

LEGEND

- 1/2" IRON ROD FOUND WITH "CBD" CAP (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
- - - EXISTING CONTOURS
- AC. ACRE
- ROW RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

DATE: MAY 25, 2022

OWNER:
CONTACT:
 BASTROP INDEPENDENT SCHOOL DISTRICT
 908 FARM ST
 BASTROP, TEXAS 78602
 PHONE: (512) 772-7100

ENGINEER & SURVEYOR:
 RYAN WHITTLE, P.E. &
 JOHN BILNOSKI, R.P.L.S.
 STANTEC
 1905 ALDRICH STREET, SUITE 300
 AUSTIN, TEXAS 78723-3544
 (512) 328-0011

NUMBER OF LOTS: 1
 TOTAL ACREAGE: 12.00 ACRES
 NUMBER OF BLOCKS: 1
 RIGHT-OF-WAY ACREAGE: 0.00 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY

BENCHMARKS:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 12A.

BENCHMARK: CP 107 - PK NAIL WITH STANTEC CONTROL WASHER SET AT THE SOUTHEAST CORNER OF INLET, SOUTHSIDE OF HACKBERRY LANE AT INTERSECTION OF NANDINA PATH AND HACKBERRY LANE. ELEVATION=426.63' (NOT SHOWN)

TBM 100: CENTER OF STAR ON STORM SEWER MANHOLE, +/-100' NORTH OF HAUL ROAD, +/-120' WEST AND +/-145' NORTH OF SOUTHEAST CORNER OF SITE, AT OR NEAR CENTERLINE TERMINUS OF PROPOSED SHAGBARK TRAIL. ELEV=426.41' (AS SHOWN)

TBM 101: T-POST WITH PUNCH FOUND AT OR NEAR THE NORTH LINE OF HAUL ROAD, +/-20' NORTH, NORTHEAST OF SOUTHWEST CORNER OF SITE. ELEV=436.06'(AS SHOWN) "CBD" CALLED=436.27' FOUND=436.17'

TBM 102: 5/8" IRON ROD WITH ORANGE CAP SET ON NORTH SIDE OF HAUL ROAD, +/-440 WEST OF SOUTHWEST CORNER OF SITE. ELEV=433.46'(AS SHOWN)

STATE OF TEXAS
 COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BASTROP INDEPENDENT SCHOOL DISTRICT, BEING THE OWNERS OF 12,000 ACRES OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY ABSTRACT 5, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 202121977 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

THE FINAL PLAT OF THE COLONY MUD 1B SECTION 7

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 _____, 2022, A.D.

OWNER/DEVELOPER: NAME HERE
 BASTROP INDEPENDENT SCHOOL DISTRICT
 908 FARM STREET
 BASTROP, TEXAS, 78602

STATE OF TEXAS
 COUNTY OF BASTROP

I, RYAN WHITTLE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

LICENSED PROFESSIONAL ENGINEER DATE
 RYAN WHITTLE, P.E.
 TEXAS REGISTRATION NO. 125857

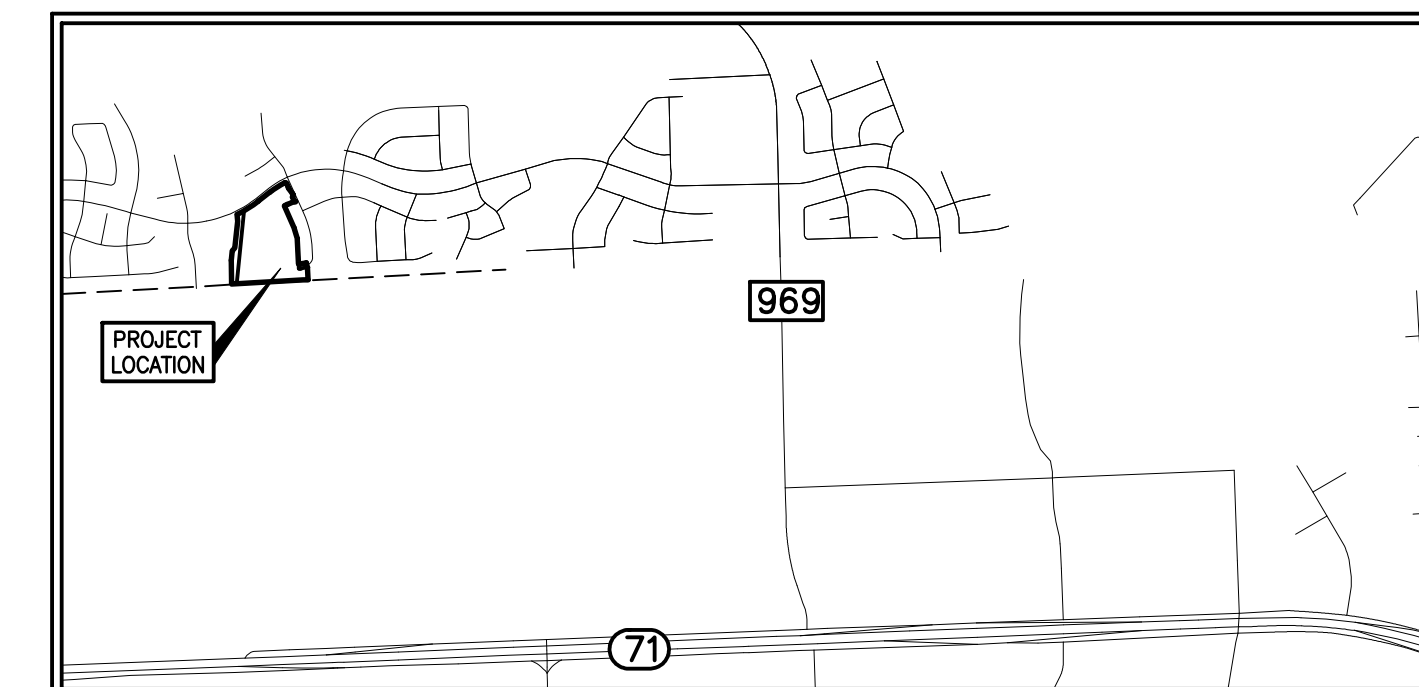
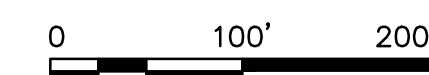
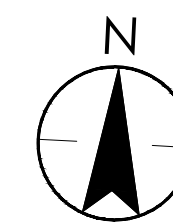
STATE OF TEXAS
 COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

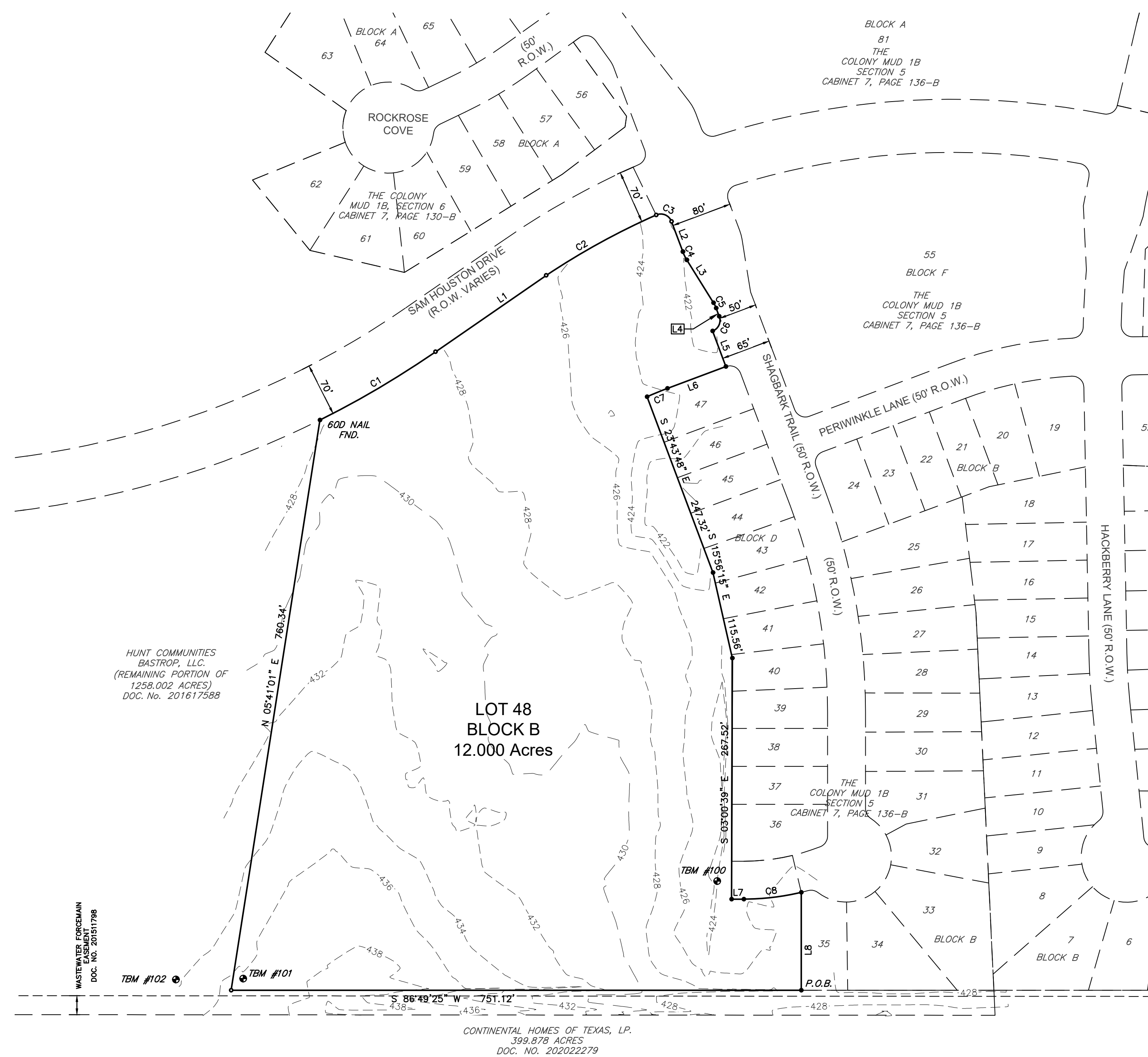
THAT I, JOHN T. BILNOSKI, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 JOHN T. BILNOSKI, RPLS
 TEXAS REGISTRATION NO. 4998

FINAL PLAT OF
 THE COLONY MUD 1B
 SECTION 7



VICINITY MAP
 SCALE: N.T.S.



PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	176.70'	1235.00'	8°11'51"	176.55'	N56° 17' 51.66"E
C2	165.53'	965.00'	9°49'41"	165.32'	N58° 02' 13.15"E
C3	24.43'	15.00'	93°19'08"	21.82'	S70° 23' 22.43"E
C4	12.05'	61.00'	111°19'07"	12.03'	S29° 23' 21.77"E
C5	7.70'	39.00'	111°19'07"	7.69'	S29° 23' 21.77"E
C6	23.56'	15.00'	90°00'00"	21.21'	S21° 16' 11.74"W
C7	29.07'	475.00'	3°30'23"	29.06'	S64° 31' 00.39"W
C8	76.37'	325.00'	13°27'46"	76.19'	N80° 05' 32.05"E

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N52°11'56"E	177.35'
L2	S23°43'48"E	42.63'
L3	S35°02'55"E	66.52'
L4	S23°43'48"E	11.69'
L5	S23°43'48"E	50.00'
L6	S66°16'12"W	82.21'
L7	N86°49'25"E	16.07'
L8	S3°10'35"E	128.93'



Stantec Consulting Services Inc. TBPELS # F-6324
 1905 Aldrich Street Suite 300 TBPELS # 10194230
 Austin TX 78723-3544
 Tel: (512) 328-0011
 www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

FINAL PLAT OF
THE COLONY MUD 1B
SECTION 7

GENERAL NOTES:

- 1. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
2. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
3. 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 A NEW PRELIMINARY PLAT MAY NEED TO BE SUBMITTED AND APPROVED, AT THE OWNER'S SOLE EXPENSE, IF THE PRELIMINARY PLANS CHANGE SUBSTANTIALLY.
4. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR CONSTRUCTION ON EACH LOT.
5. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENT.
6. THE CITY WILL PERFORM A FINAL INSPECTION OF THE INFRASTRUCTURE THAT WILL BE DEDICATED TO THE SUBDIVISION.
7. BY APPROVING THIS 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 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.
8. DEVELOPER/OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
9. 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 (DCLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
10. 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.
11. WATER IS PROVIDED BY THE COLONY MUD 1B SECTION 7.
12. WASTEWATER SERVICE IS PROVIDED BY THE COLONY MUD 1B SECTION 7.
13. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.
14. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
15. CABLE SERVICE IS PROVIDED BY SPECTRUM.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
17. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
18. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN DATED: SEPTEMBER 27, 2021 CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT OF NO. 4210005827 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS AMENDED PLAT.
19. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. AN OWNER'S ASSOCIATION AND OR MUD IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
21. A STORMWATER MANAGEMENT PLAN WILL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
22. PERMITS: 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. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
23. ALL NEW UTILITIES WILL BE UNDERGROUND.
24. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
25. 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.
26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE 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 CONDUITS, DRAINAGE PIPES AND NATURAL GAS LINES.
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 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. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
30. AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE (REQUIRED WIDTH ADJACENT TO ROW IN BP&L SERVICE AREA SUBJECT TO BP&L FINAL APPROVAL).
31. ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
32. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
33. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THE 7TH DAY OF JUNE, 2022, A.D..
34. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
35. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO.48021C03335E, EFFECTIVE 01/19/2006, FOR THE COMMUNITY OF BASTROP COUNTY 481193.

FIELD NOTES

A 12,000 ACRE OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY ABSTRACT 5, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC BY DEED OF RECORD IN 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 12,000 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD WITH "CBD ROW" CAP FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HACKBERRY LANE (50' R.O.W.), BEING THE NORTHERLY LINE OF LOT 1, BLOCK "B", COLONY MUD 1B, SECTION 3, A SUBDIVISION OF RECORD IN CABINET 7, PAGES 87-1 & 87-B OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, S71°31'41"W, LEAVING THE SOUTHERLY LINE OF HACKBERRY LANE, OVER AND ACROSS SAID BLOCK "B", COLONY MUD 1B, SECTION 3, A DISTANCE OF 455.07 FEET TO A POINT AT THE COMMON SOUTHERLY CORNER OF SAID BLOCK "B", COLONY MUD 1B, SECTION 3 AND BLOCK "B", COLONY MUD 1B, SECTION 5, A SUBDIVISION OF RECORD IN CABINET 7, PAGES 136-B & 137-A OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, S86°49'25"W, LEAVING SAID COMMON CORNER, ALONG THE SOUTHERLY LINE OF SAID BLOCK "B", COLONY MUD, 1B, SECTION 5, A DISTANCE OF 253.78 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND IN THE WESTERLY LINE OF SAID BLOCK "B", COLONY MUD 1B, SECTION 5 FOR THE POINT OF BEGINNING AND SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE WESTERLY LINE OF SAID BLOCK "B", COLONY MUD 1B, SECTION 5, OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE SOUTHERLY AND WESTERLY LINES HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S86°49'25"W, A DISTANCE OF 751.12 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE SOUTHWESTERLY CORNER HEREOF;
2) N05°41'01"E, A DISTANCE OF 760.34 FEET TO A 60D NAIL FOUND IN THE CURVING SOUTHERLY RIGHT-OF-WAY LINE OF SAM HOUSTON DRIVE (R.O.W. VARIES), FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY LINE OF SAM HOUSTON DRIVE, CONTINUING OVER AND ACROSS SAID 1258.002-ACRE TRACT, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, A CENTRAL ANGLE OF 81°1'51", AN ARC LENGTH OF 176.70 FEET, AND A CHORD WHICH BEARS, N56°17'52"E, A DISTANCE OF 176.55 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE END OF SAID CURVE;
2) N52°11'56"E, A DISTANCE OF 177.35 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF NON-TANGENT CURVE TO THE RIGHT;
3) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 9°49'41", AN ARC LENGTH OF 165.53 FEET, AND A CHORD WHICH BEARS, N58°02'13"E, A DISTANCE OF 165.32 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAM HOUSTON DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SHAGBARK TRAIL, BEING THE WESTERLY LINE OF SAID COLONY MUD 1B, SECTION 5, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE WESTERLY LINE OF SAID COLONY MUD 1B, SECTION 5, IN PART ALONG THE WESTERLY LINE OF SHAGBARK TRAIL, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 93°19'08", AN ARC LENGTH OF 24.43 FEET, AND A CHORD WHICH BEARS, S70°23'22"E, A DISTANCE OF 21.82 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
2) S23°43'48"E, A DISTANCE OF 42.63 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
3) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 11°19'07", AN ARC LENGTH OF 12.05 FEET, AND A CHORD WHICH BEARS, S29°23'22"E, A DISTANCE OF 12.03 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF SAID CURVE;
4) S35°02'55"E, A DISTANCE OF 66.52 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
5) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 11°19'07", AN ARC LENGTH OF 7.70 FEET, AND A CHORD WHICH BEARS, S29°23'22"E, A DISTANCE OF 7.69 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
6) S23°43'48"E, A DISTANCE OF 11.69 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
7) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD WHICH BEARS, S21°16'12"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
8) S23°43'48"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
9) S66°16'12"W, A DISTANCE OF 82.21 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
10) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 3°30'23", AN ARC LENGTH OF 29.07 FEET, AND A CHORD WHICH BEARS, S64°31'00"W, A DISTANCE OF 29.06 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF SAID CURVE;
11) S23°43'48"E, A DISTANCE OF 247.32 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
12) S15°56'15"E, A DISTANCE OF 115.56 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
13) S03°00'39"E, A DISTANCE OF 317.52 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
14) S23°43'48"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT AN ANGLE POINT;
15) N86°49'25"E, A DISTANCE OF 16.07 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
16) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 13°27'46", AN ARC LENGTH OF 76.37 FEET, AND A CHORD WHICH BEARS, N80°05'32"E, A DISTANCE OF 76.19 FEET TO A 1/2 INCH IRON ROD WITH "CBD SETSTONE" CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
17) S03°10'35"E, A DISTANCE OF 128.93 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 12,000 ACRE (522,722 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BASTROP INDEPENDENT SCHOOL DISTRICT, BEING THE OWNERS OF 12,000 ACRES OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY ABSTRACT 5, SITUATED IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 202121977 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

THE FINAL PLAT OF THE COLONY MUD 1B SECTION 7

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 THE DAY ____ OF _____, 2022, A.D.

OWNER/DEVELOPER: NAME HERE
BASTROP INDEPENDENT SCHOOL DISTRICT
906 FARM STREET
BASTROP, TEXAS, 78602

STATE OF TEXAS
COUNTY OF BASTROP

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 ____ M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ____ PAGE(S).

DEPUTY COUNTY CLERK, BASTROP COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BASTROP

I, RYAN WHITTLE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLETES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

LICENSED PROFESSIONAL ENGINEER DATE
RYAN WHITTLE, P.E. TEXAS REGISTRATION NO. 125857

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN T. BILNOSKI, 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 REGULATIONS OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE
JOHN T. BILNOSKI, RPLS TEXAS REGISTRATION NO. 4998

STATE OF TEXAS
BASTROP COUNTY

APPROVED THIS DAY ____ OF _____, 2022 A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: ATTEST:

CHAIRPERSON, PLANNING AND ZONING COMMISSION CITY SECRETARY



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