

GENERAL NOTES:

1. THE BENCHMARKS USED ARE:

BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- N38'46'37"W 943.39' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 3

NORTHING=10022140.31 EASTING=3222398.37 ELEVATION: 465.02' (NAVD '88)

BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- N49°57'58"W 1199.72' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 3 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 PROVIDED BY BLUEBONNET ELECTRIC.

5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON JUNE 30, 2022.

6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED. OLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION NFRASTRUCTURE 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.

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

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

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

14. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING. 15. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.

THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0195E, FOR EXAS, EFFECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 481193, AND IS IN ZONE X.

17. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.

18. 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.

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

20. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP

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

22. 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

24. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE

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

26. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, 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

27. 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.

28. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP. 29. 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. 30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. 31. 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.

32. 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. 33. 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

GE, NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS FINAL PLAT

34. 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.

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

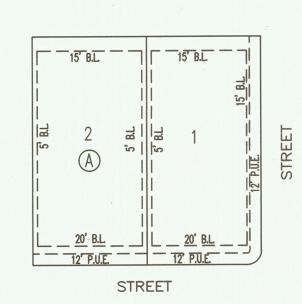
37. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE

38. 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.

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

40. 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. 41. 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. 42. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY—S (STANDARD LOT).



TYPICAL LOT EASEMENTS

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

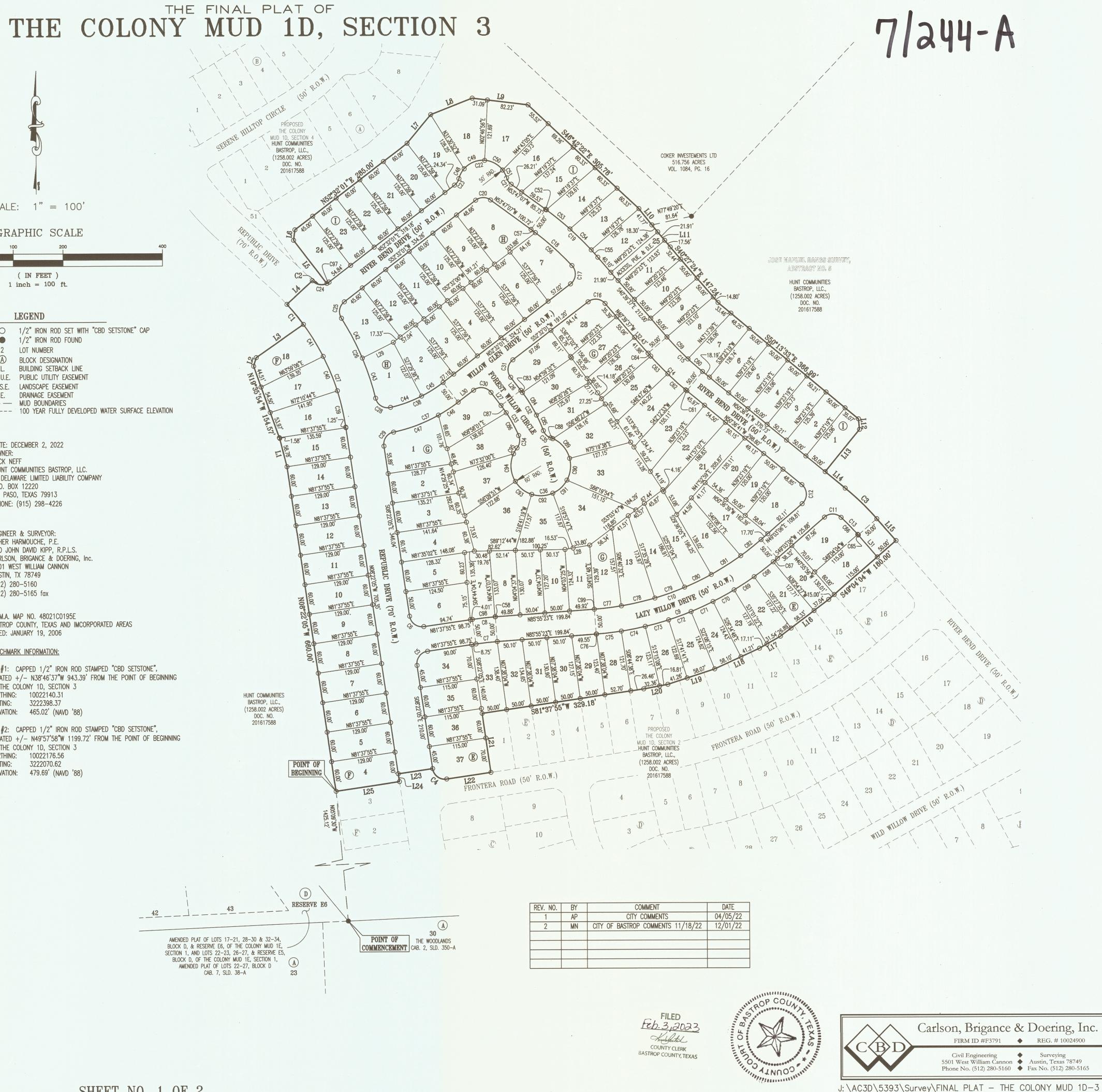
TOTAL ACREAGE: 25.419 ACRES SURVEY: JOSE MANUEL BANGS SURVEY, A-5

111 19.902 ACRES NO. OF RESIDENTIAL LOTS: NO. OF NON-RESIDENTIAL LOTS: 1 0.062 ACRE TOTAL: 112 19.964 ACRES NO. OF BLOCKS: TOTAL: 5.455 ACRES R.O.W.: NON - RESIDENTIAL LOTS

LINEAR FOOTAGE OF RIGHT-OF-WAY

LINEAR FOC	TAGE OF RIGHT-UF-W	AT	
FOREST WILLOW CIRCLE	50' R.O.W.	234 FT	LOCAL
LAZY WILLOW DRIVE	50' R.O.W.	959 FT	LOCAL
REPUBLIC DRIVE	70' R.O.W.	1,005 FT	COLLECTOR
RIVER BEND DRIVE	50 R.O.W.	1,535 FT	LOCAL
WILLOW GLEN DRIVE	50 R.O.W.	568 FT	LOCAL
TOTAL		4,301 FT	

ACCESS, P.U.E., & D.E. LOT



SCALE: 1" = 100'

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

● 1/2" IRON ROD FOUND

BLOCK DESIGNATION

P.U.E. PUBLIC UTILITY EASEMENT

L.S.E. LANDSCAPE EASEMENT

D.E. DRAINAGE EASEMENT --- MUD BOUNDARIES

DATE: DECEMBER 2, 2022

PHONE: (915) 298-4226

ENGINEER & SURVEYOR: MAHER HARMOUCHE, P.E.

AUSTIN, TX 78749

(512) 280-5160

(512) 280-5165 fax

AND JOHN DAVID KIPP, R.P.L.S. CARLSON, BRIGANCE & DOERING, Inc.

5501 WEST WILLIAM CANNON

F.E.M.A. MAP NO. 48021C0195E

OF THE COLONY 1D, SECTION 3

ELEVATION: 465.02' (NAVD '88)

OF THE COLONY 1D, SECTION 3

ELEVATION: 479.69' (NAVD '88)

NORTHING: 10022176.56

EASTING: 3222070.62

NORTHING: 10022140.31

EASTING: 3222398.37

DATED: JANUARY 19, 2006

BENCHMARK INFORMATION:

BASTROP COUNTY, TEXAS AND IMCORPORATED AREAS

BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE",

BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE",

LOCATED +/- N38'46'37"W 943.39' FROM THE POINT OF BEGINNING

LOCATED +/- N49'57'58"W 1199.72' FROM THE POINT OF BEGINNING

HUNT COMMUNITIES BASTROP, LLC.

A DELAWARE LIMITED LIABILITY COMPANY

OWNER: RICK NEFF

P.O. BOX 12220 EL PASO, TEXAS 79913

BUILDING SETBACK LINE

LOT NUMBER

O 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP

---- 100 YEAR FULLY DEVELOPED WATER SURFACE ELEVATION

LEGEND

THE COLONY MUD 1D, SECTION 3

Line Table

L17 48.65 S60°11'53"W

L18 99.31 S65°26'59"W

L19 99.33 S71°59'16"W

L20 49.17 S79°20'57"W

L21 | 120.00 | S08°22'05"E

L22 90.00 S81°37'55"W

L23 70.00 S81°37'55"W L24 15.90 S08°22°05"E

L25 | 129.00 | S81°37'55"W

L26 33.22 S37°27'59"E

L27 33.22 N37°27°59"W

L28 50.33 S80°08'56"W

L29 70.06 S63°16'54"W

L30 38.98 S52°32'01"W

L31 58.27 N40°55'56"W

Line # Length Direction

			Curve Ta	DIE						_
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	Curv	e # Le	ength	F
C1	52.50	466.00	N39°21'09"W	52.47	26.28	6°27'17"	C3	4 2	26.31	
C2	31.84	25.00	S79°04'12"E	29.73	18.49	72°58'50"	. C3	5 2	1.43	
C3	88.69	525.00	S45°46'18"E	88.58	44.45	9°40'45"	C3	6 30	01.12	
C4	39.27	25.00	N53°22'05"W	35.36	25.00	90°00'00"	C3	7 14	14.64	
C5	39.27	25.00	S36'37'55"W	35.36	25.00	90°00'00"	C3	8 11	18.01	2
C6	39.27	25.00	S53°22'05"E	35.36	25.00	90°00'00"	C3	9 7	5.33	4
C7	43.07	575.00	S83°46'39"W	43.05	21.54	4°17'28"	C4	0 7	4.63	4
C8	46.81	625.00	S83°46'39"W	46.80	23.42	4°17'28"	C4	1 7	5.79	4
C9	402.21	625.00	N67°29'15"E	395.30	208.34	36°52'17"	C4	2 9	0.64	5
C10	370.03	575.00	N67°29'15"E	363.68	191.68	36°52'17"	C4	3 8	5.16	5
C11	36.67	25.00	N88°55'21"W	33.47	22.53	84°03'06"	C4	4 6	6.72	2
C12	43.49	25.00	N00°46'47"W	38.21	29.62	99°39'47"	C4	5 5	1.29	2
C13	49.45	475.00	N43°54'52"W	49.43	24.75	5°57'53"	C4	6 4	7.63	3
C14	108.55	625.00	S45°38'09"E	108.41	54.41	9°57'04"	C4	7 9	7.01	3
C15	99.87	575.00	S45°38'09"E	99.74	50.06	9°57'04"	C4	8 2	2.41	
C16	37.88	25.00	N84°03'48"W	34.36	23.64	86°48'22"	C4	9 4	6.38	
C17	41.60	25.00	N04°51'47"E	36.96	27.45	95°20'29"	C5	0 4	2.17	
C18	110.17	575.00	N48*17'47"W	110.00	55.25	10°58'39"	C5	1 1	7.70	
C19	143.17	625.00	N47°13'22"W	142.86	71.90	13°07'30"	C5	2 2	2.08	1
C20	32.15	25.00	S89°22'27"W	29.98	18.73	73°40′52"	C5	3 6	0.97	6
C21	16.08	25.00	S35'21'39"E	15.80	8.33	36°50'56"	C5	4 6	0.21	6
C22	128.65	50.00	S89°21'05"W	95.99	171.12	147"25'29"	C5	5 19	9.90	6
C23	16.10	25.00	N34°05'11"E	15.82	8.34	36°53'41"	C5	6 9	9.39	5
C24	37.04	25.00	S85'01'23"E	33.74	22.86	84°53'12"	C5	7 10	0.77	5
C25	37.04	25.00	S10°05'25"W	33.74	22.86	84°53'12"	C5	8 (0.69	6
C26	175.80	536.00	N22°57'25"W	175.01	88.70	18°47'32"	C5	9 6	1.34	5
C27	278.25	466.00	N25°28'26"W	274.14	143.41	34°12'42"	C6	0 3	8.53	5
C28	38.97	25.00	S58°13'13"E	35.14	24.70	89°19'08"	C6	1 3	3.03	6
C29	37.70	25.00	S34°49'58"W	34.23	23.48	86°24'05"	C6	2 4	8.39	6
C30	39.27	25.00	N82°27'59"W	35.36	25.00	90°00'00"	C6	3 4	9.11	6
C31	39.27	25.00	S07°32'01"W	35.36	25.00	90°00'00"	C6	4 8	3.02	6
C32	93.41	325.00	N29°13'57"W	93.09	47.03	16°28'02"	C6	5 1	1.73	4
C33	70.07	275.00	N30°10'01"W	69.88	35.22	14°35'55"	C6	6 4	7.72	4

Curve Table								
Curve # Length Radius			Chord Direction	Chord Length	Tangent	DELTA		
C34	26.31	25.00	N07°16'52"E	NO7°16'52"E 25.11 14.52		60°17'51"		
C35	21.43	25.00	S45*33'32"E	20.78	11.42	49'07'12"		
C36	301.12	60.00	N73°39'20"E	70.92	43.95	287°32'56'		
C37	144.64	325.00	N65°17'01"E	143.45	73.54	25'29'59"		
C38	118.01	275.00	N64°49'37"E	117.10	59.93	24°35'11"		
C39	75.33	466.00	N12°59'57"W	75.25	37.75	9°15'44"		
C40	74.63	466.00	N22°13'06"W	74.55	37.40	9°10'34"		
C41	75.79	466.00	N31°27'57"W	75.71	37.98	9°19'08"		
C42	90.64	536.00	S27°30'31"E	90.53	45.43	9°41′19"		
C43	85.16	536.00	S18°06'45"E	85.07	42.67	9°06'13"		
C44	66.72	275.00	N70°10'10"E	66.56	33.53	13°54'05"		
C45	51.29	275.00	N57°52'35"E	51.21	25.72	10°41'07"		
C46	47.63	325.00	N56°43'56"E	47.59	23.86	8°23'49"		
C47	97.01	325.00	N69°28'55"E	96.65	48.87	17°06'10"		
C48	22.41	50.00	N28°28'42"E	22.22	11.40	25°40'43"		
C49	46.38	50.00	N67°53'19"E	44.73	25.01	53°08'32"		
C50	42.17	50.00	S61°22'48"E	40.93	22.43	48"19'14"		
C51	17.70	50.00	S27°04'41"E	17.61	8.94	20°17'00"		
C52	2.08	625.00	N53°41'24"W	2.08	1.04	0°11'26"		
C53	60.97	625.00	N50°47'59"W	60.95	30.51	5'35'23"		
C54	60.21	625.00	N45°14'42"W	60.19	30.13	5'31'12"		
C55	19.90	625.00	N41°34'21"W	19.90	9.95	1°49'29"		
C56	99.39	575.00	N47°45'36"W	99.27	49.82	9°54'15"		
C57	10.77	575.00	N53°14'55"W	10.77	5.39	1°04'24"		
C58	0.69	625.00	N85°53'30"E	0.69	0.34	0°03'48"		
C59	61.34	575.00	S43°42'59"E	61.31	30.70	6°06'44"		
C60	38.53	575.00	S48°41'31"E	38.52	19.27	3'50'20"		
C61	3.03	625.00	N50°28'20"W	3.03	1.52	0°16'41"		
C62	48.39	625.00	N48°06'54"W	48.38	24.21	4°26′10"		
C63	49.11	625.00	N43°38'46"W	49.10	24.57	4°30'07"		
C64	8.02	625.00	N41°01'39"W	8.02	4.01	0°44'06"		
C65	1.73	475.00	N41°02'10"W	1.73	0.86	0°12'29"		
C66	47.72	475.00	N44°01'07"W	47.70	23.88	5°45'23"		

	Curve Table								Line To	able
	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		Line #	Length	Direction
	11.35	625.00	N49°34'19"E	11.35	5.68	1°02'26"		L1	58.78	N14°29'
	48.46	625.00	N52"18'49"E	48.45	24.24	4°26'32"		L2	18.04	N17'42'
	48.46	625.00	N56°45'22"E	48.45	24.24	4°26'34"		L3.	116.13	N55°01'
	48.46	625.00	N61°11'55"E	48.45	24.24	4°26'34"		L4	70.00	N47°25'
	48.46	625.00	N65°38'29"E	48.45	24.24	4°26'34"		L5	109.46	N37°27'
	48.46	625.00	N70°05'02"E	48.45	24.24	4°26'34"		L6	21.21	N07°32'
	48.46	625.00	N74°31'36"E	48.45	24.24	4°26'34"		L7	74.81	N39°41
	49.18	625.00	N79°00'07"E	49.16	24.60	4°30'30"		L8	89.79	N68°30'
	50.36	625.00	N83°33'53"E	50.35	25.20	4°37'02"		L9	113.31	S82°52
	0.54	625.00	N85°53'54"E	0.54	0.27	0°03'00"		L10	41.77	S38°18
	54.65	575.00	N83°11'28"E	54.63	27.35	5°26'46"		L11	57.77	S39°29
	69.26	575.00	N77°01'02"E	69.22	34.67	6°54'05"		L12	21.18	S05°25
	63.80	575.00	N70°23'16"E	63.77	31.93	6°21'28"		L13	109.79	S39°23'
	59.29	575.00	N64°15'18"E	59.26	29.67	5°54'28"		L14	52.33	S50°36′
	70.29	575.00	N57°47'56"E	70.25	35.19	7°00'15"		L15	58.27	S40°55'
	52.64	575.00	N51°40'28"E	52.62	26.34	5°14'43"		L16	122.25	S52°47'
	5.69	325.00	S36°57'52"E	5.69	2.85	1°00'14"				
	53.53	325.00	S31°44'38"E	53.47	26.83	9°26′14″				
_	34.18	325.00	S24°00'44"E	34.17	17.11	6°01'35"	,			
	52.06	275.00	N28°17'28"W	51.98	26.11	10°50'49"				
	18.01	275.00	N35°35'26"W	18.00	9.01	3°45'06"				

C88 4.45 60.00 S67"59"37"E 4.45 2.23 4"15"01"

C89 | 54.00 | 60.00 | S40°05'09"E | 52.19 | 28.98 | 51°33'55"

C90 | 45.06 | 60.00 | S07"12'33"W | 44.00 | 23.65 | 43"01'28"

C91 | 39.28 | 60.00 | S47"28'41"W | 38.59 | 20.38 | 37"30'49"

C92 | 43.61 | 60.00 | S87°03'18"W | 42.65 | 22.82 | 41°38'26" C93 | 42.99 | 60.00 | N51°35′50″W | 42.08 | 22.47 | 41°03′19″

C94 | 57.71 | 60.00 | N03°30′49″W | 55.51 | 31.31 | 55°06′42″

C95 | 14.02 | 60.00 | N30°44°10"E | 13.99 | 7.04 | 13°23°16"

C97 | 5.20 | 25.00 | N58°29'12"E | 5.19 | 2.61 | 11°54'22"

C98 | 46.12 | 625.00 | N83°44'46"E | 46.11 | 23.07 | 4°13'41"

C99 0.09 575.00 N85°55'07"E 0.09 0.05 0°00'33"

NON - RESIDENTIAL LOTS BLOCK LOT PURPOSE 1 25 ACCESS, P.U.E., & D.E.

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
	18 19 20 21 22 23 24 25 26 27 28 29 30 31 32	6,900 7,822 6,565 6,785 6,824 6,721 6,614 6,564 6,563 6,263 6,263 6,451 6,638 6,826	H H H H H H H	1 2 3 4 5 6 7 8 9 10 11 12 13	9,154 8,421 7,500 7,500 7,500 7,500 9,383 10,644 7,500 7,500 7,500 9,018
E E E E	33 34 35 36 37	7,102 7,916 6,900 6,900 7,916	 	1 2 3 4 5	6,132 6,261 6,304 6,295 6,311 6,328
F F F F F F F	5 6 7 8 9 10 11 12	7,740 7,740 7,740 7,740 7,740 7,740 7,740 7,740 7,740		7 8 9 10 11 12 13 14	6,648 6,792 6,159 6,168 6,180 7,522 7,531 7,614 8,005
F F F F	14 15 16 17 18	7,740 7,933 9,078 9,123 8,699		16 17 18 19 20 21 22 23 24	8,725 11,355 10,206 8,452 7,500 7,500 7,500 7,500 7,386
G G G	1 2 3	10,677 7,919 8,306	i	25	2,720

8,706

7,593

9,024 6,749

6,749

6,438

6,291

6,348 7,386

8,873

9,297

10,033

8,297

8,744 7,994

6,000

6,209

9,862

9,053

8,672

7,985

7,037

6,410

6.844

7,365

7,948

7,006

7,296

8,604

15,503 12,018

8,908

12,200

8,418

9,353

8,632

BEING ALL OF THAT CERTAIN 25.419 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 25,419 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES

C73

C75

C79

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF RESERVE E6, BLOCK D AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE E6, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD 1E, SECTION 1, AMENDED PLAT OF LOTS 22-27, BLOCK D, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 38-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.TX.), SAME BEING ON THE NORTH LINE OF LOT 30, BLOCK A, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350-A, P.R.B.C.TX., FOR THE POINT OF COMMENCEMENT OF THE

THENCE, NO5'09'30"W, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 1425.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES, NUMBERED 1 THROUGH 37,

1) NO8'22'05"W, A DISTANCE OF 660.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

2) N14'29'51"W, A DISTANCE OF 58.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

AND BOUNDS AS FOLLOWS:

3) N19°35'54"W, A DISTANCE OF 154.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 4) N17°42'40"E, A DISTANCE OF 18.04 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

5) N55'01'15"E, A DISTANCE OF 116.13 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 466.00 FEET, AN ARC LENGTH OF 52.50 FEET, AND A CHORD THAT BEARS N39°21'09"W, A DISTANCE OF 52.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"

7) N47°25'13"E, A DISTANCE OF 70.00 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, 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.84 FEET, AND A CHORD THAT BEARS S79°04'12"E, A DISTANCE OF 29.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"

9) N37°27'59"W, A DISTANCE OF 109.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 10) NO7°32'01"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

11) N52°32'01"E, A DISTANCE OF 285.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

12) N39°41'33"E, A DISTANCE OF 74.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

13) N68'30'23"E, A DISTANCE OF 89.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

14) S82°52'51"E, A DISTANCE OF 113.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 15) S46°42'22"E, A DISTANCE OF 305.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

16) S38°18'59"E, A DISTANCE OF 41.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING AT THE SOUTHEAST CORNER OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS, LTD. BY DEED RECORDED IN VOLUME 1084, PAGE 16, O.P.R.B.C.TX., BEARS N77*49'20"E, A DISTANCE OF 81.64

17) S39°29'29"E, A DISTANCE OF 57.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER.

18) S40°27'24"E, A DISTANCE OF 147.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

19) S50°13'33"E, A DISTANCE OF 366.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 20) S05°25'07"E, A DISTANCE OF 21.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

21) S39°23'19"W, A DISTANCE OF 109.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

22) S50'36'40"E, A DISTANCE OF 52.33 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,

23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 88.69 FEET, AND A CHORD THAT BEARS S45°46'18"E, A DISTANCE OF 88.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD

SETSTONE" FOR CORNER,

24) S40'55'56"E, A DISTANCE OF 58:27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

25) S49°04'04"W, A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 26) S52°47'40"W, A DISTANCE OF 122.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

27) S60°11'53"W, A DISTANCE OF 48.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 28) S65'26'59"W, A DISTANCE OF 99.31 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

29) S71°59'16"W, A DISTANCE OF 99.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

30) S79°20'57"W, A DISTANCE OF 49.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

31) S81°37'55"W, A DISTANCE OF 329.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 32) S08*22'05"E, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

33) S81°37'55"W, A DISTANCE OF 90.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, 34) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N53°22'05"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD

SETSTONE" FOR CORNER. 35) S81°37'55"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

36) S08'22'05"E, A DISTANCE OF 15.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND

37) S81°37'55"W, A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.419 ACRES OF LAND.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT AND BEING THE OWNER OF 1258.002 ACRE TRACT OF LANDOUT 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 25.419 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS: "THE COLONY MUD 1D, SECTION 3"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS

SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND THIS _____ DAY OF ______

HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY 4401 N. MESA STREET, EL PASO, TEXAS 79902

STATE OF TEXAS

COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

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 20 DAY OF January

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. 48021C0195E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006, 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.

CARLSON, BRIGANCE & DOERING, INC.

KNOW ALL MEN BY THESE PRESENTS:



STATE OF TEXAS

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

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.

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



216th OF January, 2023 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

AUSTIN, TEXAS 78749

STATE OF TEXAS COUNTY OF BASTROP

COUNTY OF BASTROP

O'CLOCK MIN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ____

FILED FOR RECORD ON THE 3rd DAY OF FEBRUARY, 2023 A.D.

Kuphfaitel COUNTY CLERK BASTROP COUNTY, TEXAS





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

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

J:\AC3D\5393\Survey\FINAL PLAT - THE COLONY MUD 1D-3