



Exhibit A

THE PRELIMINARY PLAT OF THE COLONY MUD 1F, SECTION 4

METES AND BOUNDS

BEING ALL A 31.564 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., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), AND ALL OF A CALLED 1.00 ACRE TRACT OF LAND (TRACT 7) CONVEYED TO MONTE BAMBOLE, ET AL BY DEED RECORDED IN VOLUME 1531, PAGE 726, O.P.R.B.C.T.X., SAID 31.564 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" ON THE NORTHWEST LINE OF SAID 1258.002 ACRE TRACT, BEING ON THE SOUTHEAST LINE OF A CALLED 163.258 ACRE TRACT OF LAND CONVEYED TO COLLEEN K AND JULIAN LOCKWOOD BY DEED RECORDED IN VOLUME 736, PAGE 680, DEED RECORDS OF BASTROP COUNTY, TEXAS (D.R.B.C.T.X.), SAME BEING AT THE NORTHEAST CORNER OF LOT 25, BLOCK A, THE COLONY MUD 1F, SECTION 3, A SUBDIVISION RECORDED IN CABINET 8, SLIDE 86-A, PLAT RECORDS, BASTROP COUNTY, TEXAS (P.R.B.C.T.X.), FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N42°41'31"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 163.258 ACRE TRACT, A DISTANCE OF 2322.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

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

Table with columns: BLOCK, LOT, SQ. FT. and BLOCK, LOT, SQ. FT. listing lot numbers 1-63 and their corresponding square footages.

- List of 24 courses and distances, numbered 1 through 24, describing the boundaries of the tract.

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, AND WITH THE SOUTH AND EAST LINES OF SAID THE COLONY MUD 1F, SECTION 3, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

- List of 8 courses and distances, numbered 1 through 8, continuing the boundary description.

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S48°36'41"W 277.21' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3 NORTHING: 1002529.97 EASTING: 3220418.12 ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N46°52'24"E 254.82' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3 NORTHING: 10025587.40 EASTING: 3220812.12 ELEVATION: 531.68' (NAVD '88)

- General notes 2 through 54, covering various regulations, easements, and construction requirements.

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

THAT WE, JOEY NAJERA, HUNT COMMUNITIES BASTROP, LLC, 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 31.564 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1F, SECTION 4"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY EASEMENTS SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

MONTE BAMBOLE ET AL C/O AMBRUST & BROWN, LLP, 100 CONGRESS AVENUE, SUITE 1300 AUSTIN, TEXAS 78701

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

FLOODPLAIN 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 MAY 9, 2023. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.L.O.-F.L.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 § KNOW ALL MEN BY THESE PRESENTS COUNTY OF TRAVIS §

I, MAHER HARMOUJCHE, 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 HARMOUJCHE, P.E. #143982 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

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

THAT I, ERIC J. DANNHEIM, 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, OF NO. 421006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW ONLY. RELEASE DATE 02/05/2025

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

ERIC J. DANNHEIM, R.P.L.S. NO. 6075 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. Includes contact information for Austin, Texas 78749.