

## THE COLONY MUD 1F, SECTION 3

Curve Table						Curve Table								
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	181.71	535.00	N53°19'14"E	180.83	91.74	19°27'35"		C79	2.44	60.00	N80°53'48"E	2.44	1.22	2*19'40"
C2	345.86	435.00	N23°17'38"W	336.82	182.65	45°33'16"		C80	23.56	15.00	S88°09'42"W	21.21	15.00	90'00'00"
C3	22.23	15.00	N03°37'15"W	20.25	13.72	84*54'01"		C81	222.26	475.00	S29°45'04"W	220.24	113.20	26°48'34"
C4	22.23	15.00	S81°16'46"W	20.25	13.72	84*54'01"		C82	58.48	525.00	N47*58'47"W	58.45	29.27	6°22'56"
C5	49.44	435.00	N59°31'35"W	49.41	24.75	6°30'43"		C83	279.46	60.00	S29°12'46"E	87.14	63.38	266'51'47"
C6 C7	310.19 84.53	365.00 365.00	N38°26'12"W N07°27'22"W	300.94 84.34	165.16 42.46	48°41'30" 13°16'09"		C84 C85	10.42 50.12	35.00 525.00	N34°37'44"E N31°27'58"W	10.39 50.10	5.25 25.08	17°03'56" 5°28'11"
C8	0.67	435.00	S00°51'56"E	0.67	0.33	0°05'17"		C86	21.72	15.00	N62°44'22"E	19.87	13.26	82°57'37"
C9	21.52	15.00	S40°11'43"W	19.72	13.09	82°12'36"		C87	48.21	525.00	N20°50'56"W	48.19	24.12	5'15'41"
C10	45.72	210.00	S75°03'49"W	45.63	22.95	12"28'25"		C88	4.38	525.00	N17*58'44"W	4.38	2.19	0°28'42"
C11	41.15	189.00	S75°03'49"W	41.06	20.65	12*28'25"		C89	6.95	15.00	S31°00'36"E	6.89	3.54	26°32'26"
C12	30.61	545.00	S80°11'43"W	30.61	15.31	3*13'05"		C90	6.23	15.00	S56*11'10"E	6.19	3.16	23°48'42"
C13	10.25 47.39	525.00 525.00	S21°49'09"W S24°57'52"W	10.25 47.37	5.13 23.71	1°07'08" 5°10'17"		C91 C92	51.78 15.08	60.00	N43*22'07"W N11*26'50"W	50.19 15.04	27.63 7.58	49°26'48" 14°23'46"
C15	46.22	525.00	S30°04'19"W	46.20	23.12	5'02'37"		C93	34.20	60.00	N12"04'43"E	33.74	17.58	32°39'20"
C16	45.47	525.00	S35°04'29"W	45.45	22.75	4°57'43"		C94	36.23	60.00	N45°42'24"E	35.69	18.69	34°36'02"
C17	200.69	525.00	S32*12'39"W	199.47	101.58	21°54'07"		C95	31.51	60.00	N78°03'01"E	31.15	16.13	30°05'12"
C18	18.96	35.00	N27*38'43"E	18.73	9.72	31°01'59"		C96	15.16	60.00	S79°39′59″E	15.12	7.62	14°28'48"
C19 C20	160.27 16.48	60.00 35.00	S88°39'11"W S28°18'36"E	116.70 16.33	250.39 8.39	153°02'56" 26°58'31"		C97 C98	36.23 44.14	60.00	S55°07'34"E S16°45'10"E	35.69 43.15	18.69 23.12	34°36'02" 42°08'45"
C21	54.16	225.00	N34°54'07"W	54.03	27.21	13°47'30"		C99	44.57	60.00	S25°36'03"W	43.55	23.37	42'33'41"
C22	23.29	15.00	S72°28'40"E	21.02	14.73	88*56'36"		C100	29.05	475.00	N19°29'30"W	29.04	14.53	3'30'13"
C23	25.12	15.00	S66°42'36"E	22.29	16.65	95*57'07"		C101	63.79	475.00	N25°05'27"W	63.75	31.94	7*41'42"
C24	10.34	15.00	N45°33'26"E	10.14	5.39	39°30'49"		C102	64.04	475.00	N32°48'03"W	63.99	32.07	7*43*29*
C25	187.62	60.00	N64°36'59"W	120.00	8244.06	179°09'58"		C103	63.77	475.00	N40°30'34"W	63.72	31.93	7'41'32"
C26 C27	238.79	375.00 15.00	S32°55'42"E S72°47'11"E	234.78 11.05	123.60 5.94	36°29'05" 43°13'52"		C104 C105	56.50 35.80	475.00 625.00	N47°45'47"W S49°31'48"E	56.47 35.79	28.28 17.90	6°48'55" 3°16'53"
C28	184.79	60.00	N06°10'15"W	119.94	1942.96	176°27'45"		C106	48.41	625.00	S45°40'13"E	48.40	24.22	4°26'17"
C29	11.32	15.00	S60°26'42"W	11.05	5.94	43"13'52"		C107	48.40	625.00	S41°13'58"E	48.39	24.21	<b>4°</b> 26'13"
C30	23.56	15.00	S06°10'15"E	21.21	15.00	90°00'00"		C108	48.40	625.00	S36°47'44"E	48.39	24.21	4°26'14"
C31	306.33	525.00	N34°27'19"W	302.00	157.66	33°25'51"		C109	48.41	625.00	S32*21'29"E	48.39	24.22	<b>4°26'15"</b>
C32	13.18 308.90	15.00 60.00	S42°54'57"E	12.76	7.05	50°21'07"		C110 C111	48.40 48.41	625.00 625.00	S27*55'15"E	48.39	24.21	4°26'13"
C33	16.92	15.00	N79°23'41"E N14°34'15"E	64.50 16.04	38.24 9.49	294°58'24" 64°37'17"		C111	52.20	625.00	S23°29'01"E S18°52'20"E	48.39 52.19	24.21	4°26'15" 4°47'08"
C35	277.15	475.00	N34°27'19"W	273.24	142.65	33°25'51"		C113	55.52	625.00	S13*56'05"E	55.50	27.78	5*05'21"
C36	23.56	15.00	S83°49'45"W	21.21	15.00	90°00'00"		C114	26.50	625.00	S10°10'33"E	26.49	13.25	2°25'44"
C37	23.56	15.00	N06°10'15"W	21.21	15.00	90°00'00"		C115	60.94	425.00	N22*50'30"W	60.89	30.52	8*12*55*
C38	460.43	625.00	S30°03'58"E	450.09	241.23	42°12'34"		C116	53.18	60.00	S22*36'46"E	51.46	28.48	50°46'56"
C39 C40	10.22 168.58	15.00 60.00	N28°28'58"W S32°29'09"W	10.02 118.35	5.32 358.15	39°02'34" 160°58'46"		C117 C118	29.78 28.88	60.00	S31°28'27"W S59°28'55"W	29.47	15.20 14.73	28°26'12" 27°34'45"
C41	12.48	15.00	N89°08'41"E	12.12	6.63	47°39'41"		C119	41.58	60.00	N86°52'35"W	40.75	21.66	39°42'14"
C42	22.00	15.00	N23°17'24"E	20.08	13.52	84°02'53"		C120	8.10	15.00	S82*29'48"E	8.00	4.15	30°56′40″
C43	43.63	25.00	N64°41'09"W	38.30	29.79	100°00'00"		C121	4.38	15.00	N73°40'21"E	4.36	2.20	16°43'01"
C44	270.63	425.00	S32°55'42"E	266.08	140.08	36°29'05"		C122	0.95	15.00	N63*29'35*E	0.95	0.48	3'38'32"
C45 C46	39.27 23.56	25.00 15.00	N06°10'15″W N83°49'45″E	35.36 21.21	25.00 15.00	90°00'00"		C123	21.05 34.24	15.00 25.00	N21°28'08"E N75°27'16"W	19.36 31.62	12.68	80°24'21" 78°27'47"
C47	423.60	575.00	S30°03'58"E	414.08	221.93	42°12'34"		C125	9.40	25.00	N25°27'16"W	9.34	4.75	21°32'13"
C48	32.41	25.00	S28°10'35"W	30.19	18.93	74°16'31"		C126	46.75	425.00	S17*50'14"E	46.73	23.40	6°18'09"
C49	32.39	60.00	S12°04'43"E	32.00	16.60	30°55'55"		C127	57.72	425.00	S24°52'45"E	57.68	28.91	7*46'55"
C50	32.39	60.00	S18*51'12*W	32.00	16.60	30°55'55"		C128	57.60	425.00	S32*39'12"E	57.56	28.85	7*45'57"
C51	47.59 6.29	60.00 525.00	S57°02'34"W N42°49'07"E	46.35 6.29	25.13 3.14	45°26'48" 0°41'10"		C129 C130	56.15 52.41	425.00 425.00	S40°19'15"E S47°38'17"E	56.11 52.37	28.11	7°34'09" 7°03'55"
C53	45.08	525.00	S40°00'57"W	45.07	22.55	4°55'12"		C131	53.77	375.00	N22°50'30"W	53.72	26.93	8°12'55"
C54	45.89	525.00	N42°17'04"W	45.88	22.96	5*00'30"		C132	54.13	575.00	S48*28'26"E	54.11	27.08	5*23'37"
C55	51.12	525.00	N36°59'26"W	51.10	25.58	5°34'45"		C133	61.05	575.00	S42*44'08"E	61.02	30.55	6°04'59"
C56	48.12	525.00	N26°06'19"W	48.11	24.08	5°15'07"		C134	61.05	575.00	S36*39'09"E	61.02	30.55	6°05'00"
C57 C58	8.32 38.81	15.00 60.00	N24°51'21"W S30°39'24"W	8.22 38.13	4.27 20.11	31°47'20" 37°03'22"		C135	63.40 72.34	575.00 575.00	S30°27'09"E S23°41'24"E	63.36 72.29	31.73 36.22	6°19'02" 7°12'28"
C59	32.39	60.00	S64°39'03"W	32.00	16.60	30°55'55"		C137	62.45	575.00	S16°58'28"E	62.42	31.26	6'13'23"
C60	32.39	60.00	N84°25'02"W	32.00	16.60	30°55'55"		C138	49.19	575.00	S11°24'44"E	49.18	24.61	4*54'06"
C61	32.39	60.00	N53°29'07"W	32.00	16.60	30°55'55"		C139	49.15	225.00	N34°20'34"W	49.06	24.68	12°31'01"
C62	24.29	60.00	N26°25'15"W	24.13	12.31	23*11'48"		C140	404.68	365.00	S30°56'26"W	384.27	225.98	63"31'28"
C63	4.70	225.00	N41°11'58"W	4.70	2.35	1*11'47"		C141	482.82	435.00	S30°58'31"W	458.41	269.68	63'35'38"
C64 C65	21.05 4.07	15.00 15.00	S58*56'13"E N73*05'13"E	19.36 4.06	12.68 2.05	80°24'21" 15°32'45"		C142 C143	23.65 23.56	15.00 15.00	N72°07'24"W S18°03'02"W	21.28	15.09 15.00	90°20'52" 90°00'00"
C66	31.39	60.00	N40°47°19"E	31.03	16.06	29*58'33"		C143	23.90	15.00	N17"07'12"E	21.45	15.35	91°18'17"
C67	36.95	60.00	S10°53'58"W	36.37	19.08	35*17'22"		C145	10.38	15.00	S05°08'25"W	10.18	5.41	39*39'09"
C68	46.46	60.00	S77°57'36"W	45.31	24.47	44*22'01"		C146	5.06	15.00	N60°50'28"W	5.04	2.56	19*20'28"
C69	40.79	60.00	N60°22'49"W	40.01	21.22	38°57'15"		C147	18.50	15.00	S74°09'32"W	17.35	10.63	70'39'32"
C70	49.18	375.00	S18°26'36"E	49.15	24.63	7*30'52"		C148	8.53	35.00	N19°06'45"E	8.51	4.29	13°58'03"
C71 C72	93.83 90.85	375.00 375.00	S29°22'06"E S43°28'35"E	93.58 90.63	47.16 45.65	14°20'09" 13°52'50"		C149 C150	25.61 4.93	60.00 375.00	S88°00'27"E S50°47'37"E	25.41 4.93	13.00 2.47	24°27'10" 0°45'14"
C73	1.90	15.00	N44°22'38"W	1.90	0.95	7'15'13"		C151	1.39	15.00	S12°01'41"E	1.39	0.70	5°18'57"
C74	68.98	60.00	N07°58'07"W	65.24	38.87	65°52'13"		C152	8.99	15.00	S07°47'54"W	8.86	4.63	34°20'12"
C75	74.55	60.00	N42°20'16"W	69.84	42.94	71*11'07"		C153	489.21	365.00	S24°18'21"W	453.41	289.26	76°47'37"
C76	17.25	60.00	N86°09'58"W	17.19	8.68	16°28'17"		C154	0.31	225.00	S28*02'45"E	0.31	0.15	0°04'42"
C77 C78	55.91 53.60	175.00 60.00	N37°41'07″W N54°08'18″E	55.67 51.84	28.20 28.74	18°18'21" 51°11'19"		C155 C156	15.16 141.48	60.00	N10°01'02"E N84°54'20"E	15.12 110.91	7.62 145.21	14°28'39" 135°05'59"

	Curve Table								Line To	able
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		Line #	Length	Direction
C79	2.44	60.00	N80°53'48"E	2.44	1.22	2*19'40"		L1	57.65	S47*18'29"E
C80	23.56	15.00	S88°09'42"W	21.21	15.00	90°00'00"		L2	138.64	S49°36'35"E
C81	222.26	475.00	S29°45'04"W	220.24	113.20	26°48'34"		L3	46.56	N51°48'15"E
C82	58.48	525.00	N47°58'47"W	58.45	29.27	6°22'56"		L4	116.40	S63°03'02"W
C83	279.46	60.00	S29°12'46"E	87.14	63.38	266*51'47"		L5	70.00	S26°58'58"E
C84	10.42	35.00	N34°37'44"E	10.39	5.25	17°03'56"		L6	167.77	N43°35'27"E
C85	50.12	525.00	N31°27'58"W	50.10	25.08	5*28'11"		L7	177.79	S46°24'33"E
C86	21.72	15.00	N62°44'22"E	19.87	13.26	82*57'37"		L8	62.76	N80°47'01"W
C87	48.21	525.00	N20°50'56"W	48.19	24.12	5*15'41"	-	L9	91.62	N84*41'23 <b>*</b> W
C88	4.38	525.00	N17*58'44"W	4.38	2.19	0°28'42"		L10	49.82	S62°34'07"W
C89	6.95	15.00	S31°00'36"E	6.89	3.54	26°32'26"	-	L11	50.00	N51°10'15"W
C90	6.23	15.00	S56°11'10"E	6.19	3.16	23°48'42"	-	L12	129.73	N62°46′56″W
C91	51.78	60.00	N43°22'07"W	50.19	27.63	49°26'48"	-	L13	70.00	S89°10'42"W
C92 C93	15.08 34.20	60.00	N11°26'50"W	15.04 33.74	7.58	14°23'46"	-	L14	46.50	S81°18'01"W
C93	36.23	60.00	N12°04'43"E N45°42'24"E	35.69	17.58 18.69	32°39'20" 34°36'02"	-	L15	118.44	S68°49'37"W
C94 C95	31.51	60.00		31.15			-	L16	153.33	S81°52'55"W
C95	15.16	60.00	N78°03'01"E S79°39'59"E	15.12	16.13 7.62	30°05'12" 14°28'48"		L17 L18	132.54	S78°34'58"W N11°22'18"W
C96 C97	36.23	60.00	S55°07'34"E	35.69	18.69	34°36'02"		L18	22.21	S19°02'19"W
C97	44.14	60.00	S16°45'10"E	43.15	23.12	42.08,45,		L19 L20	13.03	S19'02 19 W
C99	44.57	60.00	S25°36'03"W	43.55	23.37	42'33'41"		L20	72.35	N36*59'26*W
C100	29.05	475.00	N19°29'30"W	29.04	14.53	3°30'13"		L21	63.33	S36°59'26"E
C101	63.79	475.00	N25°05'27"W	63.75	31.94	7'41'42"	-	L23	100.74	S24°50'53"W
C102	64.04	475.00	N32°48'03"W	63.99	32.07	7'43'29"		L24	29.80	N16°51'04"E
C103	63.77	475.00	N40°30'34"W	63.72	31.93	7'41'32"		L25	24.10	N62°49'38"E
C104	56.50	475.00	N47°45'47"W	56.47	28.28	6°48'55"	-	L26	49.75	S35°42'54"E
C105	35.80	625.00	S49°31'48"E	35.79	17.90	<i>3</i> °16'53"		L27	50.00	S38°49'45*W
C106	48.41	625.00	S45°40'13"E	48.40	24.22	<b>4°26'17"</b>		L28	80.25	N25°18'00"W
C107	48.40	625.00	S41°13'58"E	48.39	24.21	4*26'13"	-	L29	52.00	N05°43'41"W
C108	48.40	625.00	S36°47'44"E	48.39	24.21	4*26'14"		L30	60.60	N12*54'36"E
C109	48.41	625.00	S32°21'29"E	48.39	24.22	4°26'15"		L31	46.93	N28*38'45 <b>"</b> W
C110	48.40	625.00	S27*55'15"E	48.39	24.21	4*26'13"		L32	47.07	N30°02'04"W
C111	48.41	625.00	S23°29'01"E	48.39	24.21	<b>4°26'15"</b>		L33	46.92	N46°17'50"W
C112	52.20	625.00	S18*52'20"E	52.19	26.12	4°47'08"		L34	46.32	N47*27'00*W
C113	55.52	625.00	S13*56'05"E	55.50	27.78	5*05*21*		L35	50.18	N46*19'15*W
C114	26.50	625.00	S10°10'33"E	26.49	13.25	2*25'44"		L36	30.71	S51°10'15"E
C115	60.94	425.00	N22°50'30"W	60.89	30.52	8*12*55"		L37	46.73	S51°10'15"E
C116	53.18	60.00	S22°36'46"E	51.46	28.48	50°46'56"		L38	123.73	N38°49'45"E
C117	29.78	60.00	S31°28'27"W	29.47	15.20	28°26'12"		L39	268.45	N65°18'51"E
C118	28.88	60.00	S59°28'55"W	28.60	14.73	27"34'45"		L40	164.91	S51°10'15"E
C119	41.58	60.00	N86°52'35"W	40.75	21.66	39°42′14″		L41	164.91	S51°10'15"E
C120	8.10	15.00	S82*29'48"E	8.00	4.15	30°56′40″		L42	116.78	S38'49'45"W
C121	4.38	15.00	N73°40'21"E	4.36	2.20	16'43'01"		L43	51.64	S51°10'15"E
C122	0.95	15.00	N63*29'35"E	0.95	0.48	3*38*32*		L44	116.78	S38°49'45"W
C123	21.05	15.00	N21°28'08"E	19.36	12.68	80°24'21"		L45	78.08	N11°51'29"W
C124	34.24	25.00	N75°27'16"W	31.62	20.41	78°27'47"		L46	28.53	S17°44'23"E
C125 C126	9.40 46.75	25.00 425.00	N25°27'16"W S17°50'14"E	9.34 46.73	4.75 23.40	21°32'13" 6°18'09"		L47	80.39	N42°41'37"E
C126	57.72	425.00	S1/'50 14 E S24°52'45"E	57.68	28.91	7'46'55"		L48 L49	91.06	S51°10'15"E S65°18'51"W
C127	57.60	425.00	S32°39'12"E	57.56	28.85	7*45'57 <b>"</b>		L50	8.92	N46*50'18"W
C129	56.15	425.00	S40°19'15"E	56.11	28.11	7*34'09"		L51	4.57	N26°56'58"W
C130	52.41	425.00	S47*38'17"E	52.37	26.24	7'03'55"		L52	4.56	N26*56'58*W
C131	53.77	375.00	N22°50'30"W	53.72	26.93	8'12'55"		L53	20.52	N68°18'21"E
C132	54.13	575.00	S48*28'26"E	54.11	27.08	5°23'37"		L55	53.30	S65°18'51"W
C133	61.05	575.00	S42*44'08"E	61.02	30.55	6'04'59"		L56	51.64	S51°10'15"E
C134	61.05	575.00	S36*39'09"E	61.02	30.55	6'05'00"		L57	38.54	S17°44'23"E
C135	63.40	575.00	S30°27'09"E	63.36	31.73	6'19'02"	L			
C136	72.34	575.00	S23°41'24"E	72.29	36.22	7"12'28"				
C137	62.45	575.00	S16*58'28"E	62.42	31.26	6'13'23"				
C138	49.19	575.00	S11°24'44"E	49.18	24.61	4*54'06"				
C139	49.15	225.00	N34°20'34"W	49.06	24.68	12"31'01"				
C140	404.68	365.00	S30°56'26"W	384.27	225.98	63'31'28"				
C141	482.82	435.00	S30'58'31"W	458.41	269.68	63°35'38"				

BEING ALL OF THAT CERTAIN 51.850 ACRE TRACT OR PARCEL 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 51.850 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS

BEGINNING, 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 SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N42°41'31"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 163.258 ACRE TRACT, A DISTANCE OF 1068.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

1) S47'18'29"E, A DISTANCE OF 57.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 2) S49°36'35"E, A DISTANCE OF 138.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 3) N51'48'15"E, A DISTANCE OF 46.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 4) \$26°57'07"E, A DISTANCE OF 196.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 5) S63'03'02"W, A DISTANCE OF 116.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 6) \$26'58'58"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

7) N63'03'02"E, A DISTANCE OF 210.50 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, 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 181.71 FEET, AND A CHORD THAT BEARS N53\*19'14"E, A DISTANCE OF 180.83 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

CORNER. 9) N43'35'27"E, A DISTANCE OF 167.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 10) S46°24'33"E. A DISTANCE OF 177.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER. 11) S32°10'36"E, A DISTANCE OF 1060.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

12) S22°53'34"E, A DISTANCE OF 390.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE EAST LINE OF SAID 1258.002 ACRE TRACT, BEING THE WEST LINE 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., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S43'15'16"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 516.756 ACRE TRACT, A DISTANCE OF 1017.81 FEET TO A 1/2 INCH IRON PIPE FOUND AT AN ANGLE POINT ON THE EAST LINE OF SAID 1258.002 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID 516.756 ACRE TRACT,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES, NUMBERED 1 THROUGH 21,

1) N80°47'01"W, A DISTANCE OF 62.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 2) N84°41'23"W, A DISTANCE OF 91.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 3) S62°34'07"W, A DISTANCE OF 49.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 4) NOO 30 59 W, A DISTANCE OF 208.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

BEING AT THE BEGINNING OF A CURVE TO THE LEFT, 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 345.86 FEET, AND A CHORD THAT BEARS N23'17'38"W, A DISTANCE OF 336.82 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, 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.23 FEET, AND A CHORD THAT BEARS NO3'37'15"W, A DISTANCE OF 20.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

7) N51'10'15"W, 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 RIGHT,

8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.23 FEET. AND A CHORD THAT BEARS S81°16'46"W, 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 LEFT.

9) ALONG SAID CURVE TO THE LEFT. HAVING A RADIUS OF 435.00 FEET. AN ARC LENGTH OF 49.44 FEET. AND A CHORD THAT BEARS N59'31'35"W, A DISTANCE OF 49.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

10) N62'46'56"W, 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, 11) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 310.19 FEET, AND A CHORD

THAT BEARS N38°26'12"W, A DISTANCE OF 300.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" 12) N14'05'27"W, 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 RIGHT, 13) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 84.53 FEET, AND A CHORD THAT

BEARS NO7'27'22"W, A DISTANCE OF 84.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR 14) S89°10'42"W, 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, 15) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 0.67 FEET, AND A CHORD THAT BEARS S00°51'56"E, A DISTANCE OF 0.67 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, 16) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.52 FEET, AND A CHORD THAT BEARS \$40°11'43"W, A DISTANCE OF 19.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

17) S81°18'01"W, 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.

18) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, AN ARC LENGTH OF 45.72 FEET, AND A CHORD THAT BEARS \$75'03'49"W, A DISTANCE OF 45.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

19) S68'49'37"W, 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,

20) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 189.00 FEET, AN ARC LENGTH OF 41.15 FEET, AND A CHORD THAT BEARS S75'03'49"W, A DISTANCE OF 41.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND

21) S81°52'55"W, A DISTANCE OF 153.33 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE EAST TERMINUS LINE OF EIGHT OAKS DRIVE (R.O.W. VARIES), ACCORDING TO THE PLAT OF THE COLONY MUD 1F, SECTION 1, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 146-A, P.R.B.C.TX., BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, WITH THE NORTH LINE OF SAID EIGHT OAKS DRIVE, BEING ALSO THE NORTH LINE OF SAID THE COLONY MUD 1F, SECTION 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1

1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 30.61 FEET. AND A CHORD THAT BEARS S80'11'43"W, A DISTANCE OF 30.61 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR

CORNER, AND 2) S78°34'58"W, A DISTANCE OF 132.54 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE WEST TERMINUS LINE OF SAID EIGHT OAKS DRIVE, BEING ON THE WEST LINE OF SAID 1258.002 ACRE TRACT, SAME BEING THE EAST LINE OF SAID THE COLONY SECTION 5,

THENCE. N11°22'18"W. WITH THE WEST LINE OF SAID 1258.002 ACRE TRACT AND THE EAST LINE OF SAID THE COLONY SECTION 5, A DISTANCE OF 114.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.850 ACRES OF LAND.

1. THE BENCHMARKS USED ARE:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S48°36'41"W 277.21' FROM THE POINT OF BEGIN OF THE COLONY 1F, SECTION 3

NORTHING=10025229.97 EASTING=3220418.12 ELEVATION: 528.74' (NAVD '88) BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N46°53'24"E 254.82'

FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3

NORTHING=10025587.40 EASTING=3220812.12 ELEVATION: 531.68' (NAVD '88) 2. WATER SERVICE 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 PROVIDED BY BLUEBONNET ELECTRIC.

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

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

6. CABLE SERVICE IS PROVIDED BY SPECTRUM. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION AUGUST 25, 2022.

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

9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEI

BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION. 10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY

PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION RE-PLATTING MAY BE REQUIRED. AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

11. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MA' JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILD

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

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

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

15. ALL NEW UTILITIES WILL BE UNDERGROUND.

16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING. 17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS existing utilities.

18. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL F INSURANCE ADMINISTRATION RATE MAP PANEL NO. 4821C0195F, FOR BASTROP COUNTY TEXAS, EFFECTIVE MAY 2023. COMMUNITY NUMBER 481193.

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

20. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJAC TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH AND REAR LOT LINE. 21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL

PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. 22. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHO

EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY. 23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR

ASSIGNEES. 24. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BAS DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULA (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS

TEXAS ARCHITECTURAL BARRIERS ACT (TABA). 25. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON AND/OR DESCRIBED HEREON ARE INTENDE INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAIN WAYS: INCLUDING. BUT NOT LIMITED TO. SANITARY SEWERS, FORCE MAINS. WATER LINES. TELEPHONE SK

CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES. 26. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

27. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OT DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A

THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE. 28. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS 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.

29. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP. 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 GF. 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, STREET LIGHTING, 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 CONUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.

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

39. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT. 40. NO STRUCTURES 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). 43. ALL STREETS TO BE CLASSIFIED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE H.O.A. OR ASSIGNS.

FLOODPLAIN NOTES:

1. EROSION AND SEDIMENTATION CONTROLS, CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP, ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.

2. FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP AND BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR 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 AND COMMISSIONERS COURT 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, BASTROP COUNTY 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.

TED LIABILITY COMPANY, BEING THE OWNERS OF THE 1258.002 ACRE ER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 51.850 ACRES OF 1F, SECTION 3"
RELEASED AND DO HEREBY DEDICATE EASEMENTS SHOWN HEREON TO
, A.D.
RED RICK NEFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS EDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
, 20, A.D.
THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD TY TEXAS, DATED MAY 9, 2023. COMMUNITY NUMBER 481193.
RANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND
R OR SURVEYOR.
NTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS
STATE OF TELLO
MAHER HARMOUCHE
143982
ONAL ENGL
CARLSON, BRIGANCE, & DOERING, INC. ID # F3791
FROM AN ACTUAL AND ACCURATE ON—THE—GROUND SURVEY OF THE LY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH Y, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE 206025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021
OF TELL

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

APPROVED:	ATTEST:
PLANNING & ZONING COMMISSION CHAIRPERSON	CITY SECRETARY
STATE OF TEXAS )( COUNTY OF BASTROP )(	
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD	T, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS IN MY OFFICE ON THE DAY OF 20, A.D. AT OS OF BASTROP COUNTY, TEXAS IN PLAT CABINET, PAGE

DEPUTY	COUNTY CLERK, BASTROP COUNTY, TEXAS

FILED FOR RECORD ON THE \_\_\_\_\_\_, 20\_\_\_\_\_, 20\_\_\_\_\_, A.D.

SURVEYED BY

APPROVED THIS DAY \_\_\_\_\_ OF \_\_\_\_

SHEET NO. 2 OF 2



\_\_\_, 20\_\_\_\_ A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP,

J:\AC3D\5289\Survey\FINAL PLAT - COLONY 1F SECTION 3