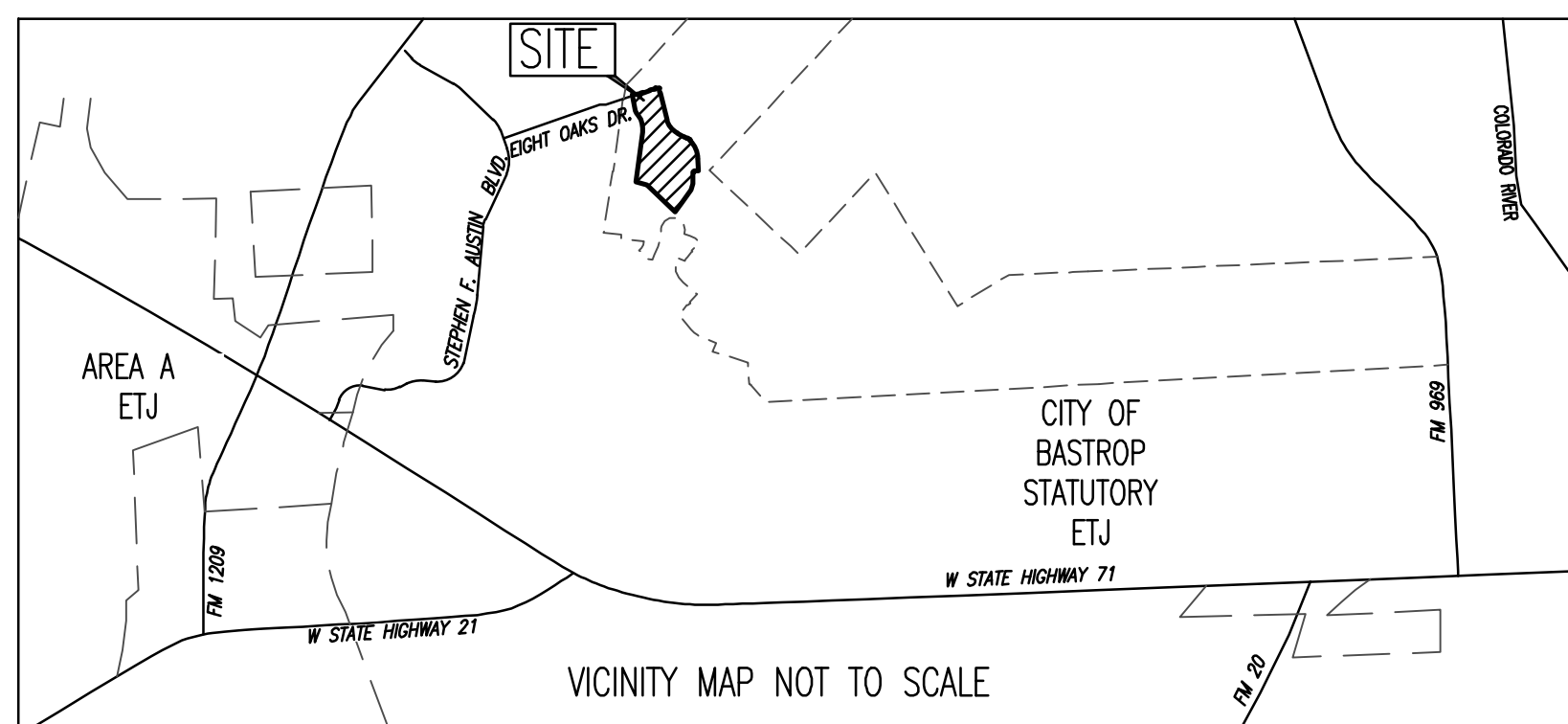
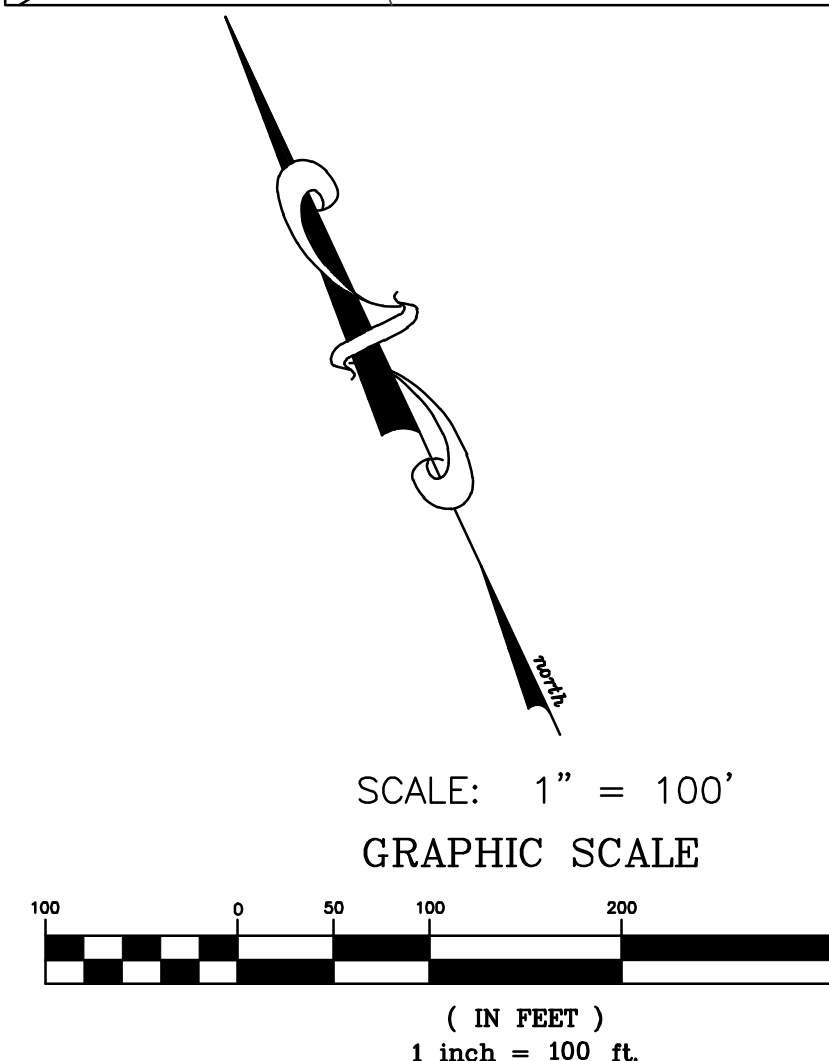


# THE FINAL PLAT OF THE COLONY MUD 1F, SECTION 2



NON - RESIDENTIAL LOTS			BLOCK		
BLOCK	LOT	PURPOSE	BLOCK	LOT	SQ. FT.
A	28	L.S.E., D.E. & P.U.E.	D	1	16,016
B	2	L.S.E., D.E. & P.U.E.	D	2	9,629
B	21	L.S.E., D.E. & P.U.E.	D	3	8,689
C	22	L.S.E., D.E. & P.U.E.	D	4	8,417
D	32	D.E.	D	5	8,182
E	1	PARK	D	6	9,215
			D	7	14,349
			D	8	7,647
			D	9	6,467
			D	10	6,392
			D	11	6,641
			D	12	6,971
			D	13	6,914
			D	14	6,187
			D	15	6,107
			D	16	11,511
			D	17	8,071
			D	18	8,141
			D	19	10,023
			D	20	13,443
			D	21	6,668
			D	22	6,316
			D	23	12,337
			D	24	9,883
			D	25	9,658
			D	26	8,149
			D	27	7,724
			D	28	6,376
			D	29	7,827
			D	30	7,840
			D	31	12,816
			D	32	12,108
			B	2	73,155
			B	3	9,267
			B	4	9,217
			B	5	9,107
			B	6	9,107
			B	7	8,947
			B	8	8,911
			B	9	8,875
			B	10	8,898
			B	11	9,323
			B	12	8,607
			B	13	16,638
			B	14	11,254
			B	15	9,530
			B	16	10,336
			B	17	10,933
			B	18	10,447
			B	19	8,962
			B	20	11,648
			B	21	3,289
			C	22	69,281
			C	23	8,427
			C	24	5,971
			C	25	5,971
			C	26	5,685
			C	27	5,637
			C	28	5,650
			C	29	5,663
			C	30	5,676
			C	31	5,689
			C	32	5,702
			C	33	5,734
			C	34	6,024
			C	35	7,288
			C	36	9,973
			C	37	7,399
			C	38	5,998
			C	39	5,645
			C	40	5,631
			C	41	5,631
			C	42	5,631
			C	43	5,631
			C	44	6,012
			C	45	5,682
			C	46	5,865
			C	47	5,997
			C	48	6,379
			C	49	6,334
			C	50	5,604



- LEGEND**
- ⊕ BENCHMARK
  - 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP
  - 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS OTHERWISE NOTED)
  - 1 LOT NUMBER
  - (A) BLOCK LETTER
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - O.S. OPEN SPACE
  - L.S.E. LANDSCAPE EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - MUD BOUNDARIES
  - 100 YEAR FULLY DEVELOPED WATER SURFACE ELEVATION

DATE: APRIL 26, 2024  
 OWNER:  
 HUNT COMMUNITIES BASTROP, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 PO BOX 12220  
 EL PASO, TEXAS 79913  
 (915) 298-4226

ENGINEER & SURVEYOR:  
 CARLSON, BRIGANCE & DOERING, Inc.  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TX 78749  
 (512) 280-5160  
 (512) 280-5165 fax

TOTAL ACREAGE: 32.250 ACRES  
 SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5  
 NO. OF BLOCKS: 5

LANDSCAPE, DRAINAGE AND PUBLIC UTILITY LOTS: 4 TOTAL: 4.304 ACRES  
 DRAINAGE EASEMENT LOTS: 1 TOTAL: 0.278 ACRES  
 PARK LOTS: 1 TOTAL: 0.607 ACRES  
 RESIDENTIAL LOTS: 103 TOTAL: 18.480 ACRES  
 PRIVATE STREETS: TOTAL: 8.581 ACRES

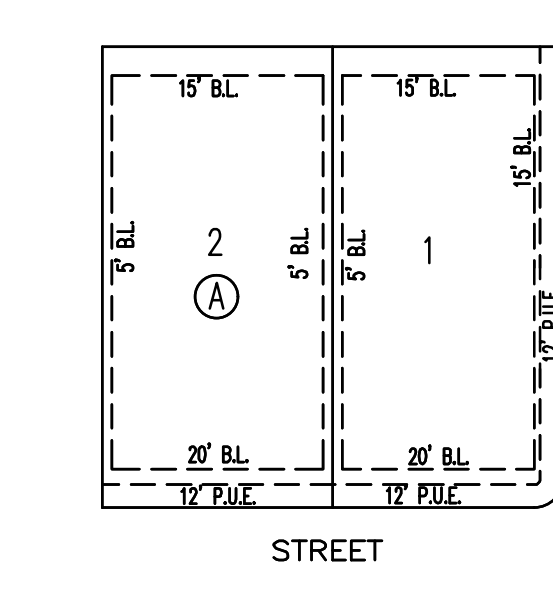
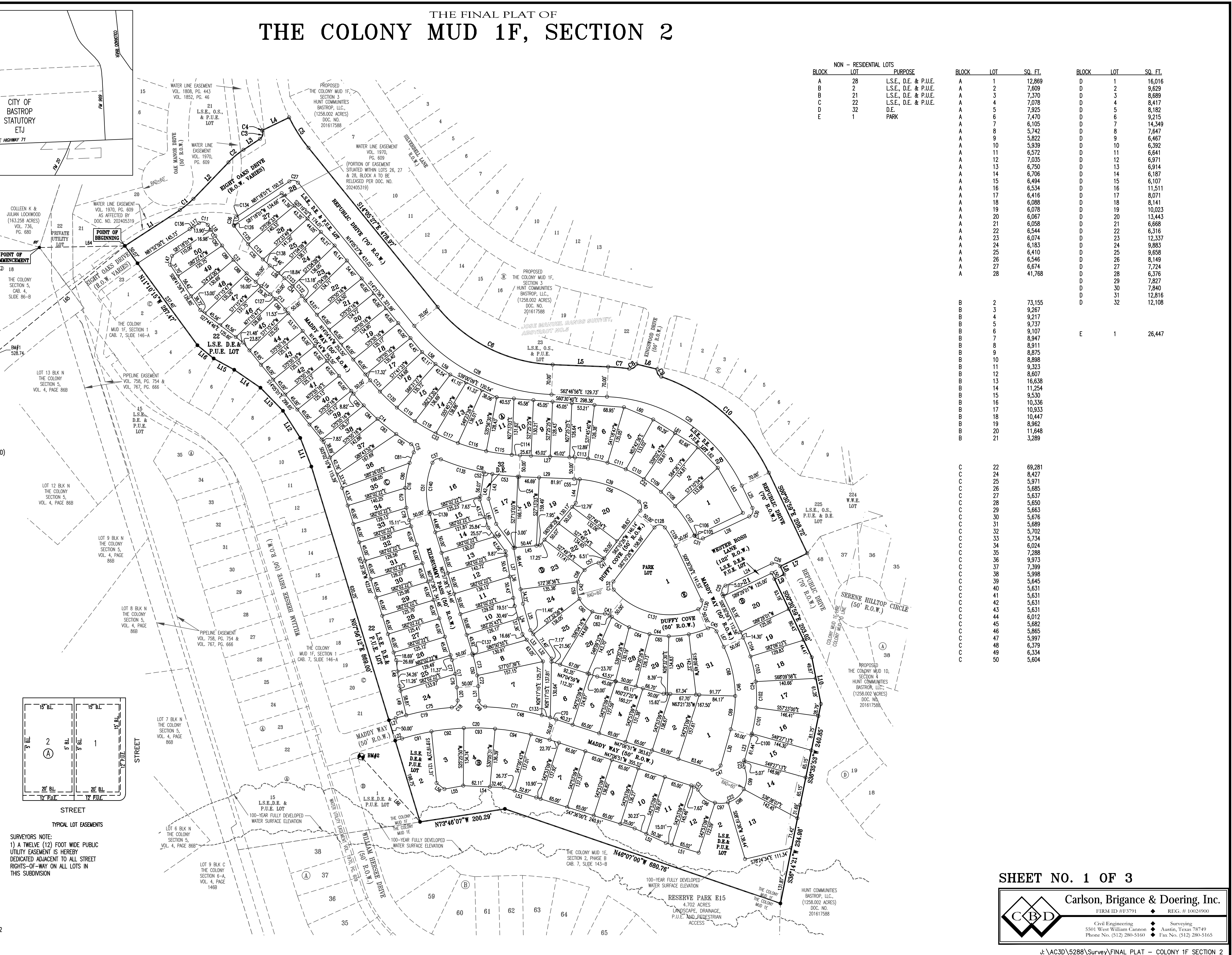
F.E.M.A. MAP NO. 48021C0195F  
 BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.  
 DATED: MAY 9, 2023

LINEAR FOOTAGE OF RIGHT-OF-WAY			
MADDY WAY	50' PRIVATE R.O.W.	2855'	LOCAL
REPUBLIC DRIVE	70' PRIVATE R.O.W.	1685'	COLLECTOR
KILDURMUMY PASS	50' PRIVATE R.O.W.	666'	LOCAL
DUFFY COVE	50' PRIVATE R.O.W.	561'	LOCAL
EIGHT OAKS DRIVE	PRIVATE R.O.W. VARIES	447'	LOCAL
WESTER ROSS LANE	122' PRIVATE R.O.W.	210'	LOCAL
TOTAL		6,424'	

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.  
 ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

**BENCHMARK INFORMATION:**  
 BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S75°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: 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  
 NORTHING: 10024016.79  
 EASTING: 3220805.52  
 ELEVATION: 487.91' (NAVD '88)



**TYPICAL LOT EASEMENTS**  
 SURVEYORS NOTE:  
 1) A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION

**SHEET NO. 1 OF 3**

**Carlson, Brigance & Doering, Inc.**  
 FIRM ID #F3791    REG. # 10024900

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

THE FINAL PLAT OF  
**THE COLONY 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	22.85	12°28'25"
C3	21.52	15.00	N40°11'43"E	19.72	13.09	82°12'36"
C4	0.67	435.00	N07°51'56"W	0.67	0.33	0°05'17"
C5	84.53	365.00	S07°27'22"E	84.34	42.46	1°16'09"
C6	310.19	365.00	S38°26'12"E	300.94	165.16	48°41'30"
C7	49.44	435.00	S59°31'36"E	49.41	24.75	6°30'43"
C8	22.23	15.00	N81°16'46"E	20.25	13.72	8°54'01"
C9	22.23	15.00	S03°37'15"E	20.25	13.72	8°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°50'22"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°41'18"
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"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"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°57'00"
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	178°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 Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C48	189.18	625.00	N54°52'08"W	188.66	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°10'16"E	59.53	29.81	6°30'01"
C54	3.31	525.00	N82°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	N42°24'05"W	148.13	76.90	31°14'51"
C57	37.37	60.00	S87°33'46"W	36.77	19.31	39°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	47°07'42"
C61	30.36	60.00	S52°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°30'06"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	S30°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	N28°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	3°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	3°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 Table						
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	14.63	86°10'39"
C106	0.87	15.00	S02°41'12"E	0.86	0.43	3°18'18"
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	46.86	23.54	8°17'11"
C109	49.88	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	S86°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°42'36"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°34'48"
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°30'08"
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		
Line #	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	N87°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

THE FINAL PLAT OF  
THE COLONY MUD 1F, SECTION 2

GENERAL NOTES:

- 1. THE BENCHMARKS USED ARE:
BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S75°19'21"W 403.8' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 2
...
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.
...
45. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS.

FIELD NOTES

BEING ALL OF THAT CERTAIN 32.250 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 32.250 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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 SECTION 5, A SUBDIVISION RECORDED IN CABINET 4, SLIDE 86-B OF THE PLAT 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, TEXAS (D.R.B.C.TX.), FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT,

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,

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 188.00 FEET, AN ARC LENGTH OF 41.15 FEET, AND A CHORD THAT BEARS N75°03'49"E, A DISTANCE OF 41.08 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
...
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 S2317'38"E, A DISTANCE OF 336.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
...
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) N07°56'12"E, A DISTANCE OF 869.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
2) N03°46'19"E, A DISTANCE OF 71.60 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
3) N07°31'25"W, A DISTANCE OF 75.34 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
...
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 §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS

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 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 PERSONALLY APPEARED RICK NEFF, 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

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 § KNOW ALL MEN BY THESE PRESENTS

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

FLOOD PLAN 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. 48201C0195F 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 OF THE CITY OF BASTROP AND THAT THE 100-YR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.



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

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.

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165