

			Curve Ta	ble		
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	N05°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"
С9	290.79	466.00	N40°37'01"W	286.09	150.30	35°45'10
C10	179.08	536.00	N48°55'20"W	178.24	90.38	19*08'32
C11	541.36	535.00	S29°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	S69°25'00"W	13.51	7.57	53°32'09
C16	20.80	15.00	N00°56'39"W	19.17	12.46	79°26'51
C17	203.81	60.00	N01°07'34"W	119.02	467.68	194°37'1
C18	15.12	15.00	S69°33'08"E	14.49	8.28	57°46'09
C19	73.26	475.00	N45°05'11"W	73.19	36.70	8*50'14"
C20	80.97	525.00	N45°05'11"W	80.89	40.57	8*50'14"
C21	68.38	475.00	S45*22'51"E	68.32	34.25	8*14'55"
C22	75.58	525.00	S45°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	575.00	S50°26'15"E	30.68	15.35	3"03'29"
C28	33.36	625.00	S50°26'15"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	295°26'4
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	1 4° 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	5.68	2°22'02"
C38	24.90	15.00	S11°20'35"W	22.14	16.40	95°06'40
C39	24.90	15.00	S73*32'45"E	22.14	16.40	95°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	N79°01'02"E	22.12	16.37	95°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	S25°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	N56°00'33"W	40.40	20.22	4°58'06"
C56	42.74	535.00	S56°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	S30 45 59 E S44°30'07"E	58.14	29.44	61759
C59	58.33	535.00	S38*15'50"E	58.30	29.11	6'14'48"
C59 C60	58.33	535.00		58.30	29.19	
C61	57.89	535.00	S31°59'36"E S25°44'47"E	57.86	29.42	6°17'40" 6°11'59"
C62	57.89	535.00	S25 44 47 E S19*32'37"E	57.86	29.00	
C63	59.03			59.00	29.00	6°12'19" 6°19'20"
		535.00 425.00	S13°16'48"E			
C64	17.81	425.00	N57°41'52"E	17.81	8.91 25.17	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	25.67	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	37°55'26
C69	45.94	60.00	N36*19'41"E	44.82	24.16	43°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								Line To
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		Line #	Length
C74	56.56	375.00	N51°24'30"E	56.51	28.33	8*38'30"		L1	42.87
C75	54.37	375.00	N42°56'01"E	54.33	27.23	8*18'28"		L2	73.58
C76	24.23	525.00	N41°59'24"W	24.23	12.12	2°38'40"		L3	115.35
C77	48.70	525.00	N45°58'10"W	48.68	24.37	5*18'52"		L4	112.46
C78	8.05	525.00	N49°03'57"W	8.05	4.02	0*52'42"		L5	136.74
C79	43.80	550.00	N56°30'39"E	43.78	21.91	4*33'45"		L6	70.00
C80	48.33	550.00	N51°42'44"E	48.32	24.18	5*02'05"		L7	106.23
C81	44.29	550.00	N46'53'17"E	44.28	22.16	4*36'50"		L8	32.53
C82	55.51	536.00	N42*19'05"W	55.49	27.78	5*56'02"		L9	25.23
C83	58.54	536.00	N48°24'50"W	58.51	29.30	6°15'28"		L10	114.15
C84	60.80	536.00	N54°47'32"W	60.77	30.43	6*29'58"		L11	70.00
C85	4.22	536.00	N58*16'04"W	4.22	2.11	0°27'04"		L12	49.82
C86	85.84	775.00	S34°40'51"W	85.80	42.96	6*20'46"		L13	91.62
C87	101.07	775.00	S41°35'24"W	101.00	50.61	7°28'21"		L14	62.76
C88	33.09	525.00	S47°41'57"E	33.09	16.55	3°36'42"		L15	37.16
C89	42.49	525.00	S43°34'29"E	42.48	21.25	4°38'12"		L16	71.69
C90	19.59	475.00	S48°19'25"E	19.59	9.80	2°21'46"		L17	7.55
C91	48.80	475.00	S44°11'58"E	48.77	24.42	5*53'09"		L18	21.81
C92	23.74	825.00	S32°19'56"W	23.74	11.87	1*38'57"		L19	22.52
C94	52.89	825.00	S34°59'36"W	52.88	26.45	3°40'23"		L20	54.49
C95	52.10	825.00	S38°38'20"W	52.09	26.06	<i>3</i> °37'05"		L21	37.16
C96	70.24	825.00	S42°53'14"W	70.22	35.14	4*52'42"		L22	103.90
C97	7.06	500.00	N58°23'16"E	7.06	3.53	0°48'30"		L23	13.75
C98	48.20	825.00	N49°04'37"W	48.20	24.11	3°20'52"		L24	62.19
C99	17.51	825.00	N51°21'31"W	17.51	8.75	1°12'57"		L25	58.16
C100	9.29	575.00	S51°30'14"E	9.29	4.64	0°55'31"		L26	72.51
C101	21.40	575.00	S49°58'30"E	21.40	10.70	2*07'58"		L27	74.23
C102	28.20	60.00	N01°46'08"W	27.94	14.37	26*55'58"		L28	41.33
C103	53.34	60.00	N40°42'07"W	51.60	28.58	50°56'01"		L29	41.33
C104	47.55	60.00	N88°52'20"W	46.32	25.10	45°24'25"		L30	93.42
C105	155.73	60.00	S05°55'45"E	115.55	214.23	148*42'26"		L31	93.42
C106	24.57	60.00	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"15'48"			
C111	0.76	325.00	N43°01'34"E	0.76	0.38	0°08'03"			
	1		I	1			1		

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 | 55.76 | 12°43'38"

Direction

S42°58'04"W

S25°45'39"W

S29°19'06"W

S48'30'58"W

S35°35'09"E

S47°25'13"W

S66°32'09"W

N71°27'57"W

N33°13'02"E

N79°18'13"E

N89°29'01"E

N62°34'07"E

S84°41'23"E

S80°47'01"E

S42°57'33"W

S60°28'57"W

N21°27'48"W

S76°05'19"E

S17'20'53"E

N86°14'35"E

S42°57'33"W

N40°40'04"W

N49°30'18"W

N48°54'31"W

N48°54'31"W

S31°30'28"W

S31°30'28"W

S45°19'34"W

S45°19'34"W

S45°19'34"W

S45°19'34"W

THE PRELIMINARY PLAT OF

THE COLONY MUD 1D, SECTION 4

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.TX.), 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.TX., 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 "CBD 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 "CBD SETSTONE" FOR CORNER, 2) S25'45'39"W, A DISTANCE OF 73.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 3) S29'19'06"W, A DISTANCE OF 115.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S48'30'58"W, A DISTANCE OF 112.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 5) S58'53'55"W. A DISTANCE OF 257.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 6) S35'35'09"E, A DISTANCE OF 136.74 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, 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 "CBD SETSTONE" FOR CORNER, 8) S47'25'13"W. A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD 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 "CBD SETSTONE" FOR CORNER, 10) N47'00'20"W, A DISTANCE OF 165.51 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 534.00 FEET, AN ARC LENGTH OF 180.74 FEET, AND A CHORD THAT BEARS
- N37'18'33"W, A DISTANCE OF 179.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 12) S66'32'09"W, A DISTANCE OF 106.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N71°27'57"W, A DISTANCE OF 32.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 14) N22*44'26"W, A DISTANCE OF 161.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N40°54'08"W, A DISTANCE OF 166.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 16) N58'29'36"W, A DISTANCE OF 488.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 17) N32*46'56"W, A DISTANCE OF 223.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 18) N12*52'10"W, A DISTANCE OF 155.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 19) N33'13'02"E, A DISTANCE OF 25.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 20) N79'18'13"E, A DISTANCE OF 114.15 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, 21) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 89.66 FEET, AND A CHORD THAT BEARS
- NO5'19'03"W, A DISTANCE OF 89.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A CORNER, 22) NOO'30'59"W, A DISTANCE OF 372.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 23) N89°29'01"E, A DISTANCE OF 70.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, 24) N62'34'07"E, A DISTANCE OF 49.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 25) S84°41'23"E, A DISTANCE OF 91.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND 26) S80°47'01"E, A DISTANCE OF 62.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.647 ACRES OF LAND.

- 1. THE BENCHMARKS USED ARE:
- 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)

- 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1D.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1D. 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 5. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY.
- 6. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 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 THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 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
- 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.
- 16. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 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. 48021C0195E, FOR BASTROP COUNTY TEXAS, EFFECTIVE JANUARY 19, 2006. COMMUNITY NUMBER 481193.
- 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
- 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. NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- 24. 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.
- 25. PUBLIC UTILITY AND DRAINAGE FASEMENTS 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.
- 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 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.
- 28. 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.
- 29. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP. 30. 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
- 31. ALL DRAINAGE EASEMENTS. STORM WATER FACILITIES / FEATURE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PRELIMINARY PLAT OR ANY ADMINISTRATION DECISION

- 32. 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.
- 33. 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. 34. 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 35. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND
- STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER. 36. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE EASEMENTS, DRAINAGE

DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS

EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS. 37. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.

LAWFULLY MADE HEREUNDER.

- 38. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 39. 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.
- 40. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT. 41. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- 42. 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.
- 43. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY—S (STANDARD LOT).
- 44. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

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 LANDOUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE 25.647 ACRES OF LANDWITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1D, SECTION 4"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY PO BOX 12220 EL PASO, TEXAS 79913

WITNESS MY HAND THIS ______ DAY OF ______, 20____, A.D.

APPROVED THIS DAY _____ OF ____ ___, 20____ A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, ATTEST:

PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

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

DOUGLAS R. RUMMEL, JR. DOUGLAS R. RUMMEL, JR., P.E. #97387 97387 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE

STATE OF TEXAS

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749

COUNTY OF TRAVIS

AUSTIN, TEXAS 78749

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

JOHN DAVID KIPP ~ R.P.L.S. NO. 5844 CARLSON, BRIGANCE & DOERING, INC.

)(KNOW ALL MEN BY THESE PRESENTS:



SHEET NO. 2 OF 2



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

> Civil Engineering • Surveying 5501 West William Cannon ◆ Austin, Texas 78749

J:\AC3D\5428\Survey\PRELIMINARY PLAT - COLONY 1D SECTION 4