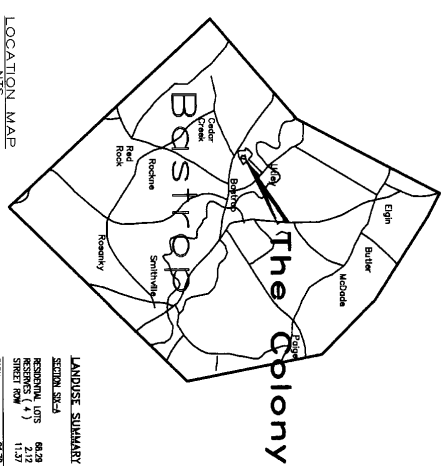


NO portion of this plat appears to be in a...
according to Part No. 49212-0122 of...
SECTION 17.02



LANDUSE SUMMARY

SECTION	ACRES
RESERVE LOTS	84.28 ACRES
RESERVE LOTS	1.27 ACRES
STREET ROW	8
TOTAL	81.79 ACRES

LOT SUMMARY

BLOCK	LOTS	ACRES
A	14	14.28
B	12	13.85
C	39	40.13
TOTAL		68.26

AVG. LOT SIZE = 1.26 ACRES

The COLONY

Section Six--A

- FINAL PLAT -

- NOTES**
1. THE PROPOSED SUBDIVISION WILL BE A "GATED COMMUNITY". ALL STREETS WILL BE CLASSIFIED AS "PRIVATE STREETS". NEITHER BASTROP COUNTY NOR THE CITY OF BASTROP WILL BE RESPONSIBLE FOR STREET MAINTENANCE WITHIN THIS SUBDIVISION.
 2. EXCEPT AS NOTED, ALL ROADS SHALL HAVE A 60' ROW AND ALL CUL-DE-SACS SHALL HAVE A 90' OUTER STRIKE. MINIMUM PAVEMENT WIDTH FOR SAH HOUSTON DR. SHALL BE 24'. ALL OTHER STREETS SHALL HAVE A MINIMUM PAVEMENT WIDTH OF 22 FEET AND CUL-DE-SACS SHALL HAVE A MINIMUM PAVEMENT WIDTH OF 40 FEET.
 3. NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER FORTY FEET (40') TO THE FRONT LOT LINE OR FORTY FEET (40') TO THE REAR AND TWELVE AND ONE-HALF FEET (12.5') FROM ANY SIDE LOT LINE, EXCEPT AS SHOWN HEREON.
 4. THIS SUBDIVISION IS TO BE SERVICED BY--
AQUA WATER SUPPLY CORP.
BLUEBONNET ELECTRIC CO-OP
INDIVIDUAL SEPTIC SYSTEMS
SOUTHWESTERN BELL TELEPHONE
 5. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, OR PLANTINGS THAT WOULD OBSTRUCT THE FLOW OF THE WATER AND OTHER OBSTRUCTIONS TO THE CLEAR EASEMENTS AS NECESSARY TO MAINTAIN DRAINAGE FEATURES.
 6. THE 100 YEAR FLOOD PLAIN, AS DETERMINED BY THE ENGINEERS FLOODPLAIN ANALYSIS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN.
 7. RESTRICTIVE COVENANTS ARE APPLICABLE TO THIS SUBDIVISION. PARKLAND AND TRAIL AMENITIES ASSOCIATED WITH THIS SECTION OF THE COLONY ARE DESCRIBED IN THE CC&R'S FOR THE COLONY, SECTION 6A. REQUIRED PERMANENT PARKLAND FOR THIS SUBDIVISION IS PROVIDED AS 0.85 ACRES OUT OF LOT 14-A OF THE COLONY SECTION TWO AS APPROVED ON FEB. 12, 2001.
 8. THERE ARE AQUA WATER SUPPLY CORP. BLANKET EASEMENTS AS PER 849/269 & 837 BCDR, 19AN AFFECT THIS TRACT.
 9. ALL DRAINAGE EASEMENTS, RESERVE TRACTS, ROADWAYS AND WALKING PATH EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT BASTROP COUNTY OR THE CITY OF BASTROP.
 10. RESERVE C2, BLOCK C, CONTAINS A PORTION OF A KOCH PRELIM EASEMENT, AS PER 729/734 AND 767/766 BCDR, AND THESE EASEMENTS HAVE PROVISIONS FOR ADDITIONAL PRELIMS. EXISTING EASEMENT CONTAINS A HIGH PRESSURE PETROLEUM EASEMENT FOR THE PURPOSES OF MAINTENANCE, INCLUDING CLEARING OF EASEMENT.
 11. ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE AN ENGINEERED OSSF SYSTEM FOR WASTEWATER DISPOSAL.

MINIMUM FLOOR ELEVATION

Block	Lot	Min. Elev.	Block	Lot	Min. Elev.
A	1	508	B	1	485
A	2	505	B	2	482
A	3	501	B	3	481
A	4	499	B	4	486
A	5	499	B	5	496
A	6	493	B	6	495
A	7	491	B	7	491
A	8	489	B	8	488
A	9	487	B	9	484
A	10	480	B	10	484
A	11	487	B	11	484

DRAINWAY CULVERT TABLE

CULVERT SIZE NEEDED	DRAINWAY CULVERT TABLE
18" DIA.	BLOCK A, LOTS 13, 14, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1
18" DIA.	BLOCK A, LOTS 13, 14, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1
24" DIA.	BLOCK A, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
36" x 24" DIA.	BLOCK B, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

MINIMUM FLOOR ELEVATION

Block	Lot	Min. Elev.	Block	Lot	Min. Elev.
A	1	508	B	1	485
A	2	505	B	2	482
A	3	501	B	3	481
A	4	499	B	4	486
A	5	499	B	5	496
A	6	493	B	6	495
A	7	491	B	7	491
A	8	489	B	8	488
A	9	487	B	9	484
A	10	480	B	10	484
A	11	487	B	11	484

As of the date indicated below, the subdivision qualifies for water service provided by the City of Bastrop, Louisiana. The applicant certifies that the water service is available to all lots within the subdivision and that the applicant will be responsible for providing water service to all lots within the subdivision. The applicant certifies that the water service is available to all lots within the subdivision and that the applicant will be responsible for providing water service to all lots within the subdivision. The applicant certifies that the water service is available to all lots within the subdivision and that the applicant will be responsible for providing water service to all lots within the subdivision.

Date: **10-26-04**

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS, That SABINE INVESTMENT COMPANY, owner of 101.361 ACRES in the JOSE MANUEL BARRIS SURVEY, A-3, described in a deed as recorded in the Public Records of Bastrop County, Louisiana, Book 2004, Page 25, do hereby plat 81.79 ACRES OUT OF SAID TRACT in accordance with the plat shown hereto, subject to any easements or restrictions heretofore granted to be known as THE COLONY, SECTION SIX--A as shown hereon. All streets within this subdivision are private streets. Witness my hand this 26th day of October, 2004, A.D.

STATE OF TEXAS
COUNTY OF BASTROP

This instrument was acknowledged before me on the 26th day of October, 2004, by Steve Mills.

(SEAL)

Notary Public, State of Texas
Steve Mills, Notary Public
1015 Main St., Bastrop, Texas 76022

STATE OF TEXAS
COUNTY OF BASTROP

I, Steve Mills, Clerk of the County Court and for the County and State, do hereby certify that on the 26th day of October, 2004, A.D., the Commission's Court of Bastrop County, Texas, passed an order authorizing the filing for record of this plat and that said order has been entered into the minutes of the Court. Witness my hand and seal of office of the County Court of Bastrop County, Texas, at the City of Bastrop, this 26th day of October, 2004, A.D.

Steve Mills, Clerk of the County Court
Notary Public, State of Texas
Bastrop County, Texas

The Colony
Section Six--A
Final Plat
Sht 1 of 2
Bastrop County, Texas

DATE	DESCRIPTION
10/08/04	FINAL PLAT - 2nd REVISION
09/24/04	FINAL PLAT - 1st REVISION
09/24/04	FINAL PLAT - 1st REVISION
08/27/04	FINAL PLAT - 1st REVISION

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS
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ALL RIGHTS RESERVED

V1521-P342

PLAT RECORDING INFORMATION

PLAT NAME: The Colony
Section Six-A

CABINET/PAGE NUMBER: 4/146-B + 4/147-A

DATE PLAT FILED: November 22, 2004

ACREAGE: 101.381

LEAGUE: Jose Manuel Bangs Survey

ABSTRACT NUMBER: 5

OWNERS: Sabine Investment Company

Rose Pietsch, County Clerk, Bastrop County, Texas

By: *Rose Pietsch*
Deputy Clerk

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

2005 MAR 31 01:56 PM 200504756
KRISTAB \$14.00
ROSE PIETSCH, COUNTY CLERK
BASTROP COUNTY, TEXAS