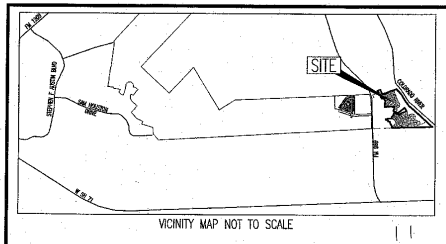
THE FINAL PLAT OF

THE COLONY MUD 1A SECTION 3, PHASE B

7/90-A



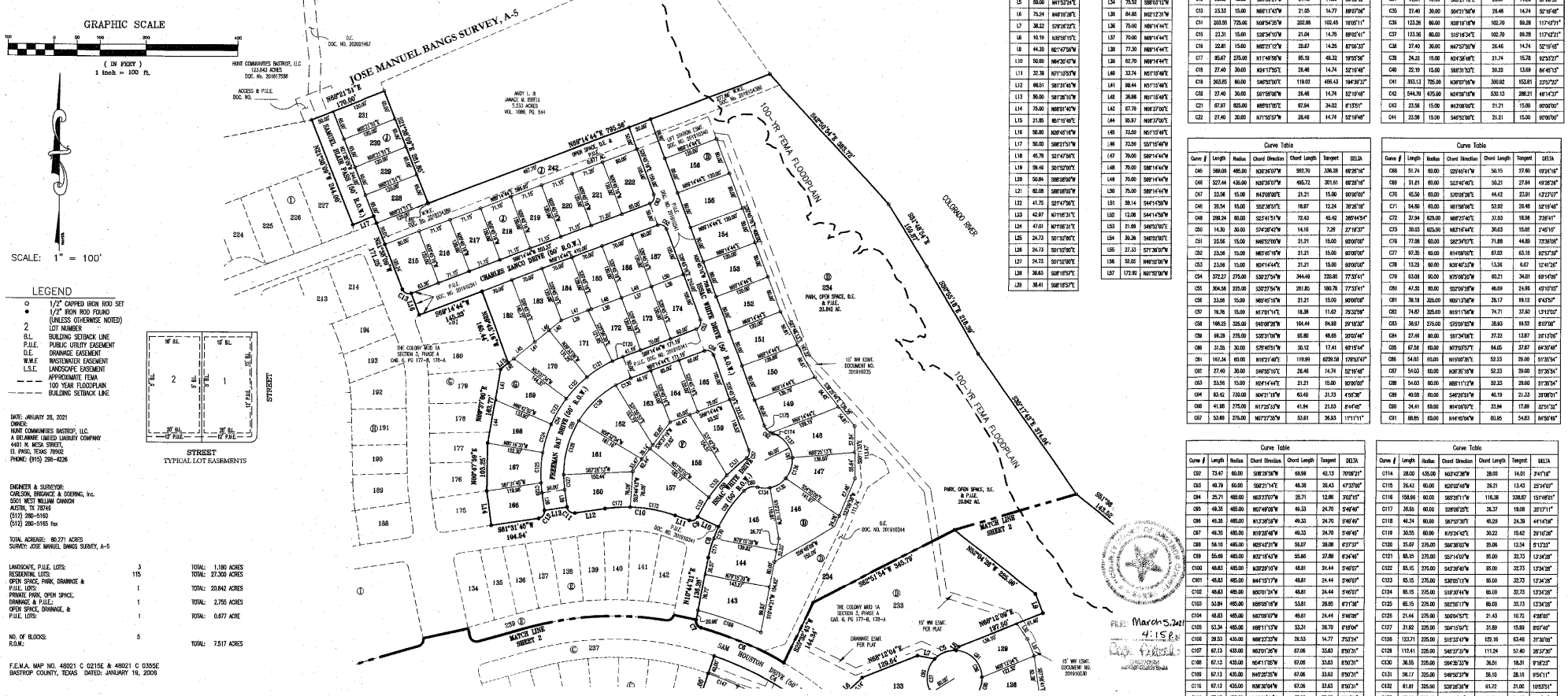
VICINITY MAP NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200 300 400

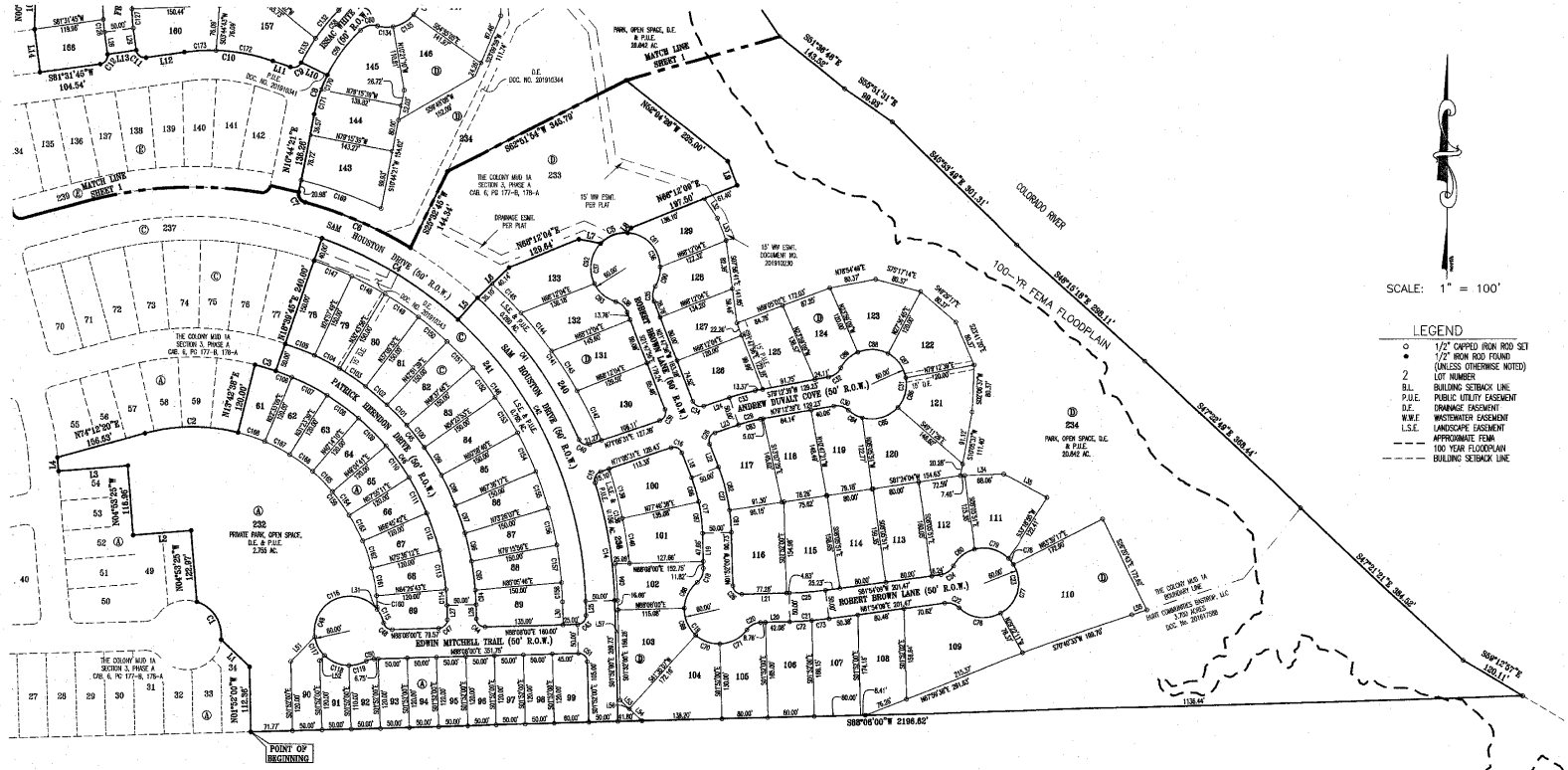
(IN FEET)
1 inch = 100 ft.

SCALE: 1" = 100'


JOSE MANUEL BANGS SURVEY, A-5
HUNT COMMUNITIES BASTROP, LLC
133.843 ACRES
DOC. NO. 201617588
ACCESS & P.U.E.
DOC. NO.
D.E.
DOC. NO. 202021467
ANDY L. & JANICE M. ESBELL
5.533 ACRES
VOL. 1886, PG. 544
SAMUEL BLAIR PASS (50' R.O.W.)
PATRICK HERNDON DRIVE (50' R.O.W.)
EDWIN MITCHELL TRAIL (50' R.O.W.)
ROBERT BROWN COVE (50' R.O.W.)
ANDREW DUVALT COVE (50' R.O.W.)
AMOS POLLARD COVE (50' R.O.W.)
ISSAC WHITE DRIVE (50' R.O.W.)
WILLIS MOORE DRIVE (50' R.O.W.)
CHARLES ZANCO DRIVE (50' R.O.W.)
FREEMAN DAY DRIVE (50' R.O.W.)
SAM HOUSTON DRIVE (60' R.O.W.)
MATCH LINE SHEET 2
MATCH LINE SHEET 3
100-YR FEMA FLOODPLAIN
COLORADO RIVER
PARK, OPEN SPACE, D.E. & P.U.E. 20.842 AC.
234 PARK, OPEN SPACE, D.E. & P.U.E. 20.842 AC.
D.E. DOC. NO. 201910344
10' WW ESMT. DOCUMENT NO. 201910235
15' WW ESMT. PER PLAT
DRAINAGE ESMT. PER PLAT
15' WW ESMT. DOCUMENT NO. 201910230
THE COLONY MUD 1A SECTION 3, PHASE A CAB. G, PG. 177-B, 178-A
THE COLONY MUD 1A SECTION 2, PHASE A CAB. G, PG. 177-B, 178-A
LOT 1 DAVIDSON ESMT. DOC. NO. 201910240
LOT 1 DAVIDSON ESMT. DOC. NO. 201910240
P.U.E. DOC. NO. 201910241
P.U.E. DOC. NO. 201910241
P.U.E. DOC. NO. 201910241

7/90-B

THE FINAL PLAT OF
THE COLONY MUD 1A SECTION 3, PHASE B


SAM HOUSTON DRIVE (80' R.O.W.)
PATRICK HENRY DRIVE (60' R.O.W.)
ANDREW JACKSON DRIVE (60' R.O.W.)
ANDREW JUVALT COVE (50' R.O.W.)
ROBERT BROWN LANE (60' R.O.W.)
EDWIN MITCHELL TRAIL (60' R.O.W.)
MATCH LANE
STREET 1
COLORADO RIVER
100-YR FEMA FLOODPLAIN
PARK, OPEN SPACE, D.E. & P.U.E. 20.842 AC.
PRIVATE PARK, OPEN SPACE, D.E. & P.U.E. 2.765 AC.
POINT OF BEGINNING
LLOYD F. KETHA
322.788 ACRES
NO RECORDING INFO
THE COLONY MUD 1A SECTION 3, PHASE A CAB. G, PG 177-B, 178-A
THE COLONY MUD 1A SECTION 2 CAB. G, PG 177-A, 178-A
THE COLONY MUD 1A SECTION 1, PHASE A CAB. G, PG 177-B, 178-A
THE COLONY MUD 1A SECTION 1, PHASE B CAB. G, PG 177-A, 178-A
THE COLONY MUD 1A SECTION 3, PHASE A CAB. G, PG 177-B, 178-A
THE COLONY MUD 1A SECTION 3, PHASE B CAB. G, PG 177-B

7/91-A

THE FINAL PLAT OF

THE COLONY MUD 1A SECTION 3, PHASE B

FIELD NOTES

BEING ALL OF THAT CERTAIN 60.271 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NO. 5, SITUATED IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A 123.843 ACRE TRACT BEING CALLED TRACT 2 CONVEYED TO HUNT COMMUNITIES BASTROP, LLC, RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 60.271 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE" ON THE SOUTHERN BOUNDARY LINE OF SAID TRACT 2, ALSO BEING THE SOUTHEASTERN CORNER OF THE COLONY MUD 1A EAST PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER _____ (O.P.R.B.C.TX.), AND ALSO BEING THE NORTHERN BOUNDARY LINE OF THAT CERTAIN 322.788 ACRE TRACT OF LAND CONVEY TO LLOYD F. KETHA, FOR THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID TRACT 2 AND SAID THE COLONY MUD 1A EAST, THE FOLLOWING FIFTY (50) COURSES AND DISTANCES, NUMBERED 1 THROUGH 50,

1. N01°52'09"W, A DISTANCE OF 112.38 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
2. N49°31'18"W, A DISTANCE OF 67.95 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE LEFT,
3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 83.76 FEET, AND WHOSE CHORD BEARS N32°52'11"W, A DISTANCE OF 77.12 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
4. N04°53'25"W, A DISTANCE OF 172.87 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
5. S85°06'35"W, A DISTANCE OF 100.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
6. N04°53'25"W, A DISTANCE OF 116.86 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
7. S85°06'35"W, A DISTANCE OF 100.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
8. N04°53'25"W, A DISTANCE OF 33.10 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
9. N74°12'30"E, A DISTANCE OF 156.53 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE" AT A POINT OF CURVATURE TO THE RIGHT,
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET, AN ARC LENGTH OF 162.21 FEET, AND WHOSE CHORD BEARS N89°57'29"E, A DISTANCE OF 160.43 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
11. N17°42'28"E, A DISTANCE OF 120.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
12. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 37.59 FEET, AND WHOSE CHORD BEARS S72°45'42"E, A DISTANCE OF 37.58 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
13. N18°39'45"E, A DISTANCE OF 240.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
14. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 273.84 FEET, AND WHOSE CHORD BEARS S59°43'26"E, A DISTANCE OF 271.77 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
15. N41°53'24"E, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
16. N48°15'26"E, A DISTANCE OF 75.24 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
17. N48°12'04"E, A DISTANCE OF 129.64 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
18. S38°36'52"E, A DISTANCE OF 38.22 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
19. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 51.57 FEET, AND WHOSE CHORD BEARS N68°12'04"E, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
20. N38°36'15"E, A DISTANCE OF 10.19 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
21. N48°12'03"E, A DISTANCE OF 197.56 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
22. N31°47'58"W, A DISTANCE OF 44.20 FEET TO A CAPPED ½" IRON ROD STAMPED "CBD SETSTONE",
23. N58°04'26"E, A DISTANCE OF 225.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
24. S32°51'34"E, A DISTANCE OF 345.79 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
25. S32°32'10"E, A DISTANCE OF 144.34 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE LEFT,
26. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 197.24 FEET, AND WHOSE CHORD BEARS N67°16'08"W, A DISTANCE OF 196.64 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
27. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.46 FEET, AND WHOSE CHORD BEARS N32°09'42"W, A DISTANCE OF 20.42 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
28. N10°44'21"E, A DISTANCE OF 136.28 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
29. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 70.74 FEET, AND WHOSE CHORD BEARS N18°04'47"E, A DISTANCE OF 70.59 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
30. N69°36'47"W, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
31. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.62 FEET, AND WHOSE CHORD BEARS S87°06'10"W, A DISTANCE OF 19.84 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
32. N17°19'53"W, A DISTANCE OF 32.39 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE LEFT,
33. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 154.80 FEET, AND WHOSE CHORD BEARS N84°43'34"W, A DISTANCE OF 153.34 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
34. S81°31'45"N, A DISTANCE OF 68.51 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
35. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.60 FEET, AND WHOSE CHORD BEARS N53°13'36"W, A DISTANCE OF 21.24 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
36. S81°28'10"W, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
37. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.52 FEET, AND WHOSE CHORD BEARS S36°36'24"W, A DISTANCE OF 21.18 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
38. S81°31'45"W, A DISTANCE OF 104.54 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
39. N08°01'40"W, A DISTANCE OF 75.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
40. N30°47'39"E, A DISTANCE OF 163.25 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
41. N09°37'02"E, A DISTANCE OF 163.77 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
42. N31°13'46"E, A DISTANCE OF 21.85 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
43. N30°45'16"W, A DISTANCE OF 165.44 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
44. S58°14'44"W, A DISTANCE OF 145.33 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
45. N30°45'16"W, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
46. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.33 FEET, AND WHOSE CHORD BEARS N58°11'43"W, A DISTANCE OF 21.05 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
47. N03°53'09"W, A DISTANCE OF 171.25 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
48. S86°29'21"W, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
49. N03°38'09"W, A DISTANCE OF 244.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AND
50. N08°21'51"E, A DISTANCE OF 170.00 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING IN AN EASTERN BOUNDARY LINE OF SAID TRACT 2, ALSO BEING IN THE WESTERN BOUNDARY LINE OF THAT CERTAIN 5.233 ACRE TRACT OF LAND CONVEYED TO ANDY L. AND JANNICE M. ISBELL IN VOLUME 1035, PAGE 544 (O.P.R.B.C.TX.),

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID TRACT 2 AND SAID 5.233 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1. S21°38'00"E, A DISTANCE OF 261.85 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
2. N69°14'44"E, A DISTANCE OF 795.38 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING A NORTHEASTERN CORNER OF SAID TRACT 2, ALSO BEING THE EASTERNMOST CORNER OF SAID 5.233 ACRE TRACT, AND ALSO BEING THE WESTERN EDGE OF THE COLORADO RIVER,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID TRACT 2 AND SAID COLORADO RIVER, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

1. S42°50'34"E, A DISTANCE OF 383.72 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
2. S31°45'54"E, A DISTANCE OF 156.87 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
3. S33°55'18"E, A DISTANCE OF 218.39 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
4. S35°17'43"E, A DISTANCE OF 374.04 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
5. S51°36'48"E, A DISTANCE OF 143.52 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
6. S50°51'31"E, A DISTANCE OF 99.83 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
7. S40°53'46"E, A DISTANCE OF 301.31 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
8. S48°15'18"E, A DISTANCE OF 258.11 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
9. S47°22'46"E, A DISTANCE OF 368.44 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE",
10. S47°21'21"E, A DISTANCE OF 384.52 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
11. S59°12'57"E, A DISTANCE OF 100.11 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING THE SOUTHEASTERN CORNER OF SAID TRACT 2, ALSO BEING THE NORTHEASTERN CORNER OF SAID 322.788 ACRE TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID TRACT 2 AND SAID 322.788 ACRE TRACT, S88°06'00"W, PASSING A 5/8" IRON ROD FOUND AT 1136.44 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2196.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.271 ACRES OF LAND.

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 ENGINEER OR SURVEYOR.

FILED March 5, 2021
4:15 P. M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY

STATE OF TEXAS §
COUNTY OF BASTROP §
KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT COMPANY, LLC., SOLE MEMBER OF HUNT COMMUNITIES BASTROP, LLC., AND BEING THE OWNER OF THAT CERTAIN 123.843 ACRE TRACT BEING CALLED TRACT 2 CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 60.271 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"THE FINAL PLAT OF THE COLONY MUD 1A SECTION 3, PHASE B"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 27th DAY OF JANUARY, 2021 A.D.

HUNT COMMUNITIES BASTROP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

RICK NEFF, SENIOR VICE PRESIDENT
4401 NORTH MESA STREET
EL PASO, TX 79902

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rick Neff KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF JANUARY, 2021 A.D.

Susan D. Martin
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUSAN D MARTIN
NOTARY PUBLIC, State of Texas
My Commission Expires
November 07, 2023
NOTARY ID 1282883-4

STATE OF TEXAS §
COUNTY OF BASTROP §
KNOW ALL MEN BY THESE PRESENTS:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 5th DAY OF March, 2021 A.D., AT 4:15 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET 1 PAGE(s) 90-B FILED FOR RECORD.
91-A

Olivia Hanna
DEPUTY

COUNTY CLERK, BASTROP COUNTY, TEXAS

APPROVED THIS 1ST DAY OF MARCH, 2021 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED:
Deborah A Moore
PLANNING & ZONING COMMISSION
CHAIRPERSON

ATTEST:
CITY SECRETARY

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

I, DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, 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.

ENGINEERING BY: _____ DATE _____
DOUGLAS R. RUMMEL, JR. ~ P.E. NO. 97387
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
DOUGLAS R. RUMMEL, JR.
97387
LICENSED
PROFESSIONAL ENGINEER

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

THAT I, AARON V. THOMASON, 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 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE 2-25-2021
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
AARON V. THOMASON
6214
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ ELEG. W 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\AUTOCAD 2004 LAND PROJECTS\4967\SURVEY\FINAL PLAT - COLONY MUD 1A, SECTION 3, PHASE B.DWG

5 pgs
AFFD

202109856

AFFIDAVIT AS TO SCRIVENER'S ERROR

The State of Texas § Re: Subdivision Plat

County of Bastrop § Final Plat of Colony MUD 1A, Section 3, Phase B

BEFORE ME, the undersigned, a Notary Public in and for said County, State of Texas, on this day personally appeared Aaron V. Thomason, to me well known, and who, after being by me duly sworn, deposes and says that:

"I, Aaron V. Thomason, am authorized under the laws of the State of Texas to practice the profession of Surveying. I supervised and was responsible for the preparation of the subdivision plat entitled **The Colony, MUD 1A Section 3, Phase B,** which was recorded on the 5th Day of March 2021, in Plat Cabinet 7, Pages 90-A, 90-B, and 91-A Official Public Records of Bastrop County, Texas."

"On May 3rd, 2021, it was brought to my attention that there was an inadvertent scrivener's errors in the above referenced plat, specifically the misspelling of the street name *ISSAC WHITE DRIVE*

I have examined the recorded document, performed the appropriate actions and hereby certify that the spelling of the street name has been corrected to **ISAAC WHITE DRIVE** on Sheet 1, Sheet 2, and the Right of Way table on Sheet 1.

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

AARON V. THOMASON, Registered Professional Land Surveyor No. 6214

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of May, 2021, AD

SUSAN O MARTIN
Notary Public, State of Texas
My Commission Expires
November 07, 2023
NOTARY ID 1042593-4

Notary Public in and for the State of Texas

EXHIBIT A
SHEET 1
RIGHT-OF-WAY TABLE

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

TOTAL ACREAGE: 60.271 ACRES
SURVEY: JOSE MANUEL BANGS SURVEY, A-5

LANDSCAPE, P.U.E. LOTS:	3	TOTAL: 1.180 ACRES
RESIDENTIAL LOTS:	115	TOTAL: 27.300 ACRES
OPEN SPACE, PARK, DRAINAGE & P.U.E. LOTS:	1	TOTAL: 20.842 ACRES
PRIVATE PARK, OPEN SPACE, DRAINAGE & P.U.E.:	1	TOTAL: 2.755 ACRES
OPEN SPACE, DRAINAGE, & P.U.E. LOTS:	1	TOTAL: 0.677 ACRE
NO. OF BLOCKS:	5	
R.O.W.:		TOTAL: 7.517 ACRES

F.E.M.A. MAP NO. 48021 C 0215E & 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY

SAM HOUSTON DRIVE	R.O.W. VARIES	775 FT	LOCAL
SAMUEL BLAIR PASS	50' R.O.W.	244 FT	LOCAL
PATRICK HERNDON DRIVE	50' R.O.W.	622 FT	LOCAL
EDWIN MITCHELL TRAIL	50' R.O.W.	458 FT	LOCAL
ROBERT BROWN COVE	50' R.O.W.	460 FT	LOCAL
ANDREW DUVALT COVE	50' R.O.W.	535 FT	LOCAL
AMOS POLLARD COVE	50' R.O.W.	611 FT	LOCAL
ISAAC WHITE DRIVE	50' R.O.W.	184 FT	LOCAL
WILLIS MOORE DRIVE	50' R.O.W.	781 FT	LOCAL
CHARLES ZANCO DRIVE	50' R.O.W.	595 FT	LOCAL
FREEMAN DAY DRIVE	50' R.O.W.	588 FT	LOCAL
TOTAL		5,853 FT	

LOT	SQ. FT.
61	6,944
62	6,944
63	6,944
64	6,944
65	6,944
66	6,944
67	6,944
68	6,944
69	7,289
78	9,238
79	8,457
80	9,324
81	8,457
82	8,457
83	8,457
84	9,646
85	9,716

EXHIBIT A
SHEET 1 STREET LABELS

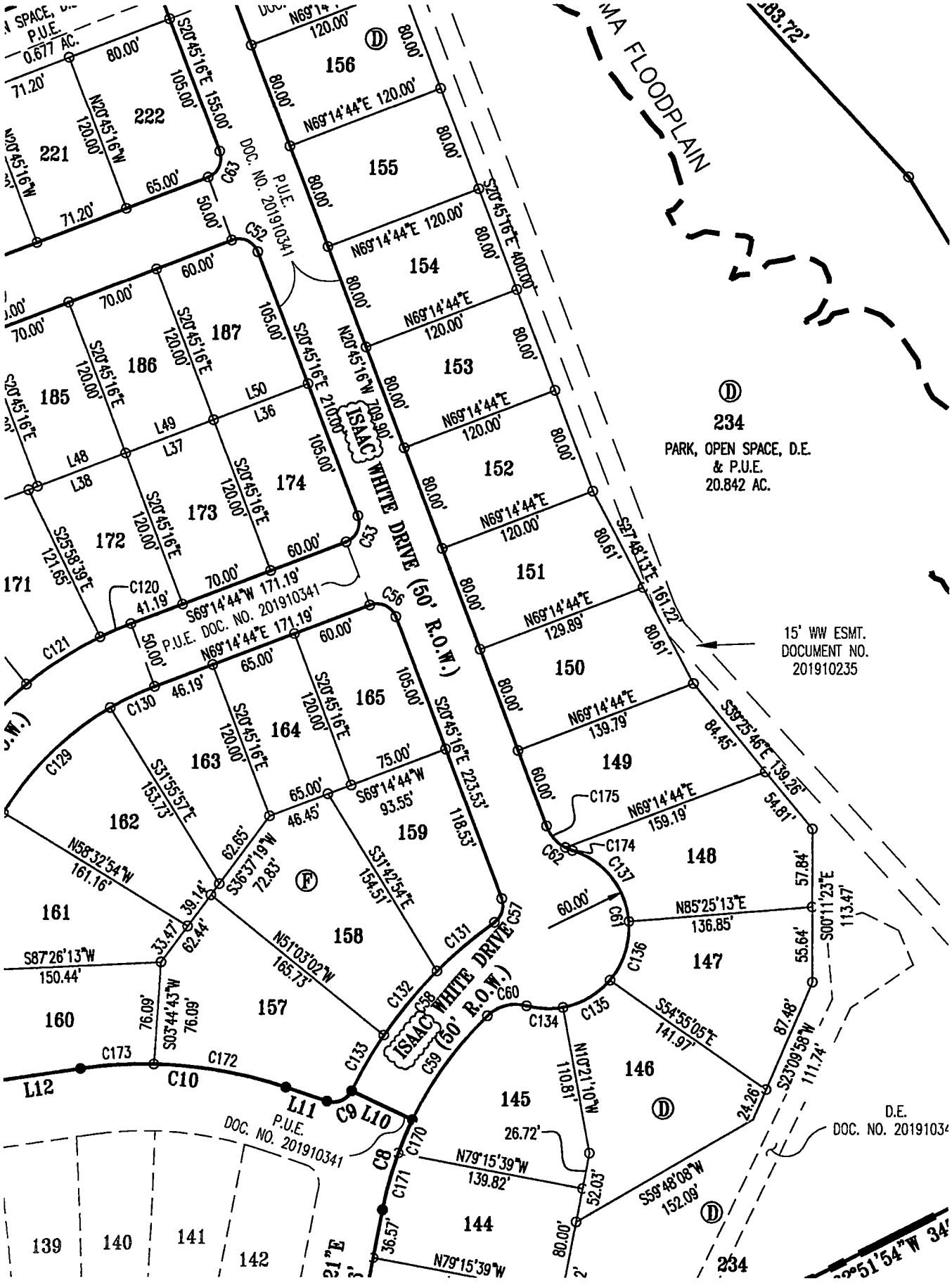
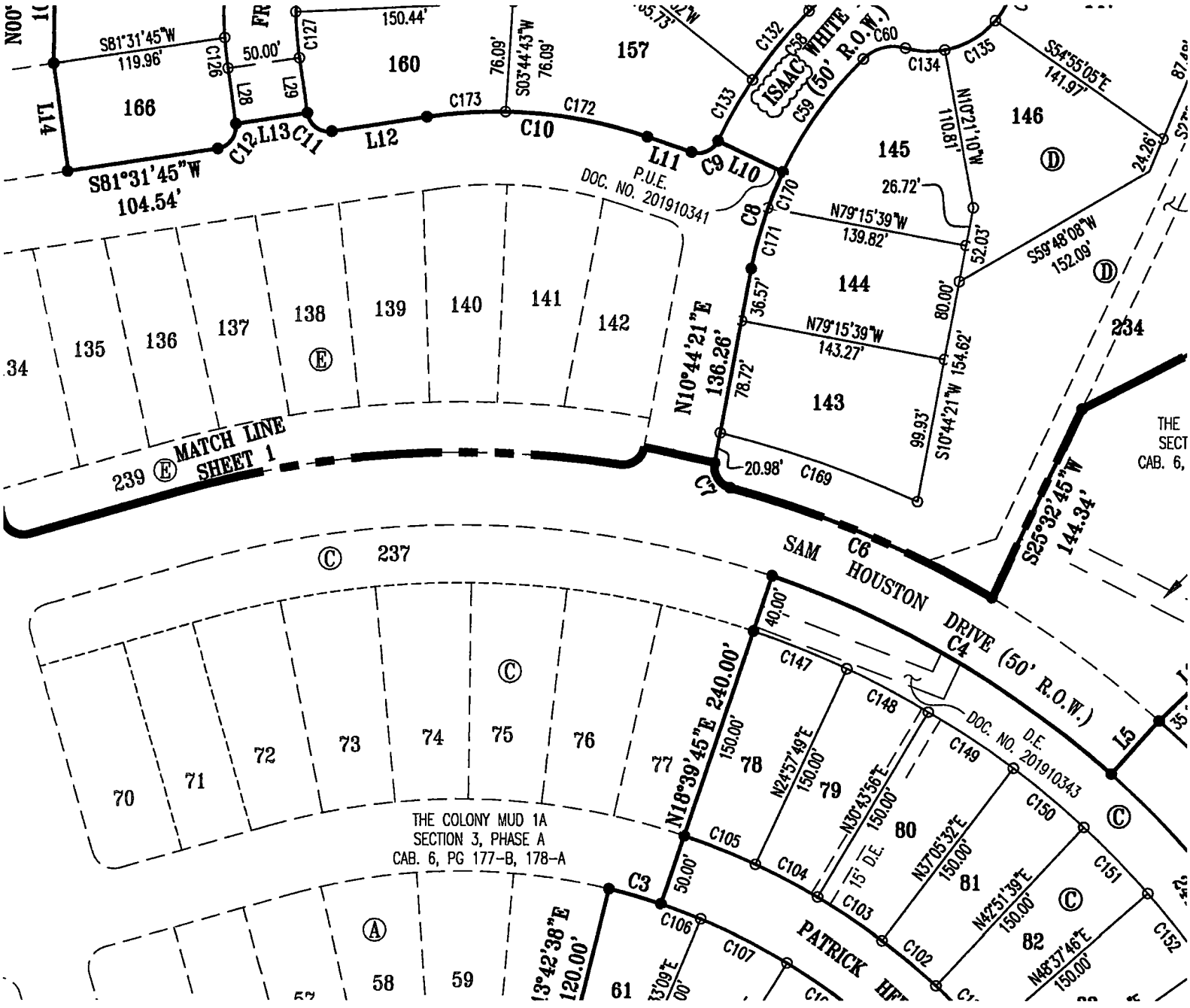


EXHIBIT A
SHEET 2 STREET LABELS



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

ROSE PIETSCH, County Clerk
Bastrop Texas
May 13, 2021 10:08:51 AM
FEE: $38.00
AFFD

IRENEB

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