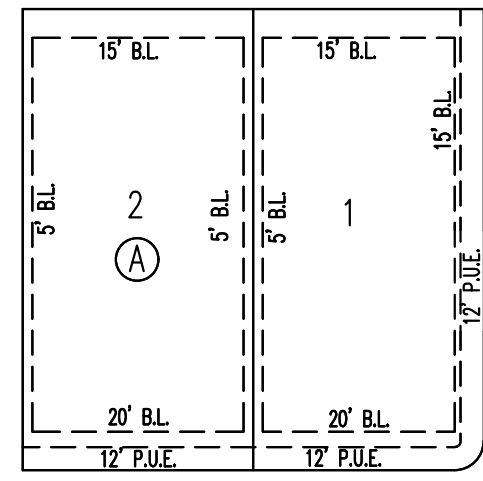
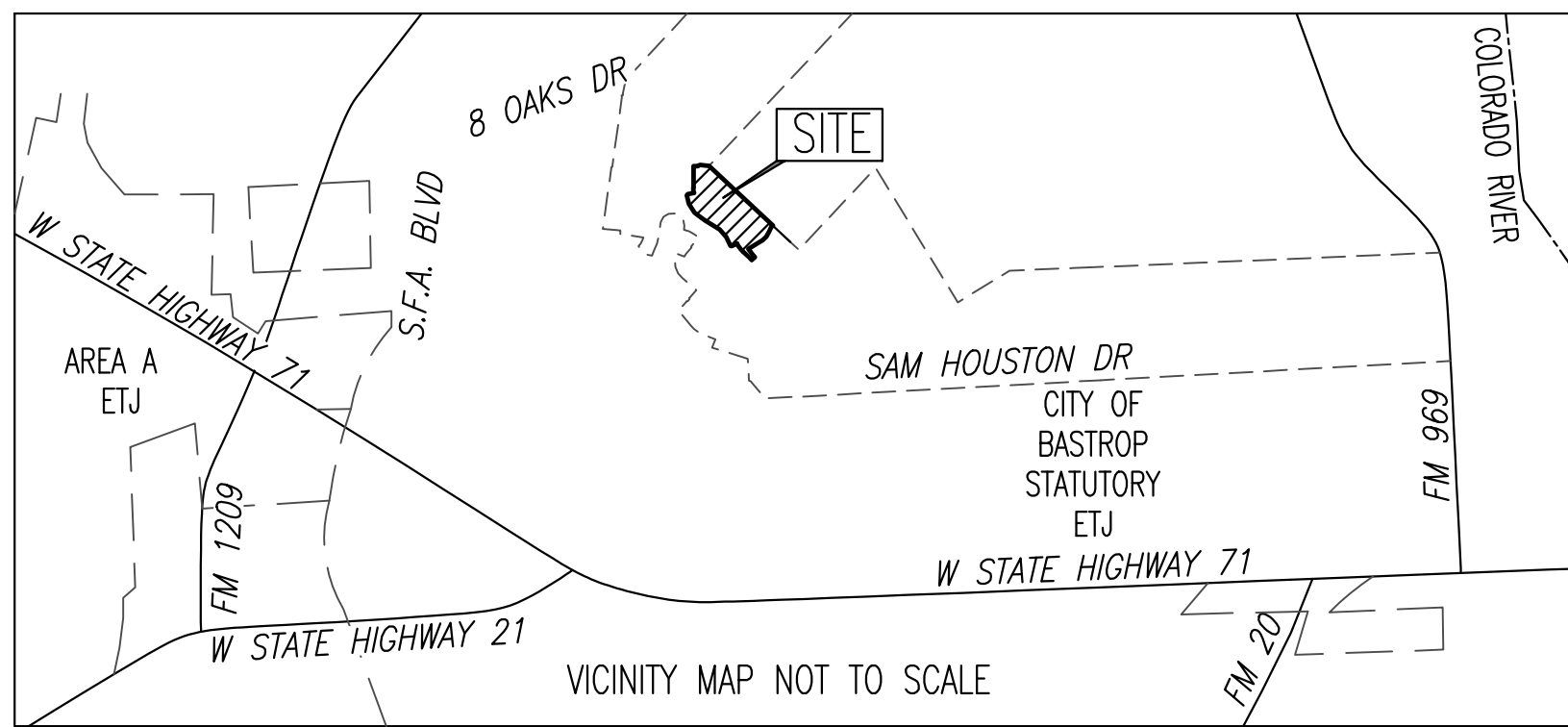
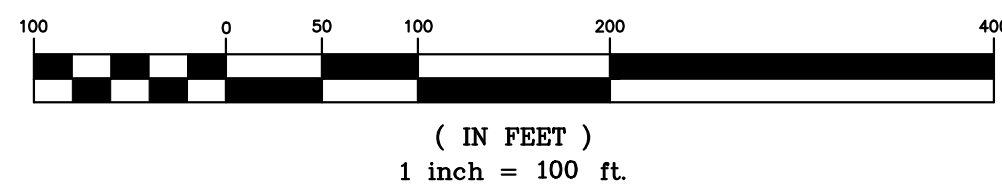


# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 4



**SURVEYOR'S NOTE:**  
1) A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS ON ALL LOTS IN THIS SUBDIVISION

SCALE: 1" = 100'  
GRAPHIC SCALE



### LEGEND

- 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
- 1/2" IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- 1 LOT NUMBER
- (A) BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- O.S. OPEN SPACE
- L.S.E. LANDSCAPE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- MUD BOUNDARIES

DATE: JUNE 24, 2022  
OWNER:  
HUNT COMMUNITIES BASTROP, LLC.  
A DELAWARE LIMITED LIABILITY COMPANY  
PO BOX 12220  
EL PASO, TEXAS 79913  
(915) 298-4226

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

TOTAL ACREAGE: 25.647 ACRES  
SURVEY: JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5

RESIDENTIAL LOTS:	95	TOTAL: 16.555 ACRES
NON-RESIDENTIAL LOTS:	5	TOTAL: 2.608 ACRES
TOTAL LOTS:	100	TOTAL: 19.163 ACRES

NO. OF BLOCKS:	4	TOTAL: 6.484 ACRES
R.O.W.:		

NON - RESIDENTIAL LOTS		
BLOCK	LOT	PURPOSE
A	48	L.S.E., D.E., & P.U.E. LOT
A	49	L.S.E., D.E., & P.U.E. LOT
A	50	L.S.E., D.E., & P.U.E. LOT
A	51	L.S.E., D.E., & P.U.E. LOT
B	12	L.S.E., D.E., & P.U.E. LOT

F.E.M.A. MAP NO. 48021C0195E  
BASTROP COUNTY, TEXAS AND INCORPORATED AREAS.  
DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY		
REPUBLIC DRIVE	70' R.O.W.	2,014' LOCAL
SUSSEX CIRCLE	50' R.O.W.	1,811' LOCAL
TALLSTAR DRIVE	50' R.O.W.	337' LOCAL
LINDALE DRIVE	50' R.O.W.	582' LOCAL
TOTAL		4,744'

### BENCHMARK INFORMATION:

BM #1: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",  
LOCATED +/- S72°36'55"W 740.03' FROM THE POINT OF BEGINNING OF  
THE COLONY 1D, SECTION 4  
ELEVATION: 491.03' (NAVD '88)

BM #2: CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",  
LOCATED +/- S26°03'29"W 1011.28' FROM THE POINT OF BEGINNING  
OF THE COLONY 1D, SECTION 4  
ELEVATION: 473.73' (NAVD '88)



NON - RESIDENTIAL LOTS			RESIDENTIAL LOTS		RESIDENTIAL LOTS			
BLOCK	LOT	PURPOSE	BLOCK	LOT	SO. FT.	BLOCK	LOT	SO. FT.
A	48	L.S.E., D.E. & P.U.E.	A	1	6131	A	30	7065
A	49	L.S.E., D.E. & P.U.E.	A	2	6250	A	31	7341
A	50	L.S.E., D.E. & P.U.E.	A	3	6250	A	32	7618
A	51	L.S.E., D.E. & P.U.E.	A	4	6252	A	33	7894
B	12	L.S.E., D.E. & P.U.E.	A	5	6370	A	34	8106
			A	6	6708	A	35	7845
			A	7	8196	A	36	7845
			A	8	8317	A	37	8356
			A	9	11094	A	38	10164
			A	10	7015	A	39	8162
			A	11	6824	A	40	8415
			A	12	6598	A	41	8674
			A	13	6583	A	42	8125
			A	14	6540	A	43	6939
			A	15	6469	A	44	8764
			A	16	6348	A	45	7907
			A	17	6002	A	46	8637
			A	18	5917	A	47	7603
			A	19	6014	A	48	45618
			A	20	6112	A	49	18979
			A	21	6210	A	50	39225
			A	22	6644	A	51	5384
			A	23	6675	B	1	6827
			A	24	6235	B	2	6248
			A	25	5952	B	3	6248
			A	26	5757	B	4	6680
			A	27	6987	B	5	6836
			A	28	8119	B	6	8076
			A	29	6907	B	7	7845
						B	8	6666
						B	9	6932
						B	10	6615
						B	11	7742
						B	12	4464
			C	1		C	1	8681
			C	2		C	2	5625
			C	3		C	3	5625
			C	4		C	4	5625
			C	5		C	5	5625
			C	6		C	6	5636
			C	7		C	7	5765
			C	8		C	8	6034
			C	9		C	9	6328
			C	10		C	10	6621
			C	11		C	11	8921
			C	12		C	12	12557
			C	13		C	13	10311
			C	14		C	14	9643
			C	15		C	15	9244
			C	16		C	16	8427
			C	17		C	17	8021
			C	18		C	18	11571
			D	1		D	1	7746
			D	2		D	2	7982
			D	3		D	3	8050
			D	4		D	4	8748
			D	5		D	5	8922
			D	6		D	6	8653
			D	7		D	7	8451
			D	8		D	8	7828
			D	9		D	9	7828
			D	10		D	10	7828
			D	11		D	11	7828
			D	12		D	12	8294
			D	13		D	13	9407
			D	14		D	14	9667
			D	15		D	15	9563
			D	16		D	16	9225
			D	17		D	17	9615
			D	18		D	18	8921
			D	19		D	19	8588

SHEET NO. 1 OF 2

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

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

# THE PRELIMINARY PLAT OF THE COLONY MUD 1D, SECTION 4

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	41.40	536.00	S44°47'33"E	41.39	20.71	4°25'33"
C2	36.00	466.00	N44°47'33"W	35.99	18.01	4°25'33"
C3	180.74	534.00	N37°18'33"W	179.88	91.24	19°23'33"
C4	89.66	535.00	N03°19'03"W	89.56	44.94	9°36'09"
C5	87.40	464.00	S41°36'32"E	87.28	43.83	10°47'35"
C6	226.15	534.00	S34°52'23"E	224.46	114.80	24°15'54"
C7	26.32	464.00	S24°21'55"E	26.32	13.16	3°15'00"
C8	77.31	536.00	N26°52'21"W	77.25	38.72	8°15'51"
C9	290.79	466.00	N43°37'01"W	286.09	150.30	39°45'10"
C10	179.08	536.00	N48°55'20"W	178.24	90.38	19°08'32"
C11	541.36	535.00	S28°30'17"E	518.56	296.41	57°58'37"
C12	429.79	465.00	S26°59'42"E	414.65	231.62	52°57'26"
C13	120.54	425.00	N50°46'25"E	120.13	60.68	16°15'00"
C14	131.68	375.00	N48°50'21"E	131.00	66.52	20°07'08"
C15	14.02	15.00	S89°25'00"W	13.51	7.57	5°32'09"
C16	20.80	15.00	N00°56'39"W	19.17	12.46	79°26'51"
C17	203.61	60.00	N01°07'34"W	119.02	467.68	19°43'17"
C18	15.12	15.00	S69°33'08"E	14.49	8.28	57°46'09"
C19	73.26	475.00	N49°05'11"W	73.19	36.70	8°50'14"
C20	80.97	525.00	N49°05'11"W	80.89	40.57	8°50'14"
C21	68.38	475.00	S42°22'51"E	68.32	34.25	8°14'55"
C22	75.58	525.00	S42°22'51"E	75.52	37.86	8°14'55"
C23	9.91	825.00	N41°36'01"W	9.91	4.95	0°41'17"
C24	5.42	775.00	N41°27'24"W	5.42	2.71	0°24'01"
C25	65.71	825.00	N49°41'06"W	65.69	32.87	4°33'48"
C26	57.84	775.00	N49°49'43"W	57.82	28.93	4°16'33"
C27	30.69	675.00	S50°28'15"E	30.68	15.35	3°03'29"
C28	33.36	625.00	S50°28'15"E	33.35	16.68	3°03'29"
C29	14.36	15.00	N76°19'44"W	13.82	7.78	54°50'25"
C30	309.39	60.00	S43°58'27"W	64.08	37.90	29°26'47"
C31	15.87	15.00	S18°36'20"E	15.14	8.77	60°36'22"
C32	136.42	550.00	N51°41'12"E	136.07	68.56	14°12'40"
C33	118.12	500.00	N52°01'27"E	117.85	59.34	13°32'08"
C34	198.97	825.00	S38°25'01"W	198.49	99.97	13°49'07"
C35	186.91	775.00	S38°25'01"W	186.46	93.91	13°49'07"
C36	13.43	325.00	N44°08'34"E	13.43	6.71	2°22'02"
C37	11.36	275.00	N44°08'34"E	11.36	5.88	2°22'02"
C38	24.90	15.00	S17°20'35"W	22.14	16.40	99°06'40"
C39	24.90	15.00	S73°32'45"E	22.14	16.40	99°06'40"
C40	23.51	15.00	S13°53'37"W	21.18	14.95	89°47'49"
C41	21.43	15.00	S80°16'46"E	19.65	13.01	81°51'25"
C42	23.56	15.00	S13°29'34"E	21.21	15.00	90°00'04"
C43	24.88	15.00	N78°01'02"E	22.12	16.37	99°01'07"
C44	22.49	15.00	S87°32'17"W	20.44	13.97	85°54'50"
C45	24.81	15.00	N02°07'27"W	22.08	16.30	94°45'41"
C46	24.35	15.00	N88°09'55"W	21.76	15.81	93°01'01"
C47	22.85	15.00	S01°41'27"W	20.70	14.30	87°16'14"
C48	22.85	15.00	N88°57'42"E	20.70	14.30	87°16'14"
C49	24.35	15.00	N01°10'56"W	21.76	15.81	93°01'01"
C50	45.41	534.00	S28°10'36"E	45.40	22.72	4°52'21"
C51	28.18	466.00	N24°28'21"W	28.17	14.09	3°27'52"
C52	75.94	466.00	N30°52'23"W	75.85	38.05	9°20'12"
C53	73.59	466.00	N40°03'56"W	73.52	36.87	9°02'54"
C54	72.67	466.00	N49°03'26"W	72.60	36.41	8°56'07"
C55	40.41	466.00	N58°00'33"W	40.40	20.22	4°58'06"
C56	42.74	535.00	S58°12'17"E	42.73	21.38	4°34'38"
C57	58.82	535.00	S50°45'59"E	58.79	29.44	6°17'59"
C58	58.17	535.00	S44°30'07"E	58.14	29.11	6°13'45"
C59	58.33	535.00	S38°15'50"E	58.30	29.19	6°14'48"
C60	58.77	535.00	S31°59'36"E	58.74	29.42	6°17'40"
C61	57.89	535.00	S25°44'47"E	57.86	28.97	6°11'59"
C62	57.94	535.00	S19°32'37"E	57.91	29.00	6°12'19"
C63	59.03	535.00	S13°16'48"E	59.00	29.55	6°19'20"
C64	17.81	425.00	N57°41'52"E	17.81	8.91	2°24'05"
C65	50.29	425.00	N53°06'28"E	50.26	25.17	6°46'45"
C66	51.27	425.00	N46°15'43"E	51.24	25.87	6°54'44"
C67	1.17	425.00	N42°43'38"E	1.17	0.58	0°09'26"
C68	39.71	60.00	N77°13'22"E	38.99	20.62	3°55'26"
C69	45.94	60.00	N36°19'41"E	44.82	24.16	4°51'56"
C70	48.79	60.00	N08°54'03"W	47.46	25.84	46°35'33"
C71	53.60	60.00	N57°47'17"W	51.83	28.74	51°10'54"
C72	15.77	60.00	S89°05'32"W	15.72	7.93	15°03'29"
C73	20.74	375.00	N57°18'50"E	20.74	10.37	3°10'10"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C74	56.56	375.00	N57°24'30"E	56.51	28.33	8°38'30"
C75	54.37	375.00	N42°56'01"E	54.33	27.23	8°18'28"
C76	24.23	525.00	N41°59'24"W	24.23	12.12	2°38'40"
C77	48.70	525.00	N45°58'10"W	48.68	24.37	5°18'52"
C78	8.05	525.00	N49°03'57"W	8.05	4.02	0°52'42"
C79	43.80	550.00	N56°30'39"E	43.78	21.91	4°33'45"
C80	48.33	550.00	N51°42'44"E	48.32	24.18	5°02'05"
C81	44.29	550.00	N46°53'17"E	44.28	22.16	4°36'50"
C82	55.51	536.00	N42°19'05"W	55.49	27.78	5°56'02"
C83	58.54	536.00	N48°24'50"W	58.51	29.30	6°15'28"
C84	60.80	536.00	N54°47'32"W	60.77	30.43	6°29'58"
C85	4.22	536.00	N88°16'04"W	4.22	2.11	0°27'04"
C86	85.84	775.00	S34°40'51"W	85.80	42.96	6°20'46"
C87	101.07	775.00	S41°35'24"W	101.00	50.61	7°28'21"
C88	33.09	525.00	S47°41'57"E	33.09	16.55	3°36'42"
C89	42.49	525.00	S43°34'29"E	42.48	21.25	4°38'12"
C90	19.59	475.00	S48°19'25"E	19.59	9.80	2°21'46"
C91	48.80	475.00	S44°11'36"E	48.77	24.42	5°53'09"
C92	23.74	825.00	S32°19'56"W	23.74	11.87	1°38'57"
C94	52.89	825.00	S34°59'36"W	52.88	26.45	3°40'23"
C95	52.10	825.00	S38°38'20"W	52.09	26.06	3°37'05"
C96	70.24	825.00	S42°53'14"W	70.22	35.14	4°52'42"
C97	7.06	500.00	N88°23'16"E	7.06	3.53	0°48'30"
C98	48.20	825.00	N49°04'37"W	48.20	24.11	3°20'52"
C99	17.51	825.00	N51°21'31"W	17.51	8.75	1°12'57"
C100	9.29	575.00	S51°30'14"E	9.29	4.64	0°55'31"
C101	21.40	575.00	S49°58'30"E	21.40	10.70	2°07'58"
C102	28.20	600.00	N01°46'08"W	27.94	14.37	26°55'58"
C103	53.34	600.00	N40°42'07"W	51.60	28.58	50°56'01"
C104	47.55	600.00	N88°52'07"W	46.32	25.10	45°24'25"
C105	155.73	600.00	S05°55'45"E	115.55	214.23	148°42'28"
C106	24.57	600.00	N87°59'03"E	24.40	12.46	23°27'59"
C107	2.91	625.00	S49°02'32"E	2.91	1.46	0°16'01"
C108	30.44	625.00	S50°34'16"E	30.44	15.23	2°47'28"
C109	0.50	275.00	N43°00'40"E	0.50	0.25	0°06'14"
C110	10.86	275.00	N44°11'41"E	10.86	5.43	2°19'48"
C111	0.76	325.00	N43°01'34"E	0.76	0.38	0°08'03"
C112	12.67	325.00	N44°12'35"E	12.67	6.33	2°13'59"
C113	111.07	500.00	N51°37'12"E	110.84	55.78	12°43'38"

Line Table		
Line #	Length	Direction
L1	42.87	S42°58'04"W
L2	73.58	S25°45'39"W
L3	115.35	S29°19'06"W
L4	112.46	S48°30'38"W
L5	136.74	S35°35'09"E
L6	70.00	S47°25'13"W
L7	106.23	S66°32'09"W
L8	32.53	N71°27'57"W
L9	25.23	N33°13'02"E
L10	114.15	N78°18'13"E
L11	70.00	N89°29'01"E
L12	49.82	N62°34'07"E
L13	91.62	S84°41'23"E
L14	62.76	S80°47'01"E
L15	37.16	S42°57'33"W
L16	71.69	S68°28'57"W
L17	7.55	N21°27'48"W
L18	21.81	S76°05'19"E
L19	22.52	S17°20'53"E
L20	54.49	N86°14'35"E
L21	37.16	S42°57'33"W
L22	103.90	N40°40'04"W
L23	13.75	N49°30'18"W
L24	62.19	N48°54'31"W
L25	58.16	N48°54'31"W
L26	72.51	S31°30'28"W
L27	74.23	S31°30'28"W
L28	41.33	S49°19'34"W
L29	41.33	S49°19'34"W
L30	93.42	S45°19'34"W
L31	93.42	S45°19'34"W

### FIELD NOTES

BEING ALL OF THAT CERTAIN 25.647 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.T.X.), SAID 25.647 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON PIPE FOUND ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING THE SOUTHWEST CORNER OF A CALLED 516.756 ACRE TRACT CONVEYED TO COKER INVESTMENTS LTD BY DEED RECORDED IN VOLUME 1084, PAGE 16, O.P.R.B.C.T.X., FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S47°01'56"E, WITH THE COMMON LINE OF SAID 1258.002 ACRE TRACT AND SAID 516.756 ACRE TRACT, A DISTANCE OF 1517.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING IN THE SOUTH LINE OF SAID 516.756 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT ON THE NORTH LINE OF SAID 1258.002 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID 516.756 ACRE TRACT, BEARS S47°01'31"E, A DISTANCE OF 615.19 FEET,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES, NUMBERED 1 THROUGH 26,

- 1) S42°58'04"W, A DISTANCE OF 42.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 2) S25°45'39"W, A DISTANCE OF 73.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 3) S29°19'06"W, A DISTANCE OF 115.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 4) S48°30'38"W, A DISTANCE OF 112.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 5) S35°35'09"E, A DISTANCE OF 257.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 6) S35°35'09"E, A DISTANCE OF 136.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 7) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 536.00 FEET, AN ARC LENGTH OF 41.40 FEET, AND A CHORD THAT BEARS S44°47'33"E, A DISTANCE OF 41.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 8) S47°25'13"W, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 466.00 FEET, AN ARC LENGTH OF 36.00 FEET, AND A CHORD THAT BEARS N44°47'33"W, A DISTANCE OF 35.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 10) N47°02'20"W, A DISTANCE OF 165.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 11) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 534.00 FEET, AN ARC LENGTH OF 180.74 FEET, AND A CHORD THAT BEARS N37°18'33"E, A DISTANCE OF 179.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 12) S66°32'09"W, A DISTANCE OF 106.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 13) N71°27'57"W, A DISTANCE OF 32.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 14) N22°44'26"W, A DISTANCE OF 161.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 15) N42°54'08"W, A DISTANCE OF 188.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 16) N58°29'36"W, A DISTANCE OF 488.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBO SETSTONE" FOR CORNER,
- 17) N32°46'56"W, A DISTANCE OF 223.23 FEET TO A CAPPED 1/