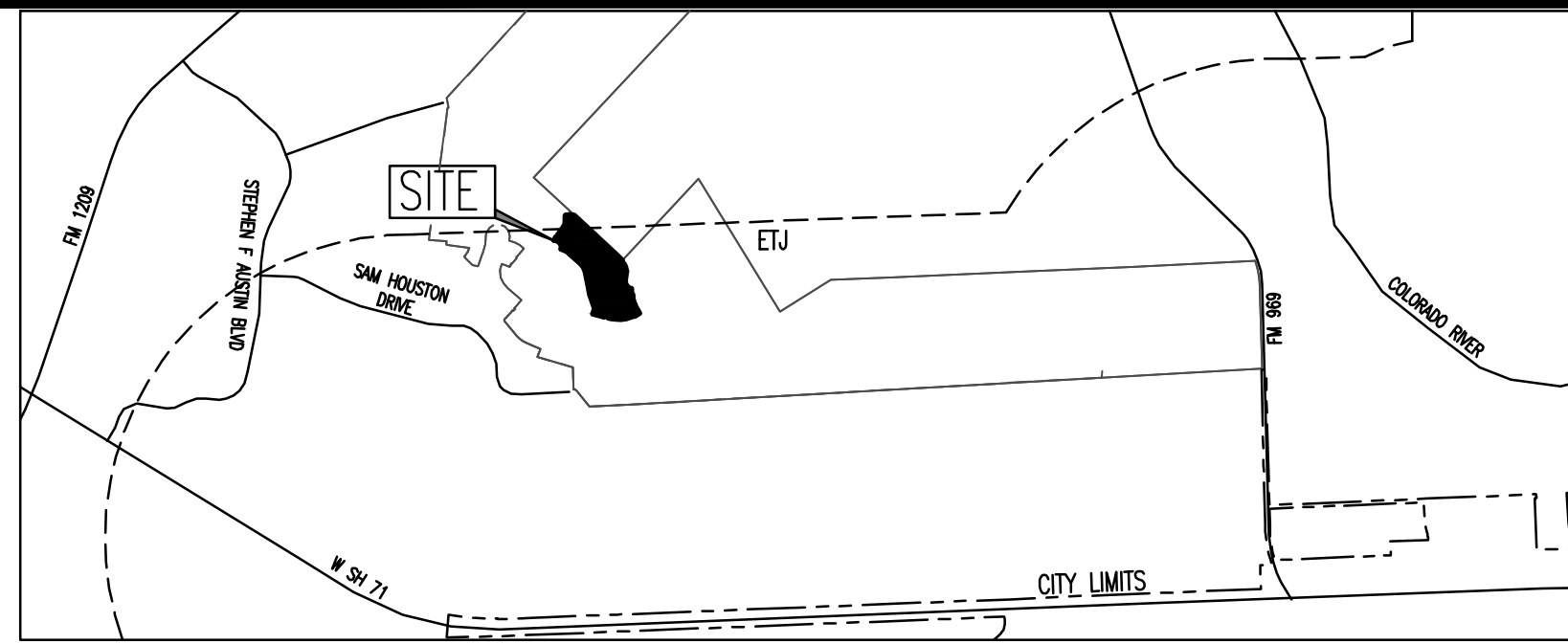
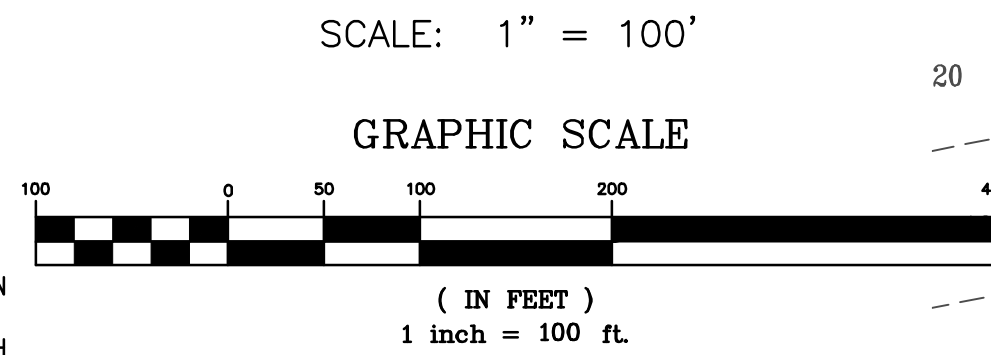


Exhibit A

THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 2B



- GENERAL NOTES:
1. THE BENCHMARKS USED ARE:
 BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", NORTHING=10022140.31 EASTING=3222398.37 ELEVATION: 465.02' (NAVD '88)
 BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", NORTHING=10022176.56 EASTING=3222070.62 ELEVATION: 479.69' (NAVD '88)
 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D.
 4. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
 5. GAS SERVICE WILL BE PROVIDED BY CENTERPOINT.
 6. CABLE SERVICE WILL BE PROVIDED BY SPECTRUM.
 7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THE 29TH OF AUGUST, 2024.
 8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP & BCESD #1 PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
 10. 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.
 11. BY APPROVING THIS FINAL 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.
 12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
 13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
 14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
 15. ALL NEW UTILITIES WILL BE UNDERGROUND.
 16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
 17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
 18. 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 48193, AND IS IN ZONE X.
 19. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
 20. 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.
 21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
 22. 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.
 23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
 24. 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 PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL ERRORS ACT (TAHA).
 25. 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.
 26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON 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, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
 27. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 28. ALL INFRASTRUCTURE REQUIRED FOR ROAD, 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.
 29. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
 30. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
 31. 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 FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR LESS PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS FINAL 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 FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
 32. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 33. 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.
 34. 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.
 35. 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 OF NO. 4210000225 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT.
 36. 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.
 37. 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.
 38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
 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 OR FENCES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 42. 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.
 43. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).
 44. 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.



- LEGEND
- 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP
 - 1/2" IRON ROD FOUND
 - ① LOT NUMBER
 - Ⓐ BLOCK DESIGNATION
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - MUD BOUNDARIES
 - 100 YEAR FULLY DEVELOPED WATER SURFACE ELEVATION

DATE: JANUARY 6, 2025
 OWNER:
 JOEY NAJERA
 HUNT COMMUNITIES BASTROP, LLC.
 A DELAWARE LIMITED LIABILITY COMPANY
 PO BOX 12220
 EL PASO, TEXAS 79913
 PHONE: (843) 437-5362

ENGINEER & SURVEYOR:
 MAHER HARMOUICHE, P.E.
 AND JOHN DAVID KIPP, R.P.L.S.
 CARLSON, BRIGANCE & DOERING, Inc.
 5501 WEST WILLIAM CANNON
 AUSTIN, TX 78749
 (512) 280-5160

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

BENCHMARK INFORMATION:

BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE",
 NORTHING: 10022140.31
 EASTING: 3222398.37
 ELEVATION: 465.02' (NAVD '88)

BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE",
 NORTHING: 10022176.56
 EASTING: 3222070.62
 ELEVATION: 479.69' (NAVD '88)

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

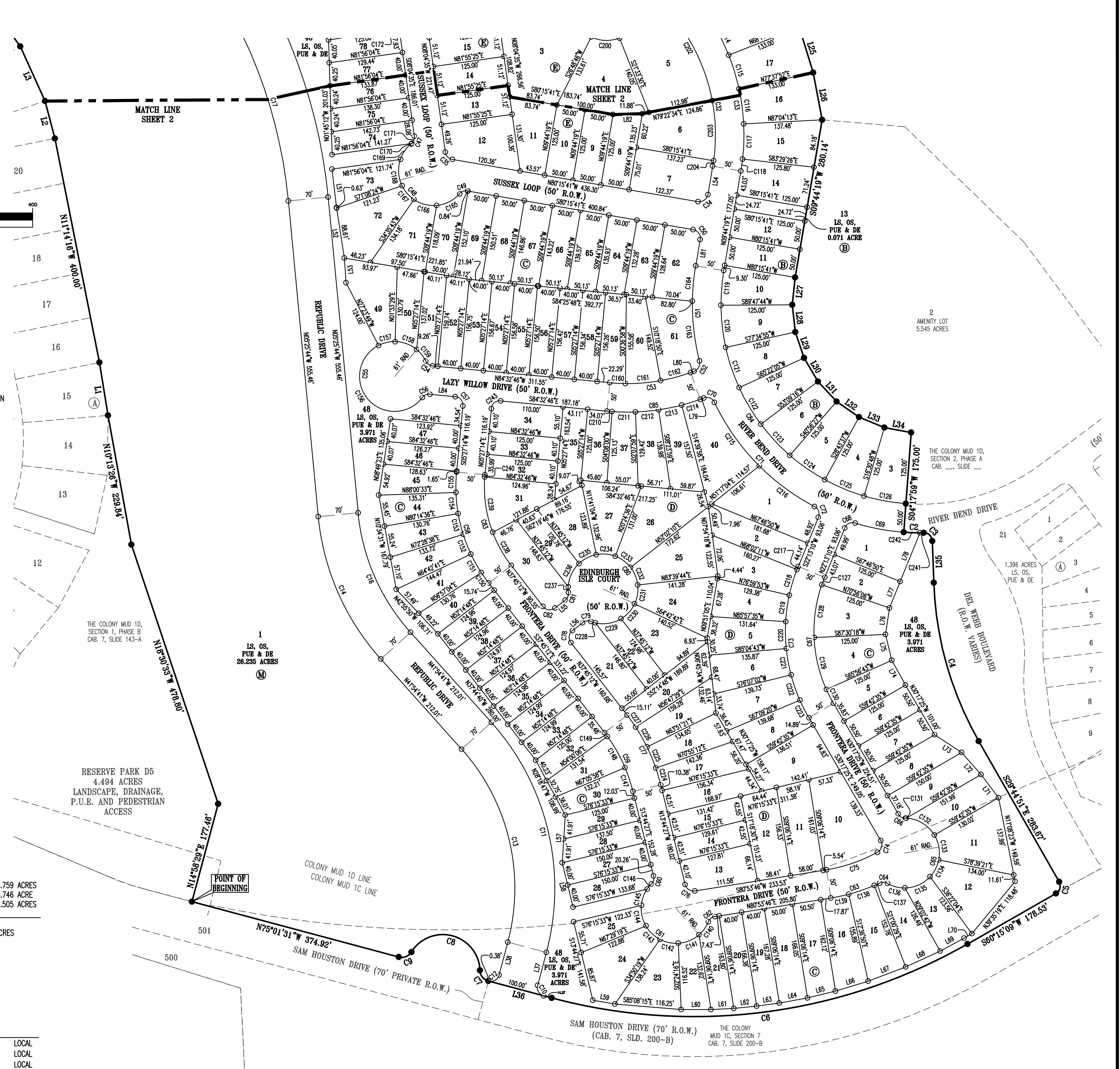
TOTAL ACREAGE: 96.173 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS: 262 44,759 ACRES
 NO. OF NON-RESIDENTIAL LOTS: 5 33,746 ACRE
 TOTAL: 267 78,505 ACRES

NO. OF BLOCKS: 5
 R.O.W.: TOTAL: 17,668 ACRES

NON - RESIDENTIAL LOTS	BLOCK	LOT	PURPOSE
B	13		L.S. OS, PUE, & DE
B	29		L.S. OS, PUE, & DE
C	48		L.S. OS, PUE, & DE
M	1		L.S. OS, PUE, & DE
B	61		L.S. OS, PUE, & DE

LINEAR FOOTAGE OF RIGHT-OF-WAY			
EDINBURGH ISLE COURT	50' R.O.W.	127 FT	LOCAL
FRONTIERA DRIVE	50' R.O.W.	2,106 FT	LOCAL
JACOB DARST TRAIL	50' R.O.W.	566 FT	LOCAL
LAZY WILLOW DRIVE	50' R.O.W.	576 FT	LOCAL
LINDALE COVE	50' R.O.W.	422 FT	LOCAL
REPUBLIC DR	70' R.O.W.	3,844 FT	COLLECTOR
RIVER BEND DRIVE	50' R.O.W.	3,181 FT	LOCAL
SUSSEX LOOP	50' R.O.W.	1,405 FT	LOCAL
TALLSTAR LANE	50' R.O.W.	371 FT	LOCAL
WILLOW GLEN COURT	50' R.O.W.	93 FT	LOCAL
TOTAL		12,691 FT	



REV. NO.	BY	COMMENT	DATE

Carlson, Brigance & Doering, Inc.
 FIRM ID #E3791 REG. # 10024900

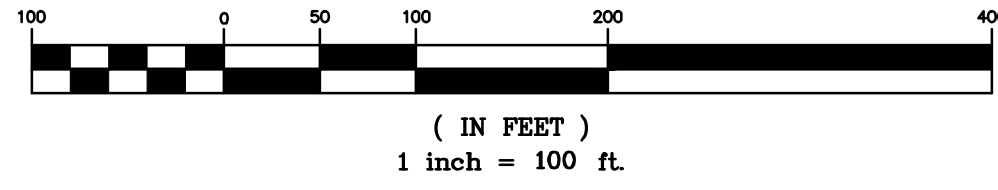
Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160
 Surveying Austin, Texas 78749 Fax No. (512) 280-5165

Exhibit A

THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 2B

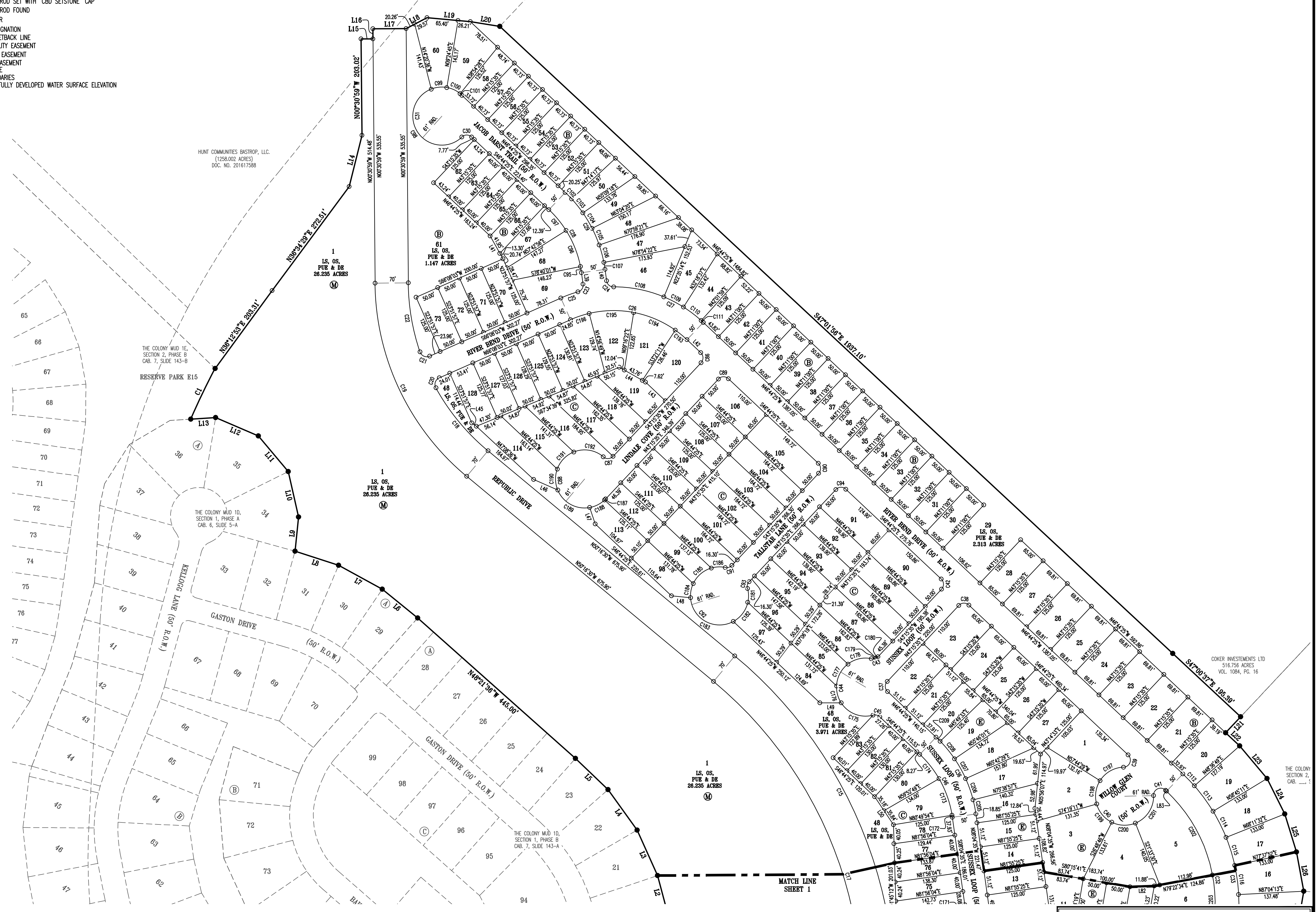
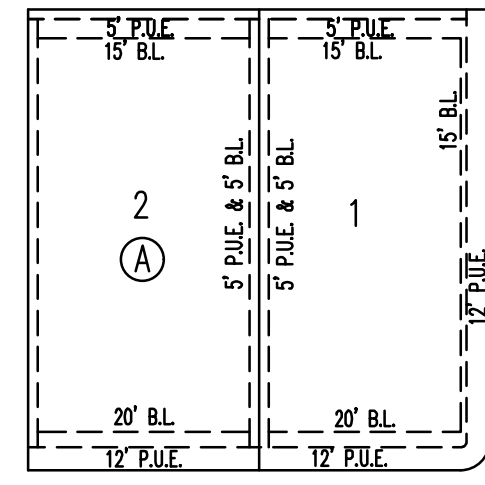
SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

- 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP
- 1/2" IRON ROD FOUND
- 2 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- BL BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- LSE LANDSCAPE EASEMENT
- DE DRAINAGE EASEMENT
- OS OPEN SPACE
- MUD BOUNDARIES
- 100 YEAR FULLY DEVELOPED WATER SURFACE ELEVATION



REV. NO.	BY	COMMENT	DATE

Carlson, Brigrace & 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

Exhibit A

THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 2B

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	118.44	1633.94	N25°39'07"E	118.41	59.24	4°09'11"
C2	35.01	400.00	S88°12'29"E	35.00	17.52	5°00'56"
C3	23.23	15.00	S46°20'28"E	20.98	14.68	88°44'57"
C4	291.40	601.00	S15°51'25"E	288.56	148.63	27°46'51"
C5	23.56	15.00	S15°15'09"W	21.21	15.00	90°00'00"
C6	753.23	955.00	S82°36'49"W	734.25	396.98	44°43'19"
C7	25.45	20.00	N38°34'40"W	23.76	14.77	72°53'43"
C8	165.39	65.00	N75°01'31"W	124.25	211.22	145°47'27"
C9	25.45	20.00	S68°31'37"W	23.76	14.77	72°53'43"
C10	23.56	15.00	S30°01'31"E	21.21	15.00	90°00'00"
C11	431.89	435.00	N13°28'06"W	414.37	235.63	56°53'10"
C12	23.56	15.00	N59°58'29"E	21.21	15.00	90°00'00"
C13	362.39	365.00	N13°28'06"W	347.69	197.71	56°53'10"
C14	276.98	435.00	S23°40'12"E	272.33	143.37	36°28'58"
C15	731.84	935.00	N27°51'07"W	713.30	385.82	44°50'47"
C16	232.41	365.00	S23°40'12"E	228.50	120.30	36°28'58"
C17	677.05	685.00	N27°51'07"W	659.90	358.94	44°50'47"
C18	172.94	465.00	S39°37'13"E	171.95	87.48	21°18'35"
C19	464.62	535.00	S29°23'45"E	450.16	248.10	49°45'31"
C20	24.90	15.00	S18°35'04"W	22.14	16.40	95°05'59"
C21	24.90	15.00	S68°18'53"E	22.14	16.40	95°05'59"
C22	148.11	465.00	S09°38'28"E	147.48	74.69	18°14'59"
C23	21.49	15.00	N33°03'40"E	19.70	13.06	82°04'19"
C24	21.49	15.00	S49°00'39"E	19.70	13.06	82°04'19"
C25	38.22	275.00	S70°06'56"W	38.19	19.14	75°7'46"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C26	263.60	225.00	N80°18'11"W	248.78	149.28	67°07'32"
C27	207.86	275.00	N68°23'37"E	202.94	108.18	43°18'23"
C28	152.23	225.00	N27°21'27"W	149.34	79.16	38°45'55"
C29	186.06	275.00	N27°21'27"W	182.53	96.75	38°45'55"
C30	22.77	15.00	S89°46'15"W	20.65	14.23	86°58'30"
C31	285.18	61.00	S007°12'46"W	87.86	63.32	267°51'40"
C32	320.37	325.00	N18°30'03"W	307.55	174.55	56°28'44"
C33	369.65	375.00	N18°30'03"W	354.87	201.41	56°28'44"
C34	23.56	15.00	N54°44'19"E	21.21	15.00	90°00'00"
C35	18.90	15.00	S44°10'08"E	17.67	10.94	72°11'06"
C36	165.57	275.00	N27°24'30"W	162.07	96.48	36°39'50"
C37	23.56	15.00	S01°44'25"E	21.21	15.00	90°00'00"
C38	23.56	15.00	S88°15'57"W	21.21	15.00	90°00'00"
C39	35.19	15.00	N20°27'34"E	27.66	35.68	134°23'59"
C40	286.18	61.00	S46°44'25"E	87.17	62.29	268°47'57"
C41	35.19	15.00	S59°24'43"E	27.66	35.68	134°23'59"
C42	23.56	15.00	N01°44'25"W	21.21	15.00	90°00'00"
C43	15.25	15.00	N21°02'43"E	14.60	8.36	58°14'35"
C44	219.84	61.00	S01°44'25"E	116.76	259.20	206°29'11"
C45	15.25	15.00	N75°51'43"W	14.60	8.36	58°14'35"
C46	151.83	225.00	N43°49'50"W	149.97	78.83	38°39'50"
C47	15.25	15.00	N21°02'43"E	14.60	8.36	58°14'35"
C48	200.67	61.00	S44°10'08"E	126.65	804.58	188°40'17"
C49	15.25	15.00	S70°37'01"W	14.60	8.36	58°14'35"
C50	23.56	15.00	N35°15'41"W	21.21	15.00	90°00'00"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C51	188.22	400.00	S02°18'34"E	166.98	85.37	24°05'46"
C52	22.11	15.00	N27°52'37"E	20.16	13.62	84°28'06"
C53	143.75	325.00	N82°46'58"E	142.58	73.07	25°20'33"
C54	15.25	15.00	S57°25'28"E	14.60	8.36	58°14'35"
C55	315.65	61.00	S09°27'14"W	64.21	37.76	296°29'11"
C56	15.25	15.00	S86°19'57"W	14.60	8.36	58°14'35"
C57	23.56	15.00	N39°32'46"W	21.21	15.00	90°00'00"
C58	207.38	275.00	S16°08'59"E	202.50	108.90	43°12'27"
C59	115.25	275.00	N25°44'49"W	114.41	58.48	24°00'45"
C60	15.25	15.00	N15°22'51"E	14.60	8.36	58°14'35"
C61	214.90	61.00	S56°25'20"E	119.79	316.04	201°50'58"
C62	15.25	15.00	S51°46'29"W	14.60	8.36	58°14'35"
C63	89.62	325.00	N72°59'48"E	89.33	45.09	15°47'56"
C64	14.18	15.00	N87°46'50"W	13.66	7.67	54°10'41"
C65	221.24	61.00	N15°22'15"E	118.43	246.41	207°48'31"
C66	15.25	15.00	S59°24'43"E	14.60	8.36	58°14'35"
C67	229.12	250.00	S04°02'08"E	221.18	123.31	52°30'35"
C68	22.11	15.00	S64°27'14"W	20.16	13.62	84°28'06"
C69	86.49	400.00	S78°30'22"E	86.32	43.41	12°23'19"
C70	22.37	15.00	N88°06'28"W	20.36	13.86	85°27'32"
C71	257.18	400.00	S43°49'50"E	252.77	133.21	36°50'16"
C72	22.11	15.00	N20°00'54"W	20.16	13.62	84°28'06"
C73	574.94	300.00	S04°02'08"E	265.42	147.98	52°30'35"
C74	23.93	15.00	N15°24'52"E	21.47	15.37	91°24'34"
C75	94.92	275.00	N71°00'28"E	94.45	47.94	19°46'37"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C76	22.35	15.00	S56°25'20"E	20.34	13.83	85°21'47"
C77	136.21	325.00	N25°44'49"W	135.21	69.12	24°00'45"
C78	23.56	15.00	S07°14'46"W	21.21	15.00	90°00'00"
C79	15.25	15.00	S81°22'06"W	14.60	8.36	58°14'35"
C80	315.65	61.00	N37°45'12"W	64.21	37.76	296°29'11"
C81	15.25	15.00	N23°07'30"E	14.60	8.36	58°14'35"
C82	23.56	15.00	S82°45'12"E	21.21	15.00	90°00'00"
C83	168.68	225.00	S16°08'59"E	165.68	89.10	43°12'27"
C84	583.00	350.00	S37°38'51"E	517.90	384.91	95°26'20"
C85	165.87	375.00	N82°46'58"E	164.52	84.31	25°20'33"
C86	23.56	15.00	N01°44'25"W	21.21	15.00	90°00'00"
C87	22.77	15.00	N68°45'05"E	20.65	14.23	86°58'30"
C88	284.24	61.00	S01°44'25"E	88.51	64.30	266°58'59"
C89	23.56	15.00	S88°15'35"W	21.21	15.00	90°00'00"
C90	23.56	15.00	N01°44'25"W	21.21	15.00	90°00'00"
C91	15.25	15.00	N72°22'53"E	14.60	8.36	58°14'35"
C92	315.65	61.00	S46°44'25"E	64.21	37.76	296°29'11"
C93	15.25	15.00	S14°08'17"W	14.60	8.36	58°14'35"
C94	23.56	15.00	S88°15'35"W	21.21	15.00	90°00'00"
C95	13.19	225.00	N09°39'15"W	13.19	6.80	3°21'30"
C96	82.78	225.00	N21°48'32"W	81.82	41.60	20°57'05"
C97	56.27	225.00	N39°30'45"W	56.62	28.54	14°27'21"
C98	215.25	61.00	N32°37'39"W	119.72	311.20	102°10'49"
C99	33.50	61.00	N84°11'50"E	33.08	17.19	31°28'09"
C100	30.92	61.00	S65°32'41"E	30.59	15.80	29°02'48"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	5.50	61.00	S48°26'21"E	5.50	2.75	9°09'53"
C102	19.09	275.00	S44°45'04"E	19.09	9.55	5°58'42"
C103	38.00	275.00	S38°48'12"E	37.97	19.03	7°55'01"
C104	38.00	275.00	S30°53'11"E	37.97	19.03	7°55'01"
C105	38.00	275.00	S22°58'10"E	37.97	19.03	7°55'01"
C106	38.00	275.00	S15°03'09"E	37.97	19.03	7°55'01"
C107	14.97	275.00	S09°32'04"E	14.97	7.49	3°07'08"
C108	106.64	275.00	S78°43'47"E	107.83	55.04	22°30'33"
C109	46.67	275.00	S62°33'04"E	46.61	23.39	9°43'22"
C110	46.67	275.00	S52°49'42"E	46.61	23.39	9°43'22"
C111	5.89	275.00	S47°21'13"E	5.89	2.94	1°13'36"
C112	35.04	375.00	S44°03'48"E	35.03	17.53	5°21'14"
C113	66.36	375.00	S36°19'00"E	66.28	33.27	10°06'22"
C114	61.78	375.00	S26°31'39"E	61.71	30.96	9°26'21"
C115	61.78	375.00	S17°05'18"E	61.71	30.96	9°26'21"
C116	61.78	375.00	S07°38'51"E	61.71	30.96	9°26'21"
C117	61.78	375.00	S01°47'23"W	61.71	30.96	9°26'21"
C118	21.14	375.00	S08°07'26"W	21.13	10.57	3°13'45"
C119	610.74	350.00	S04°46'01"W	60.66	30.45	9°56'35"
C120	74.61	350.00	S06°18'41"E	74.47	37.45	12°12'49"
C121	74.61	350.00	S18°31'30"E	74.47	37.45	12°12'49"
C122	74.61	350.00	S30°44'19"E	74.47	37.45	12°12'49"
C123	74.61	350.00	S42°57'09"E	74.47	37.45	12°12'49"
C124	74.61	350.00	S55°09'58"E	74.47	37.45	12°12'49"
C125	74.61	350.00	S67°22'47"E	74.47	37.45	12°12'49"

BLOCK	LOT #	SQ.FT.	BLOCK	LOT #	SQ.FT.
C	3	7,702	C	88	7,434
B	4	7,702	C	89	7,588
B	5	7,702	C	90	6,698
B	6	7,702	C	91	8,263
B	7	7,702	C	92	10,279
B	8	7,702	C	93	6,713
B	9	7,702	C	94	5,776
B	10	7,636	C	95	5,620
B	11	6,250	C	96	5,443
B	12	6,250	C	97	5,250
B	13	3,990	C	98	5,215
B	14	8,468	C	99	7,629
B	15	9,462	C	100	7,214
B	16	9,765	C	101	5,200
B	17	9,578	C	102	8,236
B	18	9,578	C	103	8,236
B	19	10,013	C	104	7,140
B	20	9,261	C	105	6,166
B	21	8,726	C	106	6,948
B	22	8,726	C	107	8,268
B	23	8,726	C	108	8,268
B	24	8,726	C	109	8,293
B	25	8,726	C	110	10,732
B	26	8,726	C	111	9,045
B	27	8,726	C	112	6,995
B	28	8,125	C	113	6,995
B	29	100,752	C	114	7,020
B	30	6,250	C	115	7,244
B	31	6,250	C	116	7,089
B	32	6,250	C	117	6,097
B	33	6,250	C	118	6,250
B	34	6,250	C	119	

Exhibit A

THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 2B

METES AND BOUNDS

HUNT COMMUNITIES BASTROP, L.L.C., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS, 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, BASTROP COUNTY, TEXAS, SAID 96.173 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF SAM HOUSTON DRIVE (R.O.W. VARIES), BEING ON THE NORTH LINE OF THE COLONY MUD 1C, SECTION 7, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 200-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF RESERVE PARK 05, THE COLONY MUD 1D, SECTION 1, PHASE B, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 143-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, FOR THE SOUTHWEST POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, WITH THE EAST LINE OF SAID THE COLONY MUD 1D, SECTION 1, PHASE B, THE EAST LINE OF THE COLONY MUD 1D, SECTION 1, PHASE A, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 5-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, AND THE EAST LINE OF THE COLONY MUD 1E, SECTION 2, PHASE B, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 143-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES NUMBERED 1 THROUGH 19,

- 1) N14°58'29"E, A DISTANCE OF 177.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N18°30'33"W, A DISTANCE OF 478.80 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N10°13'26"W, A DISTANCE OF 229.84 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N09°15'20"W, A DISTANCE OF 93.90 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N11°14'16"W, A DISTANCE OF 400.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N14°51'04"W, A DISTANCE OF 67.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N24°17'52"W, A DISTANCE OF 105.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N35°46'34"W, A DISTANCE OF 105.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 9) N46°06'03"W, A DISTANCE OF 94.92 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 10) N48°21'36"W, A DISTANCE OF 445.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N50°52'30"W, A DISTANCE OF 95.82 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 12) N61°21'19"W, A DISTANCE OF 105.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N71°57'07"W, A DISTANCE OF 96.53 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 14) N06°03'35"E, A DISTANCE OF 72.40 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N12°54'51"W, A DISTANCE OF 97.92 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 16) N39°52'40"W, A DISTANCE OF 97.92 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 17) N66°50'29"W, A DISTANCE OF 97.92 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 18) S86°26'04"W, A DISTANCE OF 52.62 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,
- 19) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,633.94 FEET, AN ARC LENGTH OF 118.44 FEET, AND A CHORD THAT BEARS N25°39'07"E, A DISTANCE OF 118.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF RESERVE LOT E15, SAID THE COLONY MUD 1E, SECTION 2, PHASE B, FOR CORNER,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES, NUMBERED 1 THROUGH 10,

- 1) N36°12'53"E, A DISTANCE OF 203.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N36°34'29"E, A DISTANCE OF 272.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N13°56'44"E, A DISTANCE OF 111.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N00°30'59"W, A DISTANCE OF 203.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) N89°29'01"E, A DISTANCE OF 25.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 6) N00°30'59"W, A DISTANCE OF 21.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N89°29'01"E, A DISTANCE OF 21.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 8) N82°34'07"E, A DISTANCE OF 49.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S84°41'23"E, A DISTANCE OF 91.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 10) S80°47'01"E, A DISTANCE OF 62.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD. BY DEED RECORDED IN VOLUME 1084, PAGE 16, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, BEING AT AN INTERIOR CORNER ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT OF LAND, FOR CORNER,

THENCE, WITH THE COMMON LINE OF SAID 516.756 ACRE TRACT AND SAID 1258.002 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S47°01'56"E, A DISTANCE OF 1,937.10 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND
- 2) S47°00'37"E, A DISTANCE OF 195.39 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID 516.756 ACRE TRACT, BEING AT AN INTERIOR CORNER ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, SAME BEING ON THE WEST LINE OF LOT 1, BLOCK B, THE COLONY MUD 1D, SECTION 2, PHASE A, FOR CORNER,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE WEST LINE OF SAID THE COLONY MUD 1D, SECTION 2, PHASE A, THE FOLLOWING TWENTY-TWO (22), COURSES AND DISTANCES, NUMBERED 1 THROUGH 22,

- 1) S43°15'35"W, A DISTANCE OF 45.93 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S46°44'25"E, A DISTANCE OF 40.61 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) S40°01'32"E, A DISTANCE OF 89.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S26°31'39"E, A DISTANCE OF 83.59 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S17°05'18"E, A DISTANCE OF 83.59 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 6) S10°41'25"E, A DISTANCE OF 84.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) S09°44'19"W, A DISTANCE OF 280.14 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 8) S05°43'25"W, A DISTANCE OF 48.27 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 9) S06°18'41"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 10) S18°31'30"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 11) S30°44'19"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 12) S42°57'09"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 13) S55°09'58"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 14) S67°22'47"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 15) S79°35'37"E, A DISTANCE OF 47.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 16) S04°17'59"W, A DISTANCE OF 175.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 17) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 35.01 FEET, AND A CHORD THAT BEARS S88°12'29"E, A DISTANCE OF 35.00 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,
- 18) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.23 FEET, AND A CHORD THAT BEARS S46°20'28"E, A DISTANCE OF 20.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 19) S01°58'00"E, A DISTANCE OF 72.90 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 20) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 291.40 FEET, AND A CHORD THAT BEARS S15°51'25"E, A DISTANCE OF 288.56 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S29°44'51"E, A DISTANCE OF 283.67 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, AND
- 22) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S15°15'09"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE INTERSECTION OF THE NORTH LINE OF SAID SAM HOUSTON DRIVE AND THE WEST RIGHT-OF-WAY LINE OF DEL WEBB BOULEVARD (R.O.W. VARIES), SAME BEING ON THE NORTH LINE OF SAID THE COLONY MUD 1C, SECTION 7, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, WITH THE NORTH LINE OF SAID THE COLONY MUD 1C, SECTION 7, AND THE NORTH LINE OF SAID SAM HOUSTON DRIVE, THE FOLLOWING SEVEN (7), COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) S60°15'09"W, A DISTANCE OF 178.53 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 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 FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N75°01'31"W, A DISTANCE OF 114.71 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) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 25.45 FEET, AND A CHORD THAT BEARS N38°34'40"W, A DISTANCE OF 23.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 165.39 FEET, AND A CHORD THAT BEARS N75°01'31"W, A DISTANCE OF 124.25 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 20.00 FEET, AN ARC LENGTH OF 25.45 FEET, AND A CHORD THAT BEARS S68°31'37"W, A DISTANCE OF 23.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
- 7) N75°01'31"W, A DISTANCE OF 374.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 96.173 ACRES OF LAND.

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

THAT, HUNT COMMUNITIES BASTROP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH JOEY NAJERA, 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 SUBDIVIDED 96.173 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1D, SECTION 2B"

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
HUNT COMMUNITIES BASTROP, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY
PO BOX 12220, EL PASO, TEXAS 79913

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEY NAJERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 MAY 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 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: _____ DATE _____

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

STATE OF TEXAS)
COUNTY OF BASTROP) 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, OF NO. 4210060025, 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 1/6/2025

SURVEYED BY: _____ DATE _____

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

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 _____

STATE OF TEXAS)
COUNTY OF BASTROP)

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE ____ DAY OF _____, 20____, A.D.

DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS



J:\AC3D\5645\Survey\FINAL PLAT - COLONY MUD 1D-2B