-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.), BEING ON THE SOUTH RIGHT-OF-WAY LINE OF REPUBLIC DRIVE (70' R.O.W.) AS DEDICATED BY THE PLAT OF THE COLONY MUD 1F, SECTION 4, A SUBDIVISION RECORDED IN CABINET _____, PAGE _____, P.R.B.C.T.X., FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE SOUTH LINE OF SAID THE COLONY MUD 1F, SECTION 4, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11:

- 1) N43°35'27"E, A DISTANCE OF 211.73 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 169.92 FEET, AND A CHORD THAT BEARS N46°54'40"E, A DISTANCE OF 169.62 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 24.41 FEET, AND A CHORD THAT BEARS S83°08'26"E, A DISTANCE OF 21.81 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
4) N50°56'12"E, A DISTANCE OF 50.04 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.64 FEET, AND A CHORD THAT BEARS N08°14'41"E, A DISTANCE OF 21.27 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,465.00 FEET, AN ARC LENGTH OF 226.30 FEET, AND A CHORD THAT BEARS N57°49'26"E, A DISTANCE OF 226.07 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
7) N62°14'57"E, A DISTANCE OF 58.64 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.37 FEET, AND A CHORD THAT BEARS S76°56'03"E, A DISTANCE OF 19.61 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
9) N66°37'01"E, A DISTANCE OF 84.54 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 33.47 FEET, AND A CHORD THAT BEARS N23°53'26"E, A DISTANCE OF 31.03 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
11) N62°14'57"E, A DISTANCE OF 88.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, NUMBERED 1 THROUGH 13:

- 1) S27°45'03"E, A DISTANCE OF 102.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
2) S07°06'31"W, A DISTANCE OF 36.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
3) S05°18'32"E, A DISTANCE OF 359.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
4) S07°45'41"E, A DISTANCE OF 49.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
5) S18°13'42"E, A DISTANCE OF 46.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
6) S32°49'46"E, A DISTANCE OF 46.96 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
7) S41°32'56"E, A DISTANCE OF 210.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
8) S27°09'56"E, A DISTANCE OF 241.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
9) N72°20'58"E, A DISTANCE OF 184.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
10) S81°42'36"E, A DISTANCE OF 113.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
11) S38°17'54"E, A DISTANCE OF 137.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
12) S53°40'12"E, A DISTANCE OF 123.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
13) S43°15'16"W, A DISTANCE OF 1,117.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE EAST CORNER OF SAID LOT 40,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE NORTHEAST LINE OF SAID LOT 40, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3:

- 1) N22°53'34"W, A DISTANCE OF 390.57 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
2) N32°10'36"W, A DISTANCE OF 1,060.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
3) N46°24'33"W, A DISTANCE OF 177.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.413 ACRES OF LAND.

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- 560'16"24"E 1822.48' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 5

NORTHING: 10025229.97

EASTING: 322048.12

ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- 565'19"04"E 1308.16 FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 5

NORTHING: 10025587.40

EASTING: 3220812.12

ELEVATION: 531.68' (NAVD '88)

- 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1F.
3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1F.
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. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. 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.
9. 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.
10. 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.
11. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
14. ALL NEW UTILITIES WILL BE UNDERGROUND.
15. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
16. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
17. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193, AND IS WITHIN ZONE X.
18. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
19. 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.
20. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
21. 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.
22. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
23. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED 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.
25. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
26. ALL INFRASTRUCTURE REQUIRED FOR 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.
27. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PRELIMINARY PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
29. 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.
30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
31. 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.
32. 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.
33. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE: 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 421006025 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, STREET LIGHTING, PRIVATE PARKS AND ALL OTHER COMMON AREAS.
36. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
37. 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.
38. 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.
39. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
40. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
41. 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.
42. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).
43. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS. ALL STREET RIGHT-OF-WAY SHOWN HEREON WILL ALSO BE CLASSIFIED AS PUBLIC UTILITY EASEMENTS

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

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 29.413 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:
"THE COLONY MUD 1F, SECTION 5"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE EASEMENTS SHOWN HEREON TO THE PUBLIC.
WITNESS MY HAND THIS _____ DAY OF _____, 20____, A.D.

JOEY NAJERA, VICE PRESIDENT OPERATIONS
HUNT COMMUNITIES BASTROP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY
PO BOX 12220
EL PASO, TEXAS 79913

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

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON _____ CITY SECRETARY _____

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195F FOR BASTROP COUNTY TEXAS, DATED JMay 9, 2023. 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, MAHER HARMOUICHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

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

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

THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 421006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

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

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.
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