

## THE PRELIMINARY PLAT OF

## THE COLONY MUD 1F, SECTION 3

## EIELD NOTES

BEING ALL OF THAT CERTAIN 51.855 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 51.855 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Curve Table

Curve # | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA

C75 | 20.09 | 60.00 | N31°17'18"W | 20.00 | 10.14 | 19°11'17"

C77 | 55.91 | 175.00 | N37\*41'07"W | 55.67 | 28.20 | 18\*18'21"

C79 | 34.86 | 60.00 | N65°24'51"E | 34.38 | 17.94 | 33°17'34"

C81 | 247.75 | 475.00 | S28°13'10"W | 244.95 | 126.76 | 29°53'04"

C91 | 59.55 | 60.00 | N47°04'37"W | 57.13 | 32.48 | 56°51'49"

C93 | 34.20 | 60.00 | N12°04'32"E | 33.74 | 17.58 | 32°39'41"

C94 | 36.23 | 60.00 | N45°42'24"E | 35.69 | 18.69 | 34°36'02"

C95 | 31.51 | 60.00 | N78°03'01"E | 31.15 | 16.13 | 30°05'12"

48.19

21.21

84.72

16.78

19.72

49.07

14.02

0.53

15.03

15.12

43.15

63.79

63.79

61.56

35.79

48.40

48.39

48.39

48.39

48.39

33.80

47.40

5.84

C112 | 52.20 | 625.00 | S18°52'20"E | 52.19 | 26.12 | 4°47'08"

C116 | 53.18 | 60.00 | S22°36'46"E | 51.46 | 28.48 | 50°46'56"

C122 | 0.95 | 15.00 | N63\*29'35"E | 0.95 | 0.48 | 3\*38'32"

C124 | 34.24 | 25.00 | N75°27'16"W | 31.62 | 20.41 | 78°27'47"

C126 | 46.75 | 425.00 | S17°50'14"E | 46.73 | 23.40 | 6°18'09"

C127 | 57.72 | 425.00 | S24\*52'45"E | 57.68 | 28.91 | 7\*46'55"

C128 | 57.60 | 425.00 | S32'39'12"E | 57.56 | 28.85 | 7'45'57"

C129 | 55.14 | 425.00 | S40°15'10"E | 55.10 | 27.61 | 7°26'00"

C130 | 53.42 | 425.00 | S47°34'13"E | 53.38 | 26.74 | 7°12'04"

C131 | 53.77 | 375.00 | N22°50'30"W | 53.72 | 26.93 | 8°12'55"

C133 | 60.55 | 575.00 | S42°42'39"E | 60.52 | 30.30 | 6°01'59"

C137 | 62.45 | 575.00 | S16'55'29"E | 62.42 | 31.26 | 6'13'23"

C138 | 48.69 | 575.00 | S11°23'14"E | 48.68 | 24.36 | 4°51'06"

C139 | 45.68 | 225.01 | N33\*49'21"W | 45.60 | 22.92 | 11\*37'57"

C140 | 404.68 | 365.00 | S30'56'26"W | 384.27 | 225.98 | 63'31'28"

C143 | 23.56 | 15.00 | S18°03'02"W | 21.21 | 15.00 | 90°00'00"

C144 | 23.90 | 15.00 | N17°07'12"E | 21.45 | 15.35 | 91°18'17"

C145 | 10.38 | 15.00 | S05'08'25"W | 10.18 | 5.41 | 39'39'09"

54.61

60.52

63.86

S19°08'23"W

26.31 47°21'24"

30.26 53°31'10"

42.37 70°27'43"

15.00 90'00'00"

29.27 | 6°22'56"

59.81 270°10'43"

10.12 68°01'46"

25.40 5.32'27"

13.08 | 82°11'42"

24.56 | 5°21'28"

7.93 | 55°44'11"

7.57 | 14°23'24"

7.62 | 14°28'48"

18.69 | 34°36'02"

23.12 | 42°08'45"

19.33 | 35°42'33"

12.03 | 2°54'02"

31.96 7.41.59"

31.96 7.41'59"

31.96 7.41.59"

30.85 7°25'52"

17.90 | 3°16'53"

24.22 **4°26'17**"

24.21 4°26'13"

24.21 4°26'14"

24.22 | 4°26'15"

24.21 4°26'13"

24.21 4°26'15"

13.25 2°25'44"

30.52 8°12'55"

17.61 | 32°43'22"

16.61 30°56'41"

25.80 46°31'48"

12.68 80°24'21"

4.75 21°32'13"

27.33 | 5'26'36"

30.30 | 6°02'00"

31.98 | 6°22'01"

36.47 7.15'28"

| 2.98 | 22\*28'02"

55.50 | 27.78 | 5°05'21"

C74 | 49.59 | 60.00 | NO1°17'18"E |

C80 | 23.56 | 15.00 | S88'09'42"W |

C82 | 58.48 | 525.00 | N47°58'47"W |

C83 | 282.93 | 60.00 | S31°38'00"E

C84 | 17.81 | 15.00 | N55\*16'32**"**E

C86 | 21.52 | 15.00 | N62°21'30"E

C87 | 49.09 | 525.00 | N20°37'48"W |

C88 | 1.94 | 525.00 | N17°50'44"W |

C89 | 14.59 | 15.00 | S45°36'29"E

C90 | 0.53 | 15.00 | S74°29'33"E

C92 | 15.07 | 60.00 | N11°27'00"W |

C96 | 15.16 | 60.00 | S79°39'59"E

C97 | 36.23 | 60.00 | S55°07'34"E

C98 | 44.14 | 60.00 | S16°45'10"E

C100 | 24.05 | 475.00 | N19°11'24"W |

C102 | 63.83 | 475.00 | N32°11'24"W |

C103 | 63.83 | 475.00 | N39°53'23"W |

C104 | 61.61 | 475.00 | N47°27'19"W

C105 | 35.80 | 625.00 | S49°31'48"F |

C106 | 48.41 | 625.00 | S45°40'13"E |

C107 | 48.40 | 625.00 | S41°13'58"E |

C109 | 48.41 | 625.00 | S32°21'29"E |

C110 | 48.40 | 625.00 | S27°55'15"E

C111 | 48.41 | 625.00 | S23°29'01"E |

C113 | 55.52 | 625.00 | S13°56'05"E |

C117 | 34.27 | 60.00 |

C119 | 48.73 | 60.00 |

C108 | 48.40 | 625.00 | S36°47'44"E | 48.39

C114 | 26.50 | 625.00 | S10°10'33"E | 26.49

C115 | 60.94 | 425.00 | N22°50'30"W | 60.89

C118 | 32.41 | 60.00 | S50°58'24"W | 32.01

C123 | 21.05 | 15.00 | N21°28'08"E | 19.36

C125 | 9.40 | 25.00 | N25°27'16"W | 9.34

C120 | 5.88 | 15.00 | S78°15'29"E |

C121 | 6.60 | 15.00 | N77°54'40"E |

C132 | 54.63 | 575.00 | S48°26'56"E |

C134 | 60.55 | 575.00 | S36°40'39"E |

C135 | 63.90 | 575.00 | S30°28'38"E |

C136 | 72.84 | 575.00 | S23°39'54"E | 72.79

C99 | 37.39 | 60.00 | S22\*10'29"W | 36.79

C101 | 63.83 | 475.00 | N24°29'25"W | 63.79

C85 | 50.77 | 525.00 | N31°25'50"W | 50.75

C76 | 56.05 | 60.00 | N67\*38'32"W | 54.03

C78 | 73.79 | 60.00 | N13\*32'12"E | 69.22

Line Table

L1 | 57.61 | S47°18'29"E

L2 | 134.17 | S49°36'32"E

L3 48.33 N51°48'15"E

L4 | 116.40 | S63°03'02"W

L5 70.00 S26°58'58"E

L6 | 167.77 | N43\*35'27"E

L7 | 177.79 | S46°24'33"E

L8 | 62.76 | N80°47'01"W

L9 | 91.62 | N84°41'23"W

L10 49.82 S62°34'07"W

L11 | 50.00 | N51°10'15"W

L12 | 129.73 | N62°46'56"W

L13 | 70.00 | S89°10'42"W

L14 0.67 S00°51'56"E

L15 | 46.50 | S81°18'01"W

L16 | 118.44 | S68°49'37"W

L17 | 153.33 | S81°52'55"W |

L18 | 132.54 | S78°34'58"W |

L19 | 114.65 | N11°22'18"W

L20 | 13.03 | S07°51'50"W

L21 | 70.03 | N49°53'14"W

L22 | 63.27 | N36°59'26"W

L23 | 62.83 | N31°25'50"W

L24 | 58.92 | N26°03'45"W

L25 | 61.49 | N23°04'27"W

L26 | 59.40 | N42°59'44"W

L27 | 55.66 | N25°06'19"W

L28 | 80.25 | N25'18'00"W

L29 | 52.54 | N04°36'36"W

L30 | 56.13 | N05°14'51"E

L31 | 47.00 | N24°29'25"W

L32 | 47.00 | N32°11'24"W

L33 | 47.00 | N39°53'23"W

L34 | 47.00 | N47°35'06"W

L35 | 50.00 | N51°10'15"W

L36 | 57.19 | N49°56'19"W

L37 | 58.08 | N45'40'13"W

L38 | 58.07 | N41°13'58"W

L39 | 58.07 | N36°47'44"W

L40 | 58.07 | N32°21'29"W

L41 | 58.06 | N27°55'15"W

L42 58.07 N23°29'01"W

L43 | 62.62 | N18°52'20"W

L44 | 66.60 | N13°56'05"W

Line # | Length | Direction

Line Table

L45 76.99 N08°20'08"W

L46 | 104.23 | N19°08'23"E

L47 | 95.62 | N42°41'37"E

L48 | 90.06 | S51°10'15"E

L49 | 150.79 | N18°44'03"W

L51 4.57 N26\*56'58"W

L52 | 4.56 | N26°56'58"W

L53 | 20.00 | N68°18'21"F

L54 | 142.45 | N18°44'03"W

L55 53.30 S65°18'51"W

L56 51.64 S51°10'15"E

L57 | 37.71 | S17°44'23"E

L59 | 51.64 | S51°10'15"E

L60 | 116.78 | S38°49'45"W

L61 | 116.78 | S38°49'45"W

L62 | 164.91 | S51°10'15"E

L63 | 42.79 | S65°18'51"W

L64 | 164.91 | S51°10'15"E

L65 | 144.65 | N18\*44'03"W

L66 | 125.00 | N38°49'45"E

L67 | 125.00 | N38°49'45"E

L68 | 150.21 | N18°44'03"W

L69 | 268.45 | N65°18'51"E

L70 30.71 S51°10'15"E

L71 | 46.73 | S51°10'15"E

37.71 S17\*44'23"E

L50

L58

8.92 N46\*50'18"W

Line # | Length | Direction

Curve Table

Curve # | Length | Radius | Chord Direction | Chord Length | Tangent | DELTA

C2 | 345.86 | 435.00 | N23\*17'38"W | 336.82 | 182.65 | 45\*33'16"

C4 | 22.23 | 15.00 | S81°16'46"W | 20.25 | 13.72 | 84°54'01"

C6 | 310.19 | 365.00 | N38°26'12"W | 300.94 | 165.16 | 48°41'30"

20.25

84.34

30.61

15.00 N03°37'15"W

15.00 | S40°11'43"W

13.72 84°54'01

42.46 | 13°16'09"

15.31 3 13'05"

49.41 | 24.75 | 6°30'43"

19.72 | 13.09 | 82°12'36"

45.63 | 22.95 | 12°28'25

41.06 | 20.65 | 12°28'25

110.89 | 145.09 | 135°03'56'

35.74 | 17.88 | 3°54'03'

51.81 | 25.93 | 5'39'22"

50.71 | 25.38 | 5°32'10'

50.13 | 25.09 | 5°28'21'

199.46 | 101.58 | 21°54'03

18.73 | 9.72 | 31°01'59"

116.70 | 250.39 | 153°02'56'

16.33 | 8.39 | 26\*58'31"

54.03 27.21 13°47'30"

21.02 | 14.73 | 88°56'36"

22.29 | 16.65 | 95°57'07"

10.14 | 5.39 | 39°30'49"

234.78 | 123.60 | 36°29'05"

11.05 | 5.94 | 43°13'52

119.94 | 1942.96 | 176°27'45

11.05 | 5.94 | 43°13'52"

21.21 | 15.00 | 90°00'00"

14.49 | 8.28 | 57\*46'09\*

21.21 | 15.00 | 90°00'00"

450.09 | 241.23 | 42°12'34"

118.35 | 358.15 | 160°58'46'

12.12 | 6.63 | 47\*39'41\*

20.08 | 13.52 | 84°02'53"

38.30 | 29.79 | 100°00'00"

414.08 | 221.93 | 42°12'34"

41.91 | 22.36 | 40°53'06"

45.88 | 22.96 | 5°00'30"

49.02 | 24.54 | 5°21'05"

27.59 | 14.18 | 26°35'07

37.04 | 19.47 | 35°57'13"

32.00 | 16.60 | 30°55'55"

36.18 | 18.97 | 35°05'38"

25.44 | 13.02 | 24°29'02"

19.36 | 12.68 | 80°24'21"

17.26 | 8.63 | 2°38'17"

120.00 | 60.78 | 18°24'50"

100.70 | 50.81 | 15°25'59"

1.90 | 0.95 | 7'15'13"

4.06

6.18

4.11

71.27

C68 | 61.72 | 60.00 | S55°16'06"W | 59.03 | 33.90 | 58°56'08"

140.08 | 36°29'05"

15.00 90°00'00"

18.93 74°16'31"

20.70 38°04'21"

1.86 | 14°09'56"

4.27 | 31°47'20"

4.24 2.09'23"

2.05 | 15°32'45"

2.07 | 15°44'13"

44.29 72°51'30"

3.16 23°46'36"

64.00

273.24

266.08

21.21

30.19

39.14

3.70

C37 | 23.56 | 15.00 | N06°10'15"W | 21.21 | 15.00 | 90°00'00"

C39 | 10.22 | 15.00 | N28°28'58"W | 10.02 | 5.32 | 39°02'34"

C45 | 39.27 | 25.00 | N06°10'15"W | 35.36 | 25.00 | 90°00'00"

C51 | 58.81 | 60.00 | S75°22'41"W | 56.48 | 32.01 | 56°09'20"

C53 | 12.24 | 525.00 | S42°29'39"W | 12.24 | 6.12 | 1°20'07"

C55 | 51.12 | 525.00 | N36°59'26"W | 51.10 | 25.58 | 5°34'45"

15.00 N83°49'45"E

60.00 S28\*15'50"W

8244.06 | 179°09'58'

157.66 33°25'51

8.28 | 57°46'09

37.83 295'32'17

142.65 | 33°25'51"

C1 | 181.71 | 535.00 | N53\*19'14"E |

C5 | 49.44 | 435.00 | N59°31'35"W |

C9 | 45.72 | 210.00 | S75°03'49"W

C10 | 41.15 | 189.00 | S75°03'49"W

C13 | 35.74 | 525.00 | S23°12'41"W

C14 | 51.83 | 525.00 | S27\*59'23"W

C16 | 50.15 | 525.00 | S39°05'24"W

C18 | 18.96 | 35.00 | N27°38'43"E

C20 | 16.48 | 35.00 | S28\*18'36"E

C21 | 54.16 | 225.00 | N34°54'07"W |

C22 | 23.29 | 15.00 | S72°28'40"E

C23 | 25.12 | 15.00 | S66°42'36"E

C24 | 10.34 | 15.00 | N45°33'26"E

C25 | 187.62 | 60.00 | N64°36'59"W

C26 | 238.79 | 375.00 | S32°55'42"E

C28 | 184.79 | 60.00 | N06°10'15"W

C30 | 23.56 | 15.00 | S06°10'15"E

C32 | 15.12 | 15.00 | S46°37'28"E

C33 309.49 60.00 N72\*15'37"E

C34 | 15.12 | 15.00 | N11°08'41"E

C35 | 277.15 | 475.00 | N34°27'19"W |

C36 | 23.56 | 15.00 | S83°49'45"W |

C38 | 460.43 | 625.00 | S30°03'58"E |

C40 | 168.58 | 60.00 | S32°29'09"W

C41 | 12.48 | 15.00 | N89°08'41"E

C42 | 22.00 | 15.00 | N23°17'24"E

C43 | 43.63 | 25.00 | N64°41'09"W |

C44 | 270.63 | 425.00 | S32°55'42"E

C47 | 423.60 | 575.00 | S30°03'58"E

C48 | 32.41 | 25.00 | S28°10'35"W

C49 | 42.81 | 60.00 | S11°12'53"E

C52 | 3.71 | 15.00 | S83°37'37"E

C54 | 45.89 | 525.00 | N42°17'04"W

C56 | 49.03 | 525.00 | N25°59'04"W

C57 | 8.32 | 15.00 | N24°51'21"W

C58 | 27.84 | 60.00 | S25°25'17"W

C59 | 37.65 | 60.00 | S56°41'27"W

C60 | 32.39 | 60.00 | N89°51'59"W |

C61 | 36.75 | 60.00 | N56°51'12"W

C63 | 8.48 | 225.23 | N40°43'08"W

C64 | 21.05 | 15.00 | S58°56'13"E

C65 | 4.07 | 15.00 | N73°05'13"E

C66 | 6.22 | 15.00 | N53°25'33"E

C67 | 4.12 | 15.00 | N33°40'08"E

C69 | 76.30 | 60.01 | N58°49'59"W |

C70 | 17.27 | 375.00 | S16°00'18"E |

C71 | 120.52 | 375.00 | S26°31'51"E

C72 | 101.01 | 375.00 | S43°27'15"E

C73 | 1.90 | 15.00 | N44°22'38"W

| 60.00 | N27°03'52"W |

C62 | 25.64 |

| 306.33 | 525.00 | N34°27'19"W

15.00 S72°47'11"E

15.00 | S60°26'42"W

84.53 365.00 N07\*27'22"W

30.61 545.00 S80°11'43"W

| 141.44 | 60.00 | N80°48'36"E

50.73 | 525.00 | \$33\*35'09"W

200.68 | 525.00 | S32°12'41"W

C3 | 22.23 |

C8 21.52

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 57.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 2) S49'36'32"E, A DISTANCE OF 134.17 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 3) N51'48'15"E, A DISTANCE OF 48.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 4) S26'57'07"E, A DISTANCE OF 200.77 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) S26'58'58"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

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 A POINT ON 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 AN IRON PIPE FOUND AT A SOUTHEAST CORNER OF SAID 1258.002 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING 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

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) N00°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

CORNER,
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 CORNER,

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"

FOR CORNER,
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 CORNER,

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, 15) 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.

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 S40°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 S75'03'49"W, A DISTANCE OF 45.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,

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 \$75°03'49"W, A DISTANCE OF 41.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR

21) S81\*52'55"W, A DISTANCE OF 153.33 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE NORTHEAST TERMINUS LINE OF EIGHT OAKS DRIVE (R.O.W. VARIES) A R.O.W. DESCRIBED IN THE COLONY M.U.D. 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

CORNER, AND

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

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 CORNER

2) \$78\*34'58"W, A DISTANCE OF 132.54 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER AT THE NORTHWEST TERMINUS LINE OF SAID EIGHT OAKS DRIVE, BEING A POINT ON THE WEST LINE OF SAID 1258.002 ACRE TRACT, SAME BEING ON THE EAST LINE OF THE COLONY SECTION 5, A SUBDIVISION RECORDED IN CABINET 4, SLIDE 86-B, P.R.B.C.TX.,

THENCE, N11°22'18"W, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND LOT 18, BLOCK J OF SAID THE COLONY SECTION 5, A DISTANCE OF 114.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.855 ACRES OF LAND.

GENERAL NOTES:

EXISTING UTILITIES.

1. THE BENCHMARKS USED ARE:

BM #1: MAG NAIL ON TOP OF CURB, LOCATED +/- S48\*36'41"E 277.21' FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3 ELEVATION: 528.74' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", LOCATED +/- N46°53'24"E FROM THE POINT OF BEGINNING OF THE COLONY 1F, SECTION 3 ELEVATION: 531.68' (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 PROVIDED BY BLUEBONNET ELECTRIC.

5. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.6. CABLE SERVICE IS PROVIDED BY SPECTRUM.

THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

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

STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

8. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY

9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR 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 PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

10. BY APPROVING THIS PRELIMINARY 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 PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.

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

PRIOR TO PLAT APPROVAL BY THE CITY.

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

WASTEWATER COLLECTION FACILITIES

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

REQUIREMENTS.

14. ALL NEW UTILITIES WILL BE UNDERGROUND.
15. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.

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

16. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO

17. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP PANEL NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, EFFECTIVE JANUARY 19,

2006. COMMUNITY NUMBER 481193, AND IS ON ZONE X.

18. TEMPORARY AND PERMANENT EASEMENTS ARE TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR

OFF—SITE IMPROVEMENTS.

19. 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.

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

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

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

23. 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 AND DUPLEX CONSTRUCTION.

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

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

26. ALL INFRASTRUCTURE REQUIRED FOR PURILIC ROADS. DRAINAGE OR OTHER PURILIC INFRASTRUCTURE (IN

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 ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.

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 PRELIMINARY 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 PRELIMINARY 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 PRELIMINARY 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 PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION

LAWFULLY MADE HEREUNDER.

30. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURE 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

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 PRELIMINARY 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, PRIVATE PARKS, STREET LIGHTING 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 PLAN.

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 BUILDING BUILDINGS FENCES LANDSCAPING) THAT NEGATIVELY

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).

STATE OF TEXAS )(
COUNTY OF BASTOP )( KNOW ALL MEN BY THESE PRESENTS:

THAT WE, RICK NEFF, HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE 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 51.855 ACRES OF LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1F, 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 \_\_\_\_\_\_, 20\_\_\_\_, A.D.

RICK NEFF
HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY

PO BOX 12220 EL PASO, TEXAS 79913

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

ATTEST:

FLOOD PLAIN NOTE:

PLANNING & ZONING COMMISSION CHAIRPERSON

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.

CITY SECRETARY

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 TRAVIS )( KNOW ALL MEN BY THESE PRESENTS:

I, DOUGLAS R. RUMMEL, JR., P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

DOUGLAS R. RUMMEL, JR.

97387

CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749

DOUGLAS R. RUMMEL, JR., P.E. #97387

STATE OF TEXAS )(
COUNTY OF TRAVIS )( KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON—THE—GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 4210006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: \_\_\_\_\_\_ DATE \_\_\_\_\_\_ DATE \_\_\_\_\_\_\_\_

CARLSON, BRIGANCE & DOERING, INC.

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

JOHN DAVID KIPP

SUR

SUR

SHEET NO. 2 OF 2



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