

STATE OF TEXAS  
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS  
That Sabin Investment Company, acting through Steve Wika, President, owner of 99,984 ACRES in the John Marshall Boring Survey, A - 5, as described in a deed recorded in Vol. 1228, Pg. 1276, Pg. 479 and Vol. 1633, Pg. 877 of the public records of Bastrop County, Texas, and its successors, heirs, assigns and assigns in law, do hereby dedicate to the public the use of the easements as shown hereon, and to the public the use of the easements as shown hereon, and to the public the use of the easements as shown hereon.

Witness my hand this 24th day of November, 2006, A.D.

*Steve Wika*  
Steve Wika  
Sabin Investment Company  
1025 Mohr St., Bastrop, Texas 78602

STATE OF TEXAS  
COUNTY OF BASTROP

APPROVED: Tim Scott  
Tim Scott  
Mayor of the  
City of Bastrop, Texas

ATTEST: Michelle Wray  
Michelle Wray  
Clerk of the  
County of Bastrop, Texas

(Seal)

Notary Public, State of Texas  
*Tara V. Borne*  
Tara V. Borne  
Printed Name of Notary / Expires

STATE OF TEXAS  
COUNTY OF BASTROP

I, Dale L. Olson, do hereby certify that I prepared this plat from a duly and lawfully conducted survey, and that the same is in accordance with the provisions of the laws of the State of Texas, and that the same is a true and correct copy of the original survey as shown and described on the plat hereon.

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*Dale L. Olson*  
Dale L. Olson, Surveyor  
1412 N. 9th St.  
Bastrop, Texas 78602

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1412 N. 9th St.  
Bastrop, Texas 78602

LEGAL DESCRIPTION

DALE OLSON, SURVEYING  
711 WATER STREET  
BASTROP, TEXAS 78602  
(512) 321-5478  
CONTACT: DALE OLSON

DEVELOPER:  
SABIN INVESTMENT COMPANY  
1015 MAIN STREET  
BASTROP, TEXAS 78602  
(512) 303-0060  
CONTACT: RONNIE MOORE

CIVIL ENGINEER:  
KSA ENGINEERS, INC.  
4833 SPELWOOD SPRINGS ROAD  
SUITE 204  
BASTROP, TEXAS 78739  
(512) 442-8869  
CONTACT: MICHAEL R. CHAPA

- NOTES
1. SHOWN SHALL NOT BE ALIGNED CLOSER THAN 75 FEET TO A...
  2. ALL EXPOSED CEMENT MUST HAVE AT LEAST THE MINIMUM REQUIRED...
  3. ALL EXPOSED CEMENT MUST HAVE AT LEAST THE MINIMUM REQUIRED...
  4. NO DRIVEWAY ACCESS IS PERMITTED TO THE FRONT DRIVEWAY...
  5. THE DRIVEWAY SHALL BE A "CANT" DRIVEWAY. ALL...
  6. ALL DRIVEWAY ACCESS SHALL BE CONFINED TO THE DRIVEWAY...
  7. THE DRIVEWAY SHALL BE A "CANT" DRIVEWAY. ALL...
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LOT SUMMARY

BLOCK	LOTS	ACRES
A	12	8.256
B	12	8.256
C	12	8.256
D	12	8.256
E	12	8.256
SUBTOTAL	104	64.724

AVG. LOT SIZE = 0.62 ACRES

LAND USE SUMMARY

RESIDENTIAL, LOTS	64,656 ACRES
PUBLIC AREA	23,108 ACRES
STREET ROW	12,960 ACRES
SUBTOTAL	99,984 ACRES

LOCATION MAP

ROAD SUMMARY

STREET NAME	R.O.W. WIDTH (FT.)	LENGTH (FT.)	PAVEMENT WIDTH (FT.)	PAVEMENT SECTION	DITCHES
SAM HOUSTON DRIVE	60	2,715	24 (W/2 FT. SHOULDER)	NO CURB & GUTTER	COLLECTOR
QUINCY DRIVE	60	699	24 (W/2 FT. SHOULDER)	NO CURB & GUTTER	RESIDENTIAL
SAM HOUSTON DRIVE	60	810	22 (W/2 FT. SHOULDER)	NO CURB & GUTTER	RESIDENTIAL
AMARILLO DRIVE	60	1,483	22 (W/2 FT. SHOULDER)	NO CURB & GUTTER	RESIDENTIAL
MILLERS COURT	60	700	30 (FACE TO FACE)	NO CURB & GUTTER	RESIDENTIAL
TRIPLE CIRCLE	60	341	22 (W/2 FT. SHOULDER)	NO CURB & GUTTER	RESIDENTIAL
MCCOY CIRCLE	60	414	22 (W/2 FT. SHOULDER)	NO CURB & GUTTER	RESIDENTIAL
TOTAL		8,392			

FIELD NOTES

FIELD NOTES FOR 99,984 ACRES TRACT IN THE JOHN MARSHALL BORING SURVEY, A-5, BASTROP COUNTY, TEXAS.

THE TRACT DESCRIBED IS A 99,984 ACRES TRACT OF LAND AND BEING A PORTION OF THE JOHN MARSHALL BORING SURVEY, A-5, BASTROP COUNTY, TEXAS, AS SHOWN ON THE PLAT OF THE JOHN MARSHALL BORING SURVEY, A-5, BASTROP COUNTY, TEXAS, RECORDED IN VOLUME 1228, PAGE 1276, AND VOLUME 1633, PAGE 877, OF THE PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND ITS SUCCESSORS, HEIRS, ASSIGNS AND ASSIGNS IN LAW.

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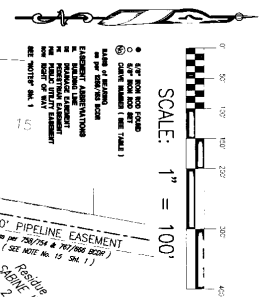
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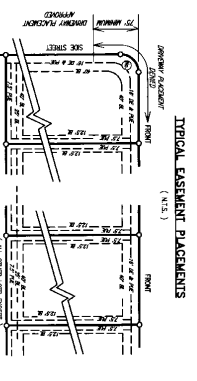


SEE CONTINUATION: SHIT. 2 OF 3

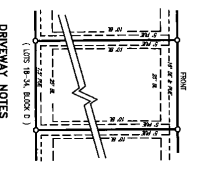
J. M. BANGS SURVEY  
A - 5

**CURVE TABLE**

STATIONING	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
0+00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+100	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+200	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+300	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+400	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+500	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+600	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+700	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+800	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+900	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+1000	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00



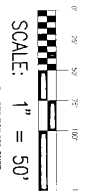
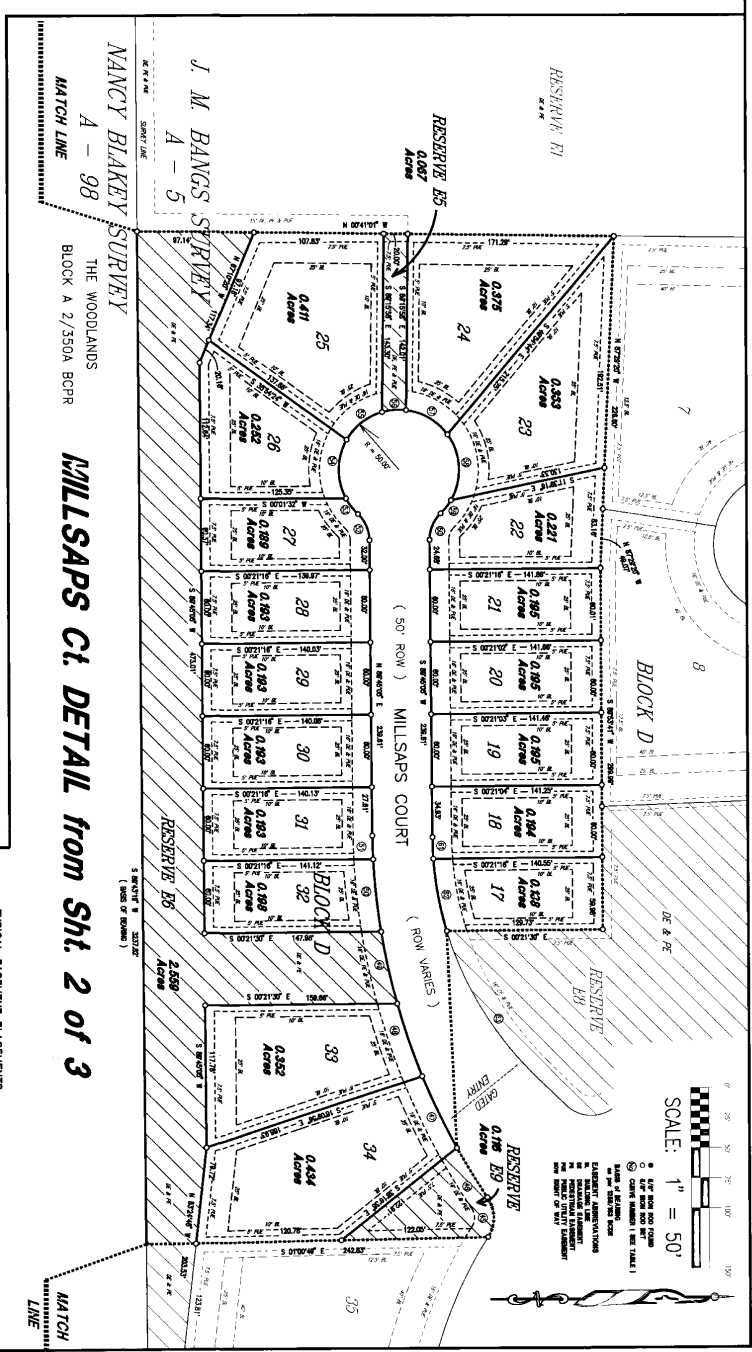
- DRIVEWAY NOTES**
1. DRIVEWAYS WILL NOT BE ALLOWED CLOSER THAN 75 FEET TO A STREET INTERSECTION.
  2. ALL DRIVEWAYS SHALL BE CONCRETE AND SHALL BE 10 FEET WIDE AT THE WIDEST POINT.
  3. THE MINIMUM WIDTH OF DRIVEWAYS SHALL BE 24 FEET, AS MEASURED AT THE PROPERTY LINE EXCEPT LOTS 18-24, BLOCK D.
  4. ALL DRIVEWAY SPACINGS SHALL BE 2 FEET ON THE OUTSIDE AND 1 FEET ON THE INSIDE UNLESS OTHERWISE SHOWN (SEE CURVE TABLE ON SHIT. 1).



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0+400	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+500	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+600	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+700	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+800	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+900	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00
0+1000	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00	S 87° 45' 00" W	100.00	N 12° 15' 00" E	100.00





PLATS  
200618055  
1 PG

PLAT RECORDING INFORMATION

PLAT NAME: The Colony MUD LE  
Section 1

CABINET/PAGE NUMBER: 4 / 197B, 198A & 198B

DATE PLAT FILED: November 29, 2006

ACREAGE: 99.954

LEAGUE: Jose Manuel Bangs

ABSTRACT NUMBER: A-5

OWNERS: Sabine Investment Company

Rose Pietsch, County Clerk, Bastrop County, Texas

By Lynn Williams  
Deputy Clerk

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Rose Pietsch

November 30, 2006 01:47:49 PM  
MARYC FEE: \$16.00 BOOK:1695 PAGE:336-336  
ROSE PIETSCH, County Clerk  
Bastrop, Texas  
200618055

PLATS