

THE FINAL PLAT OF MUD 1F, SECTION 2

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	41.15	189.00	N75°03'49"E	41.06	20.65	12"28'25"
C2	45.72	210.00	N75°03'49"E	45.63	22.95	12"28'25"
C3	21.52	15.00	N40°11'43"E	19.72	13.09	82'12'36"
C4	0.67	435.00	N00°51'56"W	0.67	0.33	0'05'17"
C5	84.53	365.00	S07'27'22"E	84.34	42.46	13°16'09"
C6	310.19	365.00	S38°26'12"E	300.94	165.16	48*41'30"
C7	49.44	435.00	S59°31'35"E	49.41	24.75	6'30'43"
C8	22.23	15.00	N81°16'46"E	20.25	13.72	84*54'01"
C9	22.23	15.00	S03'37'15"E	20.25	13.72	84°54'01"
C10	345.86	435.00	S23'17'38"E	336.82	182.65	45'33'16"
C11	23.56	15.00	N53°41'59"W	21.21	15.00	90'00'00"
C12	143.63	525.00	N16°32'14"W	143.18	72.27	15'40'29"
C13	49.42	275.00	N19°13'36"W	49.35	24.77	10°17'44"
C14	179.89	525.00	N23°53'41"W	179.01	90.83	19°37'55"
C15	21.76	15.00	N07°51'07"E	19.90	13.30	83°07'30"
C16	162.79	225.00	N28°41'15"E	159.26	85.14	41°27'14"
C17	65.64	275.00	N14°47'53"E	65.48	32.97	13'40'30"
C18	23.19	15.00	N65°55'13"E	20.95	14.63	88'34'09"
C19	133.56	625.00	N75°55'02"W	133.31	67.04	12"14'39"
C20	350.49	575.00	N64°34'36"W	345.09	180.88	34°55'30"
C21	11.61	15.00	N24°55'54"W	11.33	6.12	44°21'55"
C22	185.59	60.00	N88°38'23"E	119.96	2474.89	177*13'21"
C23	10.65	15.00	N20°22'22"E	10.43	5.56	40°41'19"
C24	233.89	325.00	N20°06'01"E	228.88	122.27	41°14'01"
C25	23.56	15.00	N44°29'01"E	21.21	15.00	90'00'00"
C26	22.54	15.00	N47*23'21*W	20.48	14.01	86'06'03"
C27	22.15	15.00	N56°23'43"W	20.19	13.65	84°36'32"
C28	369.67	435.00	N38°26'11"W	358.65	196.83	48'41'29"
C29	396.66	365.00	N31°38'57"W	377.43	220.47	62°15'57"
C30	23.56	15.00	N44°29'01"E	21.21	15.00	90'00'00"
C31	23.43	15.00	N45°46'32"W	21.12	14.86	89"28'55"
C32	350.25	325.00	N31°54'31 <i>"</i> W	333.55	194.31	61°44'52"
C33	403.77	475.00	N38°25'50"W	391.72	214.99	48'42'13"
C34	58.40	325.00	N19°13′36″W	58.32	29.28	10°17'44"
C35	124.66	475.00	N16°51'21"W	124.31	62.69	15°02'15"
C36	23.73	15.00	N35°58'54"E	21.33	15.17	90'38'15"
C37	23.48	15.00	N87°03′31 <i>"</i> W	21.15	14.92	89°40'38"
C38	188.41	525.00	N52°30'04"W	187.40	95.23	20"33"45"
C39	163.21	275.00	N45°46'48"W	160.83	84.09	34°00'18"
C40	23.81	15.00	N16°41'54"E	21.39	15.25	90'57'05"
C41	11.32	15.00	N83°47'22"E	11.05	5.94	43'13'52"
C42	183.56	60.00	N17°45'36"E	119.90	1459.10	175*17*26"
C43	11.40	15.00	N48°06'31"W	11.13	5.99	43°33'12"
C44	244.35	225.00	N57°26'40"W	232.52	135.79	62°13'28"
C45	23.05	15.00	N44°32'11"W	20.85	14.50	88'02'25"
C46	197.91	275.00	N20°06'01"E	193.66	103.46	41°14'01"
C47	24.13	15.00	N86°48'05"E	21.61	15.58	92'10'07"

			Curve Tab	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C48	169.18	625.00	N54°52'08"W	168.66	85.11	15'30'33'
C49	22.06	15.00	N20°29'38"W	20.12	13.57	84°15'33
C50	77.57	325.00	N14°47'53"E	77.38	38.97	13°40'30
C51	122.61	175.00	N28'01'54"E	120.11	63.94	40'08'31
C52	20.01	525.00	S54°49'47"E	20.01	10.01	2'11'01"
C53	59.56	525.00	S59°10'18"E	59.53	29.81	6°30′01″
C54	3.31	525.00	N62°36'07"W	3.31	1.65	0°21'39"
C55	13.23	275.00	N61°24'14"W	13.23	6.62	2'45'26"
C56	149.98	275.00	N44°24'05"W	148.13	76.90	31°14'51
C57	37.37	60.00	S87°33'46"W	36.77	19.31	35°41'04
C58	31.50	60.00	S54°40'48"W	31.14	16.12	30°04'52
C59	41.26	60.00	S19'56'13"W	40.46	21.49	39°24'19
C60	43.07	60.00	S20°19'47"E	42.15	22.51	41°07'42
C61	30.36	60.00	S55°23'23"E	30.04	15.51	28'59'29
C62	6.85	225.00	S27°12'17"E	6.85	3.43	1°44'43"
C63	47.24	225.00	N34°05'30"W	47.15	23.70	12'01'43
C64	50.24	225.00	S46°30'08"E	50.13	25.22	12°47'33
C65	45.54	225.00	S58°41'48"E	45.46	22.85	11°35′48′
C66	47.06	225.00	S70°29'13"E	46.98	23.62	11*59'02
C67	47.43	225.00	S82°31'04"E	47.34	23.80	12'04'39
C68	118.80	275.00	N11°51'36"E	117.88	60.34	24°45'10
C69	79.10	275.00	N32°28'36"E	78.83	39.83	16'28'51
C70	14.80	625.00	N47°47'34"W	14.80	7.40	1°21'25"
C71	133.74	625.00	N56°29'37"W	133.48	67.12	12'15'36
C72	25.30	325.00	N19°24'20"E	25.29	12.66	4°27'37"
C73	48.76	325.00	N12°52'39"E	48.71	24.43	8'35'45"
C74	25.26	625.00	N80°52'53"W	25.26	12.63	2'18'56"
C75	108.30	625.00	N74°45'34"W	108.17	54.29	9'55'42"
C76	31.92	275.00	N18°18'36"E	31.91	15.98	6"39'04"
C77	33.71	275.00	N11°28'21"E	33.69	16.88	7'01'25"
C78	29.98	225.00	N11°46'39"E	29.95	15.01	7"38'01"
C79	46.37	225.00	S21°29'53"W	46.29	23.27	11°48'27
C80	59.99	225.00	S35°02'24"W	59.81	30.17	15'16'35
C81	26.45	225.00	S46°02'47"W	26.44	13.24	6°44'11"
C82	42.21	525.00	S31°24'27"E	42.19	21.11	4°36'22"
C83	56.17	525.00	N26'02'22"W	56.14	28.11	6°07'49"
C84	45.30	525.00	S20°30'09"E	45.28	22.66	4.56,37,
C85	36.21	525.00	S16'03'17"E	36.20	18.11	<i>3</i> *57 ' 07"
C86	33.53	275.00	N17°34'20"W	33.51	16.79	6°59'12"
C87	29.16	525.00	S22°47'00"E	29.15	14.58	<i>3</i> "10'55"
C88	43.90	525.00	S18'47'48"E	43.89	21.97	4'47'30"
C89	42.86	525.00	S14°03'43"E	42.85	21.44	4°40'40"
C90	27.70	525.00	S10°12'41"E	27.70	13.85	3'01'24"
C91	70.82	575.00	N78°30'39"W	70.78	35.45	7'03'25"
C92	76.05	575.00	N71°11'37"W	75.99	38.08	7'34'40"
C93	73.21	575.00	N63°45'25"W	73.16	36.66	7'17'44"
C94	84.82	575.00	N55*53'00"W	84.74	42.49	8'27'06"

			Curve Tat	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C95	45.59	575.00	N49°23'09"W	45.58	22.81	4°32'36"
C96	51.39	60.00	S27*17'07"E	49.83	27.39	49°04'21"
C97	31.26	60.00	S66°44'50"E	30.91	15.99	29°51'05"
C98	49.28	60.00	N74°47'44"E	47.91	26.13	47°03'47"
C99	53.65	60.00	N25°38'47"E	51.88	28.77	51°14'08"
C100	3.56	325.00	S40°24'10"W	3.56	1.78	0"37'42"
C101	61.77	325.00	N34°38'36"E	61.68	30.98	10°53'26"
C102	61.27	325.00	N23°47'49"E	61.18	30.73	10"48'08"
C103	59.86	325.00	N13°07'10"E	59.77	30.01	10°33′11″
C104	47.42	325.00	N03°39'48"E	47.38	23.75	8°21'34"
C105	22.56	15.00	S47°25'40"E	20.49	14.03	86"10'39"
C106	0.87	15.00	S02°41'12"E	0.86	0.43	<i>3</i> *18'16"
C107	82.64	325.00	N08'19'10"W	82.42	41.55	14°34'11"
C108	47.00	325.00	N19°44'51"W	46.96	23.54	8"17'11"
C109	49.68	325.00	N28°16'12"W	49.64	24.89	8*45'32"
C110	48.18	325.00	S36°53'48"E	48.14	24.14	8°29'40"
C111	45.26	325.00	N45°08'02"W	45.23	22.67	7'58'48"
C112	46.71	325.00	N53°14'27"W	46.67	23.39	8"14'02"
C113	30.77	325.00	N60°04'13"W	30.76	15.40	5*25'28"
C114	19.41	475.00	N61°36'42"W	19.41	9.71	2°20'30"
C115	60.35	475.00	S56°48'04"E	60.31	30.22	7'16'47"
C116	68.71	475.00	S49'01'02"E	68.65	34.42	8'17'17"
C117	56.76	475.00	N41°26'59"W	56.73	28.42	6'50'49"
C118	56.43	475.00	S34°37'22"E	56.40	28.25	6'48'25"
C119	52.71	475.00	S28'02'25"E	52.68	26.38	6"21'29"
C120	54.30	475.00	S21°35'11"E	54.27	27.18	6'32'59"
C121	35.09	475.00	S16'11'42"E	35.08	17.55	4*13'58"
C122	31.91	325.00	N16'53'29"W	31.89	15.97	5*37'30"
C123	26.49	325.00	N22'02'21"W	26.49	13.25	4°40'15"
C124	49.57	475.00	S18°47'58"E	49.54	24.81	5*58'44"
C125	53.66	475.00	S12'34'25"E	53.63	26.86	6"28'22"
C126	2.17	15.00	S05°11'14"E	2.17	1.09	8*17'59"
C127	15.88	275.00	N22°43'12"W	15.88	7.94	3'18'33"
C128	27.99	15.00	S64°21'52"E	24.10	20.24	106°55'23
C129	49.85	275.00	N05°42'35"W	49.78	24.99	10°23'12"
C130	24.33	15.00	N45°57'14"E	21.75	15.79	92"57"45"
C131	216.78	175.00	N52°05'20"W	203.18	124.77	70°58'27"
C132	20.62	15.00	N22°47'10"E	19.04	12.32	78°46'32"
C133	20.64	625.00	N49°25'03"W	20.64	10.32	1*53'32"
C134	21.56	15.00	S40°07'53"W	19.75	13.12	82°20'16"
C135	105.54	525.00	S47°58'44"E	105.36	52.95	11'31'04"
C136	10.38	1025.00	N81°35'26"E	10.38	5.19	0°34'49"
C137	3.51	325.00	N08°16′12″E	3.51	1.75	0°37'08"
C138	21.44	475.00	S23°04'54"E	21.43	10.72	2°35'08"
C139	5.12	175.00	N08'47'54"E	5.12	2.56	1°40'31"

C140 117.49 175.00 N28'52'10"E 115.30 61.06 38'28'00"

Line Table		
ine #	Length	Direction
L1	153.33	N81°52'55"E
L2	118.44	N68'49'37"E
L3	46.50	N81°18'01"E
L4	70.00	N89°10'42"E
L5	129.73	S62°46'56"E
L6	50.00	S51°10′15″E
L7	70.00	S89'29'01"W
L8	21.07	S00°30'59"E
L9	25.00	S89'29'01"W
L10	111.14	S13'56'44"W
L11	71.60	N03°46'19"E
L12	75.34	N07'31'25"W
L13	75.35	N19°12'40"W
L14	74.08	N30°47'27"W
L15	55.00	N36°04'27"W
L16	48.98	N25'54'00"W
L17	15.38	N81°18'01"E

Line Table		
Line #	Length	Direction
L53	79.60	S47°54'48"E
L54	94.58	S62'30'00"E
L55	44.94	S75°15'00"E
L56	22.93	S27°57'48"E
L57	124.98	S89°29'01"W
L58	42.11	N23*11'47"W
L59	42.54	S29°55'41"E
L60	74.12	S42'32'14"E
L61	122.97	S33°00'07"E
L62	67.07	S19°22'02"E
L63	120.35	S04°11'08"E
L64	199.82	S66°06'04"E
L65	403.84	S75 19 19 W
L66	205.76	N17'07'48"W
L67	39.89	N00°30'59"W



THE FINAL PLAT OF

THE COLONY MUD 1F, SECTION 2

FIELD NOTES

1. THE BENCHMARKS USED ARE:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- \$75'19'21"W 403.8' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 2

NORTHING=10025229.97 EASTING=3220418.12 ELEVATION: 528.74' (NAVD '88)

BM #2: CARRED 1/3" IPON POD SET WITH CAR STANDED "CRD SETSTONE" LOCATED +/- N17'07'48"W 205.7' FROM THE SOLITHWEST.

DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF I

BM #2: CAPPED 1/2" IRON ROD SET WITH CAP STAMPED "CBD SETSTONE", LOCATED +/- N17'07'48"W 205.7' FROM THE SOUTHWEST

CORNER OF THE COLONY 1F, SECTION 2

GENERAL NOTES:

5. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.

PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.

7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON FEBRUARY 24, 2022.

PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND

9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP

10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR

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

12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT

13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION

18. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION

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

21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY

22. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY

24. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF

25. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE

26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR

28. ALL INFRASTRUCTURE REQUIRED FOR ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING,

29. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE

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

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

34. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN

35. ALL FASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT FFFECTIVE DATE: 04-26-2021. CONDUCTED BY CHICAGO

36. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH

37. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND

39. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR

40. 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.

42. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED

43. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER

FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.

41. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.

FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.

45. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS.

CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS,

WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY

TITLE INSURANCE COMPANY. TITLE COMMITMENT GE. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY

RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.

SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE

IMPROVEMENTS DELINEATED AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT

CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS,

SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF

14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.

RATE MAP PANEL NO. 48021C0195F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 9, 2023. COMMUNITY NUMBER 481193.

RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.

23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.

REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.

27. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

30. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.

THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.

38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.

ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN.

44. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.

17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.

16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.

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

6. CABLE SERVICE WILL BE PROVIDED BY SPECTRUM.

GENERALLY ACCEPTED ENGINEERING PRACTICES.

APPROVAL BY THE CITY.

GOVERNMENT AUTHORITIES.

15. ALL NEW UTILITIES WILL BE UNDERGROUND.

THE CITY OF BASTROP AND/OR BASTROP COUNTY.

SUBJECT TO BASTROP COUNTY MAINTENANCE.

NUMBER 1 AND SUBSEQUENT AMENDMENTS.

PRIVATE PARKS AND ALL OTHER COMMON AREAS.

ARE SHOWN ON THIS FINAL PLAT

THE SUBDIVISION DEVELOPER.

AT UTILITY COMPANY DISCRETION.

NORTHING=10024016.79 EASTING=3220805.52 ELEVATION: 487.91' (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 BE PROVIDED BY BLUEBONNET ELECTRIC.

COMMENCING, AT A 1/2 INCH IRON ROD FOUND, BEING AN ANGLE POINT ON THE WEST LINE OF SAID 1258.002 ACRE TRACT AND BEING THE NORTHEAST CORNER OF LOT 18, BLOCK J OF THE COLONY M.U.D. 1F.

RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), AND BEING ALSO THE SOUTHEAST CORNER OF A CALLED 163.258 ACRE TRACT OF LAND CONVEYED TO COLLEEN K AND JULIAN LOCKWOOD BY DEED RECORDED IN VOLUME 736, PAGE 680 OF THE DEED RECORDS OF BASTROP COUNTY,

THENCE, S66'06'04"E, OVER AND ACROSS SAID 1258.002 ACRE TRACT, A DISTANCE OF 199.82 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE NORTH LINE OF EIGHT OAKS DRIVE (R.O.W. VARIES), BEING THE NORTHEAST CORNER OF THE COLONY M.U.D. 1F, SECTION 1, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 146-A, P.R.B.C.TX., FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

TEXAS (D.R.B.C.TX.), FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES, NUMBERED 1 THROUGH 25.

- 1. N81°52'55"E, A DISTANCE OF 153.33 FEET TO CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
 2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 189.00 FEET, AN ARC LENGTH OF 41.15 FEET, AND A CHORD THAT BEARS
- N75'03'49"E, A DISTANCE OF 41.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 3. N68'49'37"E, A DISTANCE OF 118.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET 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 210.00 FEET, AN ARC LENGTH OF 45.72 FEET, AND A CHORD THAT BEARS N75'03'49"E, A DISTANCE OF 45.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5. N81°18'01"E, A DISTANCE OF 46.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
 6. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.52 FEET, AND A CHORD THAT BEARS
- N40°11'43"E, A DISTANCE OF 19.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
 7. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 0.67 FEET, AND A CHORD THAT BEARS
- N00°51°56″W, A DISTANCE OF 0.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

 8. N89°10°42″E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER
- OF THE HEREIN DESCRIBED TRACT, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

 9. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 84.53 FEET, AND A CHORD THAT BEARS

 5077077 A DISTANCE OF 84.74 FEET TO A CARRED 1/0 INCL. FROM SET STANDED (100) SET STA
- SO7'27'22"E, A DISTANCE OF 84.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 10.S14'05'27"E, A DISTANCE OF 478.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT.
- 11.ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 310.19 FEET, AND A CHORD THAT BEARS S38'26'12"E, A DISTANCE OF 300.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 12.S62'46'56"E, A DISTANCE OF 129.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

 13.ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 49.44 FEET, AND A CHORD THAT BEARS S59'31'35"E, A DISTANCE OF 49.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE
- BEGINNING OF A CURVE TO THE LEFT,

 14.ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.23 FEET, AND A CHORD THAT BEARS

 N81*16'46"E, A DISTANCE OF 20.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15.S51°10'15"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

 16.ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.23 FEET, AND A CHORD THAT BEARS
- S03'37'15"E, A DISTANCE OF 20.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 17.ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 345.86 FEET, AND A CHORD THAT BEARS \$23'17'38"E, A DISTANCE OF 336.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 18.S00'30'59"E, A DISTANCE OF 208.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 19.S89'29'01"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 20. S00'30'59"E, A DISTANCE OF 21.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21. S89'29'01"W, A DISTANCE OF 25.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22. SOO'30'59"E, A DISTANCE OF 203.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 23. S13'56'44"W, A DISTANCE OF 111.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24. S36'35'53"W, A DISTANCE OF 240.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
 25. S36'14'21"W, A DISTANCE OF 234.98 FEET TO CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER
 OF RESERVE PARK E15 OF THE COLONY M.U.D. 1E SECTION 2 PHASE B, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 143-B, P.R.B.C.TX.,
 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE NORTH LINE OF SAID RESERVE PARK E15, THE FOLLOWING TWO (2) COURSES AND DISTANCES. NUMBERED 1 AND 2.

1) N46°07'00"W, A DISTANCE OF 680.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND 2) N73°46'07"W, A DISTANCE OF 200.29 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID THE COLONY M.U.D. 1F, SECTION 1 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE EAST LINE OF SAID THE COLONY M.U.D. 1F, SECTION 1 AND OVER AND ACROSS SAID 1258.002 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8,

1) NO7'56'12"E, A DISTANCE OF 869.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 2) NO3'46'19"E, A DISTANCE OF 71.60 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 3) NO7'31'25"W, A DISTANCE OF 75.34 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 4) N19'12'40"W, A DISTANCE OF 75.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 5) N30'47'27"W, A DISTANCE OF 74.08 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 6) N36'04'27"W, A DISTANCE OF 55.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, 7) N25'54'00"W, A DISTANCE OF 48.98 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, AND

8) N11'10'15"W, A DISTANCE OF 287.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.250 ACRES OF LAND.

STATE OF TEXAS \$
\$ KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BASTROP \$

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF A 1258.002 ACRE
TRACT OF LAND OUT OF THE JOSE MANUEL BANCS SURVEY ARSTRACT NUMBER 5 SITUATED IN BASTROP COUNTY TEXAS AS CONVEYED TO

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 32.250 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1F, SECTION 2"

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.

RICK NEFF
HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY
PO BOX 12220
EL PASO, TEXAS 79913

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND	WRITING, AND HE ACKNOWLEDGED TO ME	
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE $___$	DAY OF	, 20, A.D.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS		
APPROVED THIS DAY OF OF CITY OF BASTROP, TEXAS.	, 20 A.D. BY THE PLANNING & ZO	NING COMMISSION OF THE
APPROVED:	ATTEST:	
PLANNING & ZONING COMMISSION CHAIRPERSON	CITY SECRETARY	
STATE OF TEXAS \$ \$ KNOW ALL MEN BY THES COUNTY OF BASTROP \$	SE PRESENTS	
I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECO A.D. AT O'CLOCK, IN THE PLAT REPAGE	RD IN MY OFFICE ON THE DA	Y OF, 20,
FILED FOR RECORD ON THE DAY OF	, 20 A.D.	
DEPUTY COUNTY	CLERK, BASTROP COUNTY, TEXAS	
FLOOD PLAIN NOTE:		
NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FL INSURANCE ADMINISTRATION RATE MAP NO. 48201C0195F FC		
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.DF. IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OF FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL	R FLOOD DAMAGE. ON RARE OCCASIONS, (
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART	OF THE ENGINEER OR SURVEYOR.	
STATE OF TEXAS \$ \$ KNOW ALL MEN BY THESI COUNTY OF BASTROP \$	E PRESENTS	
I, MAHER HARMOUCHE, P.E., DO HEREBY CERTIFY THAT THE FOR THE CITY OF BASTROP AND THAT THE 100-YR FLOOD DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.		

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 4/29/2024.

MAHER HARMOUCHE, P.E. #143982 CARLSON, BRIGANCE & DOERING, INC.

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

DATE

ENGINEERING BY:

SHEET NO. 3 OF 3

X

MAHER HARMOUCHE

143982

CARLSON, BRIGANCE, & DOERING, INC.

ID # F3791



J:\AC3D\5288\Survey\FINAL PLAT - COLONY 1F SECTION 2