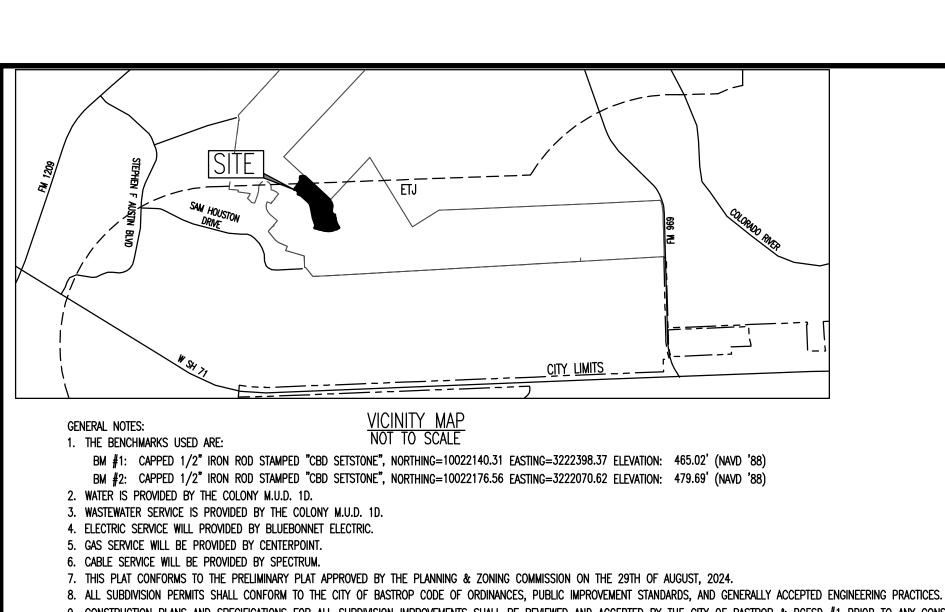
Exhibit A



- 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

- 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.
- 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 481193, 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.
- 23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES
- 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,
- 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.
- 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
- 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 USES 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 GF. NO. 4210006025 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
- 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

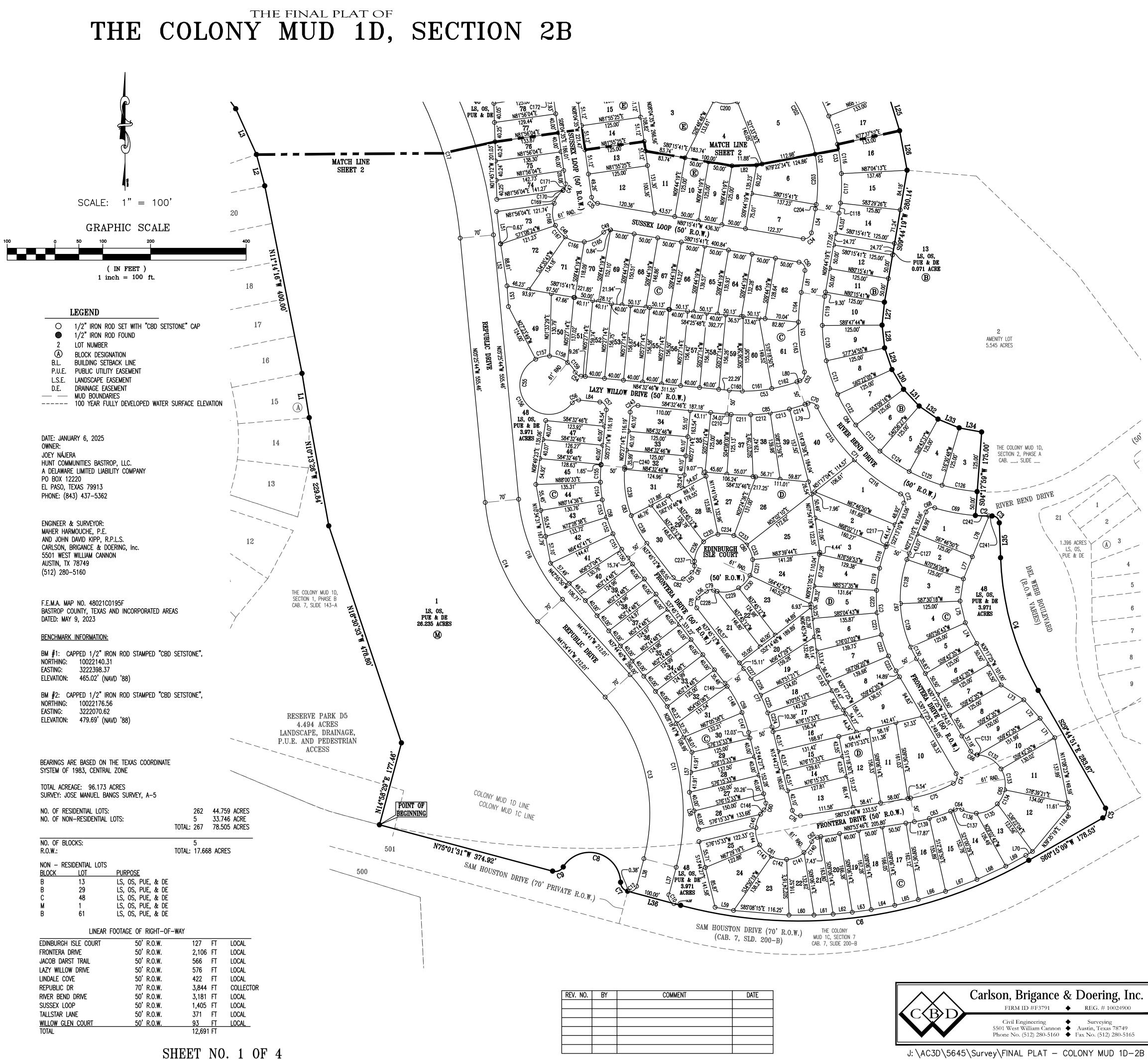


Exhibit A

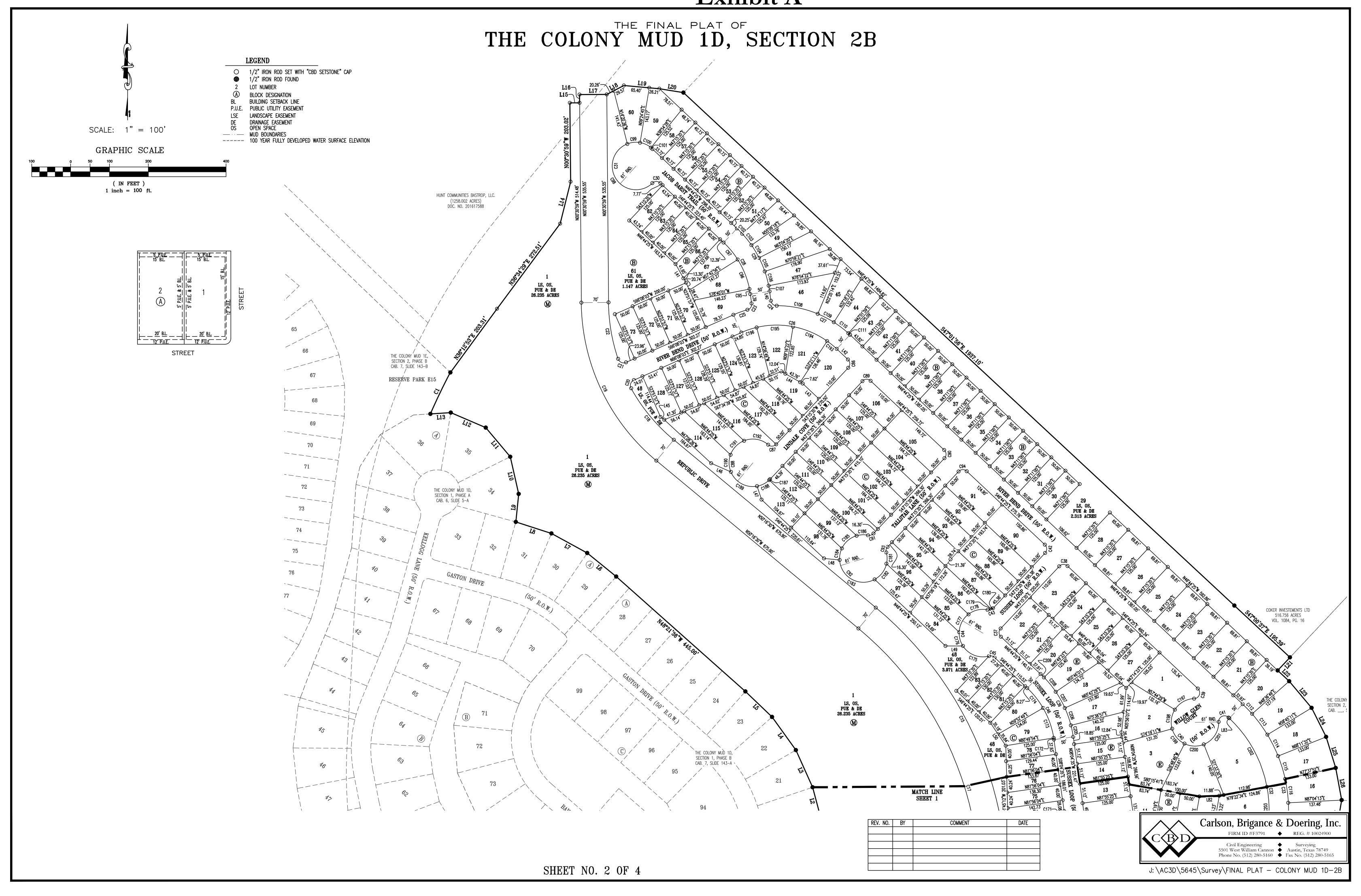


Exhibit A

THE FINAL PLAT OF 2B

			Curve Tab	ole		
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	965.00	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	865.00	N27°51'07"W	659.90	356.94	44°50'47
C18	172.94	465.00	S39'37'13"E	171.95	87.48	21°18'35'
C19	464.62	535.00	S25°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	S66°18'57"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	7'57'46"

			Curve Ta	ble		
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"W	202.94	109.18	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	86'58'39"
C31	285.18	61.00	S00°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	185.57	275.00	N27°24'30"W	182.07	96.48	38'39'50"
C37	23.56	15.00	S01°44'25"E	21.21	15.00	90'00'00"
C38	23.56	15.00	S88°15'35"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	S66°03'36"W	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	N72°22'53"E	14.60	8.36	58'14'35"
C44	219.84	61.00	S01°44'25"E	118.76	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	N27*24'30 " W	148.97	78.93	38'39'50"
C47	15.25	15.00	N21°02'43"E	14.60	8.36	58'14'35"
C48	200.87	61.00	S44°10'08"E	121.65	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 Tal	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C51	168.22	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*28'08"
C53	143.75	325.00	N82°46'58"E	142.58	73.07	25°20'33"
C54	15.25	15.00	S55°25'28"E	14.60	8.36	58"14'35"
C55	315.65	61.00	S05°27'14"W	64.21	37.76	296'29'11"
C56	15.25	15.00	S66°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°48'50"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°28'08"
C69	86.49	400.00	S79°30'22"E	86.32	43.41	12 23 19"
C70	22.37	15.00	N68'08'28"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°28'08"
C73	274.94	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°14'48"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	169.68	225.00	S16°08'59"E	165.68	89.10	43°12'27"
C84	583.00	350.00	S37°58'51"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	N86°45'05"E	20.65	14.23	86'58'59"
C88	284.24	61.00	S03°14'55"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	6.60	3'21'30"
C96	82.28	225.00	N21°48'32"W	81.82	41.60	20"57"05"
C97	56.77	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	202 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 Table

			Curve Tat	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	5.50	61.00	S48°26'21"E	5.50	2.75	5'09'53"
C102	19.09	275.00	S44°45'04"E	19.09	9.55	3'58'42"
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	108.64	275.00	S78°43'47"E	107.93	55.04	22°38'03
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	10'08'22'
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°38'57"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	60.74	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"

C230 35.81 61.00 S42'06'28"W 35.30 18.44 33'38'19" C231 33.67 61.00 S09'28'31"W 33.24 17.28 31'37'34"

			Curve Tal	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C126	74.61	350.00	S79°35'37"E	74.47	37.45	12 12 49"
C127	13.76	250.00	S20°38'32"W	13.76	6.88	3'09'16"
C128	94.07	250.00	S08°17'06"W	93.52	47.60	21°33'35"
C129	94.07	250.00	S13°16'29"E	93.52	47.60	21°33'35"
C130	27.21	250.00	S27*10'21"E	27.19	13.62	6"14'08"
C131	1.07	61.00	S88°01'58"E	1.07	0.53	1°00'06"
C132	60.14	61.00	S59°17'10"E	57.74	32.77	56"29'29"
C133	45.12	61.00	S09°50'53"E	44.10	23.65	42°23'04"
C134	33.63	61.00	S27°08'20"W	33.21	17.25	31°35'21"
C135	49.43	61.00	S66°08'50"W	48.09	26.16	46*25'40"
C136	31.85	61.00	N75°40'55"W	31.49	16.30	29'54'51"
C137	10.37	325.00	S66°00'40"W	10.37	5.18	1°49'39"
C138	47.29	325.00	S71°05'37"W	47.25	23.69	8°20'15"
C139	31.96	325.00	S78°04'46"W	31.94	15.99	5'38'01"
C140	28.26	61.00	S35°55'31"W	28.01	14.39	26'32'40"
C141	39.85	61.00	S67°54'37"W	39.14	20.66	37"25'32"
C142	33.12	61.00	N77°49'29"W	32.71	16.98	31°06'17"
C143	34.34	61.00	N46°08'41"W	33.89	17.64	32*15'17"
C144	37.58	61.00	N12°22'11"W	36.99	19.41	35'17'44"
C145	30.18	61.00	N19°27'09"E	29.87	15.41	28*20'56"
C146	11.58	61.00	N39°03'53"E	11.56	5.81	10°52'32"
C147	44.06	275.00	N18°19'52"W	44.02	22.08	9'10'50"
C148	62.97	275.00	N29°28'51"W	62.83	31.62	13'07'07"
C149	8.22	275.00	N36°53'48"W	8.22	4.11	1°42'48"
C150	22.58	275.00	N35°24'04"W	22.57	11.30	4°42'16"

			Curve Ta	ble					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA			
C151	37.25	275.00	N29°10'07"W	37.22	18.65	7'45'37"			
C152	37.27	275.00	N21°24'20"W	37.25	18.67	7'45'57"			
C153	37.27	275.00	N13'38'23"W	37.25	18.67	7'45'57"			
C154	37.27	275.00	N05*52'26"W	37.25	18.67	7'45'57"			
C155	35.73	275.00	N01°43'54"E	35.71	17.89	7'26'41"			
C156	218.67	61.00	N40°05'35"W	119.02	270.76	205'23'32"			
C157	30.22	61.00	N76°47'38"E	29.91	15.42	28°22'52"			
C158	40.68	61.00	S69°54'32"E	39.93	21.13	38'12'49"			
C159	26.08	61.00	S38°33'09"E	25.88	13.24	24°29'57"			
C160	27.44	325.00	S86°57'54"E	27.43	13.73	4°50'16"			
C161	62.00	325.00	N85°09'04"E	61.90	31.09	10'55'48"			
C162	54.31	325.00	N74°53'56"E	54.25	27.22	9'34'29"			
C163	105.87	400.00	N06°46'29"W	105.57	53.25	15'09'56"			
C164	62.35	400.00	N05°16'24"E	62.28	31.24	8'55'50"			
C165	46.38	61.00	S63'16'39"W	45.27	24.38	43'33'51"			
C166	42.09	61.00	N75°10'21"W	41.26	21.92	39'32'09"			
C167	32.04	61.00	N40°21'30"W	31.67	16.40	30'05'33"			
C168	47.11	61.00	N03°11'19"W	45.95	24.80	44*14'50"			
C169	33.25	61.00	N34°33'03"E	32.84	17.05	31'13'54"			
C170	1.48	15.00	N47°20'54"E	1.48	0.74	5'38'12"			
C171	13.77	15.00	N18°13'36"E	13.29	7.41	52'36'23"			
C172	4.29	225.00	N08'37'21"W	4.29	2.14	1'05'31"			
C173	82.28	225.00	N19°38'39"W	81.82	41.60	20'57'05"			
C174	65.27	225.00	N38'25'48"W	65.04	32.87	16"37'14"			
C175	76.93	61.00	N68'51'15"W	71.93	44.53	72°15'31"			

			Curve Ta	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C176	37.27	61.00	N15°13'13"W	36.70	19.24	35'00'32"
C177	53.67	61.00	N27°29'23"E	51.96	28.71	50°24'39"
C178	51.96	61.00	N77°05'56"E	50.41	27.68	48'48'28"
C179	10.55	15.00	N81°21'17"E	10.33	5.50	40°17'47"
C180	4.70	15.00	N52°13'59"E	4.68	2.37	17*56'48"
C181	29.58	61.00	S01°05'22"E	29.30	15.09	27'47'17"
C182	51.83	61.00	S37°08'47"W	50.29	27.60	48'41'01"
C183	122.38	61.00	N61°02'13"W	102.86	95.66	114°56'57"
C184	30.44	61.00	N10°44'04"E	30.13	15.55	28'35'37"
C185	51.83	61.00	N49°22'23"E	50.29	27.60	48'41'01"
C186	29.58	61.00	N87*36'32"E	29.30	15.09	27'47'17"
C187	3.61	61.00	S44°57'22"W	3.61	1.81	3'23'33"
C188	35.27	61.00	S63°13'05"W	34.78	18.15	33°07'54"
C189	82.74	61.00	N61°21'24"W	76.54	49.15	77°43'07"
C190	45.18	61.00	N01°16'51"W	44.15	23.68	42°25'58"
C191	51.52	61.00	N44°07'59"E	50.01	27.41	48°23'42"
C192	65.91	61.00	S80°42'48"E	62.75	36.59	61°54'44"
C193	31.73	225.00	N50°46'47"W	31.70	15.89	8'04'44"
C194	96.01	225.00	N67°02'37"W	95.28	48.75	24°26′56″
C195	94.44	225.00	S88°42'25"W	93.75	47.93	24°02'59"
C196	41.42	225.00	S71°24'29 " W	41.36	20.77	10'32'52"
C197	58.98	61.00	N59°57'32"E	56.71	32.03	55°24'03"
C198	51.04	61.00	N08'17'21"E	49.56	27.12	47'56'20"
C199	51.04	61.00	N39°38'59"W	49.56	27.12	47'56'20"
C200	51.04	61.00	N87°35'20"W	49.56	27.12	47'56'20"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C201	74.08	61.00	S33*39'03 * W	69.61	42.38	69'34'54
C202	204.86	325.00	N28°40'55"W	201.49	105.96	36'06'59
C203	106.08	325.00	N01°16'22"W	105.61	53.52	18°42'07
C204	9.42	325.00	N08°54'30"E	9.42	4.71	1°39'38"
C205	30.12	275.00	S11°12'49"E	30.10	15.07	6'16'28'
C206	47.71	275.00	S19*19'17"E	47.65	23.92	9'56'28'
C207	47.71	275.00	S29°15'45"E	47.65	23.92	9'56'28'
C208	47.71	275.00	S39°12'13"E	47.65	23.92	9'56'28'
C209	12.32	275.00	S45°27'26"E	12.31	6.16	2'33'58'
C210	8.64	375.00	N85°12'23"W	8.64	4.32	1°19′14″
C211	41.01	375.00	N89°00'00"W	40.99	20.53	6 15 59
C212	41.01	375.00	S84°44'01"W	40.99	20.53	6°15'59'
C213	41.01	375.00	S78*28'02*W	40.99	20.53	6 15 59
C214	34.18	375.00	S72°43'22"W	34.17	17.10	5'13'21'
C215	136.74	400.00	N35°12'18"W	136.08	69.04	19'35'12
C216	120.44	400.00	N53°37'26"W	119.98	60.68	17"15'04
C217	5.77	300.00	N21°40'07"E	5.77	2.88	1°06'06"
C218	46.92	300.00	N16°38'13"E	46.87	23.51	8'57'42'
C219	46.92	300.00	N07°40'31"E	46.88	23.51	8'57'42'
C220	46.92	300.00	N01°17'11"W	46.87	23.51	8'57'42'
C221	46.92	300.00	N10°14'53"W	46.87	23.51	8'57'42'
C222	46.92	300.00	N19°12'34"W	46.87	23.51	8'57'42'
C223	34.56	300.00	N26°59'25"W	34.54	17.30	6'36'00'
C224	30.29	325.00	S16°24'37"E	30.27	15.15	5'20'21'
C225	40.07	325.00	S22°36'44"E	40.05	20.06	7'03'52'

28		(23)	33.07	01.00	509 28 31 W	33.2 4	17.20	313/34
28"		C232	33.67	61.00	S22'09'03"E	33.24	17.28	31°37'34"
28"		C233	33.67	61.00	S53°46'37"E	33.24	17.28	31°37'34"
58"		C234	33.68	61.00	S85°24'25"E	33.25	17.28	31°38'02"
14"		C235	34.35	61.00	N62°38'37"E	33.90	17.64	32°15'55"
59 "		C236	46.15	61.00	N24°50'11"E	45.06	24.24	43°20'56"
59 "		C237	9.75	61.00	N01°25'02"W	9.74	4.89	9'09'31"
59 "		C238	67.22	225.00	S29°11'40"E	66.97	33.86	17'07'04"
21"		C239	98.34	225.00	S08'06'51"E	97.56	49.97	25'02'35"
12"		C240	4.11	225.00	S04*55'51"W	4.11	2.05	1*02'47"
04"		C241	6.36	400.00	S89°44'23"W	6.36	3.18	0°54'39"
)6 "		C242	28.65	400.00	N87°45'10"W	28.65	14.33	4.06,16,
42"		C243	23.56	15.00	S50°27'14"W	21.21	15.00	90,00,00
42"								
42 "								
42 "								
42 "								
00"								
21"								
52"								
	•							

BLOCK	LOT #	SQ.FT.
B B B	3 4 5	7,702 7,702
B B	6 7	7,702 7,702 7,702
B B	8 9	7,702 7,702 7,702
B B	10 11	7,636 6,250
B B	12 13	6,250 3,090
B B	14 15	8,468 9,462
B B	16 17	9,765 9,578
B B	18 19	9,578 10,013
B B	20 21	9,261 8,726
B B	22 23	8,726 8,726
B B	24 25	8,726 8,726
B B	26 27	8,726 8,726
B B	28 29	8,125 100,752
B B	30 31	6,250 6,250
B B	32 33	6,250 6,250
B B	34 35	6,250 6,250
B B	36 37	6,250 6,250
B B B	38 39	6,250 6,250
B B	40 41 42	6,250 6,250 6,250
B B	42 43 44	6,370 7,348
B B	45 46	8,292 10,734
B B	47 48	9,416 8,008
B B	49 50	6,745 6,064
B B	51 52	5,471 5,091
B B	53 54	5,091 5,091
B B	55 56	5,091 5,091
B B	57 58	5,091 5,498
B B	59 60	8,990 9,149
B B	61 62	49,978 5,405
B B	63 64	5,000 5,000
B B	65 66	5,000 5,253
B B	67 68	7,306 8,161
B B	69 70	8,342 6,250
B B B	71 72 73	6,250 6,250 6,250
С	1	9,274
C	2 3 4	6,678 8,888
C C C	5	8,888 7,044
C C	6 7 8	6,313 6,313 6,944
C C	9 10	7,797 6,838
C C	11 12	11,106 10,029
C C	13 14	6,774 8,053
C	15	8,980
C C	16 17 18	8,665 8,286 8,334
C	19 20	6,673 6,603
C	21 22	6,072 5,493
C	23 24	8,756 10,292
C	25 26	5,573 5.889
C	27 28	6,000 5,750
C	29 30	5,250 5,911 6,335
C	31 32	5,355
C	33 34	5,000 5,000
C	35 36	5,000 5,000
C	37 38	4,999 4,999
C	39 40 41	4,999 5,552 6,370
C	42 43	6,458 6,080
Č C	43 44 45	6,123 6,032
000000000000000000000000000000000000000	46 47	5,098 5,004
C	48 49	172,929 9,564
	50 51	5,642 6,103
00000000000000000	52 53	6,330 6,268 6,265
C	54 55 56	6,265 6,262 6,258
C	56 57 58	6,258 6,255 6,252
C	58 59 60	6,252 6,734 7,256
C	60 61 62	7,256 10,045 8,260
C	62 63 64	8,260 6,523 6,705
C C	65 66	6,888 7,069
C	67	7,251

OCK	LOT #	SQ.FT. 7.702	BLOCK	LOT #	SQ.FT.
	3 4 5	7,702 7,702 7,702	C	68 69 70	7,434 7,588 6,698
	6 7	7,702 7,702 7,702		70 71 72	8,263 10,579
	8	7,702	C	73	6,713
	9	7,702	C	74	5,776
	10	7,636	C	75	5,620
	11	6,250	C	76	5,443
	12 13 14	6,250 3,090 8,468	C C	77 78 79	5,266 5,215
	15 16	9,462 9,765	C	80 81	7,629 7,214 5,200
	17 18	9,578 9,578 9,578	Č C	82 83	5,200 5,175
	19	10,013	C	84	7,140
	20	9,261	C	85	6,166
	21	8,726	C	86	6,948
	22	8,726	C	87	8,268
	23 24 25	8,726 8,726 8,726	C	88 89 90	8,293 8,293 10,732
	26	8,726	C	91	9,045
	27	8,726	C	92	6,995
	28	8,125	C	93	6,995
	29	100,752	C	94	7,020
	30	6,250	C	95	7,244
	31	6,250	C	96	7,089
	32 33 34	6,250 6,250 6,250	C	97 98 99	6,087 6,771 6,539
	35	6,250	C	100	7,812
	36	6,250	C	101	8,236
	37	6,250	C	102	8,236
	38	6,250	C	103	8,236
	39 40	6,250 6,250	C	104 105	8,236 10,658
	41 42 43	6,250 6,250 6,370	C C	106 107 108	8,077 6,250 6,250
	44 45	7,348 8,292	C	109 110	6,250 6,250 6,250
	46	10,73 4	C	111	6,250
	47	9,416	C	112	6,250
	48	8,008	C	113	6,330
	49	6,745	C	114	9,271
	50	6,064	C	115	7,432
	51	5,471	C	116	7,994
	52 53 54	5,091 5,091 5,091	000000000000000000000000000000000000000	117 118 119	8,682 7,553 7,220
	55	5,091	Č	120	9,444
	56	5,091	C	121	8,764
	57	5,091	C	122	8,452
	58	5,498	C	123	7,348
	59	8,990	C	124	6,510
	60	9,149	C	125	6,447
	61 62 63	49,978 5,405 5,000	C	126 127 128	6,384 6,321 6,652
	64 65	5,000 5,000	D	1	12,003
	66	5,253	D	2	8,770
	67	7,306	D	3	8,304
	68	8,161	D	4	7,396
	69	8,342	D	5	7,780
	70	6,250	D	6	7,889
	71	6,250	D	7	8,265
	72	6,250	D	8	8,016
	73	6,250	D D	9 10	10,177 13,745
	1 2 3	9,274 6,678	D D	11 12	9,204 9,434
	4	8,888 8,888	D D	13 14	7,679 5,472
	5	7,044	D	15	5,548
	6	6,313	D	16	6,915
	7	6,313	D	17	7,085
	8	6,944	D	18	6,699
	9	7,797	D	19	7,177
	10	6,838	D	20	8,316
	11	11,106	D	21	8,706
	12	10,029	D	22	5,300
	13	6,774	D	23	8,747
	14	8,053	D	24	9,661
	15	8,980	D	25	11,363
	16	8,665	D	26	12,116
	17	8,286	D	27	8,793
	18	8,334	D	28	7,269
	19	6,673	D	29	5,258
	20	6,603	D	30	9,073
	21	6,072	D	31	7,716
	22	5,493	D	32	5,013
	23	8,756	D	33	5,013
	23 24 25	10,292 5,573	D D	34 35	6,839 6,457
	26	5,889	D	36	5,521
	27	6,000	D	37	6,078
	28	5,750	D	38	6,487
	29	5,250	D	39	7,276
	30 31 32	5,911 6,335 5,355	D	40	12,790
	33 34	5,000 5,000	E F	1 2 3	12,629 13,506 16,643
	35	5,000	E	4	13,769
	36	5,000	E	5	19,309
	37	4,999	E	6	10,942
	38	4,999	E	7	10,255
	39 40 41	4,999 5,552 6,370	E E	8 9 10	6,506 6,250 6,250
	41 42 43	6,458 6,080	E E E E E E E E E E E E E E E E E E E	10 11 12	6,250 7,957 10,013
	44	6,123	Ë	13	6,390
	45	6,032	E	14	6,390
	46	5,098	E	15	6,390
	47	5,004	<u>E</u>	16	7,332
	48 49 50	172,929 9,564 5,642	E E -	17 18	9,438 8,746 7,600
	50 51 52	5,642 6,103 6,330	E F	19 20 21	7,600 6,631 6,390
	53	6,268	E	22	8,217
	54	6,265	E	23	9,952
	55 56	6,262 6,258	E E E E E E	24 25	8,125 8,125
	57 58 59	6,255 6,252 6,734	E E	26 27	8,125 8,127
	59 60 61	6,73 4 7,256 10,045	M	1	1,142,797

Line Table			Line Table		
ne #	Length	Direction	Line #	Length	Direction
L1	93.90	N09'15'20"W	L16	21.07	N00°30°59″W
L2	67.91	N14'51'04"W	L17	70.00	N89°29'01"E
L3	105.00	N24°17'52"W	L18	49.82	N62°34'07"E
L4	105.00	N35'46'34"W	L19	91.62	S84°41'23"E
L5	94.92	N46'06'03"W	L20	62.76	S80°47'01"E
L6	95.82	N50°52'30"W	L21	45.93	S43*15'35"W
L7	105.00	N61'21'19"W	L22	40.61	S46°44'25"E
L8	96.53	N71°57'07"W	L23	89.46	S40°01'32"E
L9	72.40	N06°03'35"E	L24	83.59	S26°31'39″E
L10	97.92	N12'54'51"W	L25	83.59	S17°05'18"E
L11	97.92	N39'52'40"W	L26	84.08	S10°41'25"E
L12	97.92	N66°50'29"W	L27	48.27	S05°43'25"W
L13	52.62	S86°26'04"W	L28	47.87	S06°18'41"E
L14	111.14	N13°56'44"E	L29	47.87	S18'31'30"E
L15	25.00	N89°29'01"E	L30	47.87	S30°44'19"E

Line #	Length	Direction
L31	47.87	S42°57'09"E
L32	47.87	S55'09'58"E
L33	47.87	S67°22'47"E
L34	47.87	S79°35'37"E
L35	72.90	S01°58'00"E
L36	114.71	N75°01'31"W
L37	59.48	N14°58'29"E
L38	59.48	N14*58'29"E
L39	24.09	S07*58'30"E
L40	24.09	N07*58'30"W
L41	55.25	N29°10'52"W
L42	39.97	S46°44'25"E
L43	57.42	N46°46'13"W
L44	63.43	N60°12'14"W
L45	11.85	S54°58'48"E

•	Line Table			Line Table		
rection	Line #	Length	Direction	Line #	Length	Direction
12°57'09"E	L46	55.45	S66°15'47"E	L61	40.23	N87'00'28"E
55°09'58 " E	L47	36.43	S18°12'14"E	L62	40.08	N84'35'36"E
67°22 ' 47 " E	L48	40.69	S84°06'41"E	L63	40.01	N82'11'08"E
79°35'37 " E	L49	45.10	S89°50'47"E	L64	50.02	N79'28'45"E
)1°58'00"E	L50	71.01	S33°56'01"E	L65	50.65	N76°27'09"E
75°01′31″W	L51	67.87	N07°00'04"W	L66	59.86	N73'07'48"E
14°58'29"E	L52	89.24	N08'44'56"W	L67	69.98	N69'13'33"E
14°58'29"E	L53	43.47	S03°48'21"E	L68	66.44	N65'07'27"E
)7°58'30"E	L54	50.59	S09°44'19"W	L69	47.80	N61°41'23"E
7°58'30"W	L55	22.47	S52°14'48"W	L70	15.84	N60°15'09"E
29°10'52"W	L56	22.47	N52°14'48"E	L71	50.86	N37°04'38"W
16°44'25"E	L57	83.82	N03°36'48"E	L72	51.48	N41°29'28"W
l6°46'13"W	L58	80.00	N13°44'27"W	L73	56.35	N56°37'41"W
60°12′14″W	L59	39.13	S80°27'52"E	L74	49.41	N29°25'58"W
54°58'48"E	L60	52.36	N89°47'29"E	L75	46.76	N13'16'29"W

Line Table			
Line #	Length	Direction	
L76	46.76	N08°17'06"E	
L77	49.95	N22'00'08"E	
L78	92.24	N22°13'10"E	
L79	6.43	N69°37'14"E	
L80	6.69	S70°06'41"W	
L81	46.45	S09°44'19"W	
L82	51.04	N88°10'25"E	
L83	2.67	S46°44'25"E	
L84	44.36	S84°32'46"E	

THE COLONY MUD 1D, SECTION 2B

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) NO6'03'35"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 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) NOO'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) NOO°30'59"W, A DISTANCE OF 21.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, ') N89°29°01"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 8) N62'34'07"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) \$26'31'39"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) SO4'17'59"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 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 COLLONY 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

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

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

BEING ALL OF THAT CERTAIN 96.173 ACRE TRACT OF LAND OUT 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, BASTROP COUNTY, 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 D5, THE COLONY MUD 1D, SECTION 1, PHASE B, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 143-A, PLAT RECORDS, BASTROP COUNTY, TEXAS,

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

FOR THE SOUTHWEST POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

7) N75'01'31"W, A DISTANCE OF 374.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 96.173 ACRES OF LAND.

SETSTONE" FOR CORNER.

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,

(19) COURSES AND DISTANCES NUMBERED 1 THROUGH 19.

STATE OF TEXAS \$ COUNTY OF BASTROP \$ KNOW ALL MEN BY THESE PRESENTS:
THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH JOEY NÁJERA, 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 NÁJERA HUNT COMMUNITIES BASTROP, LLC. 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 NÁJERA, 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 HARMOUCHE, 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 DATE MAHER HARMOUCHE, 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, GF NO. 4210006025, 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: 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, 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, 20 A.D.

COUNTY CLERK, BASTROP COUNTY, TEXAS