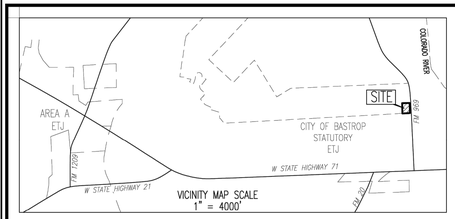
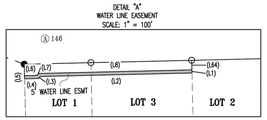
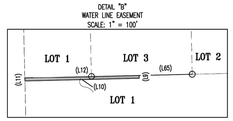
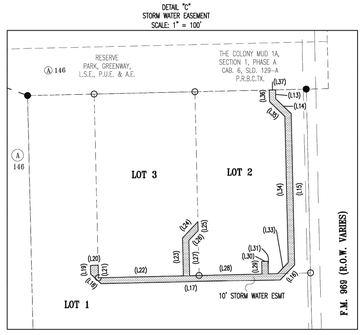
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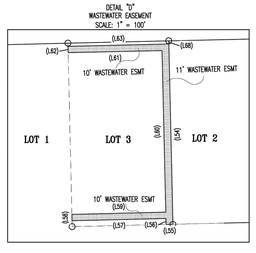
REPLAT OF
THE COLONY COMMERCIAL

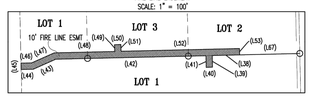


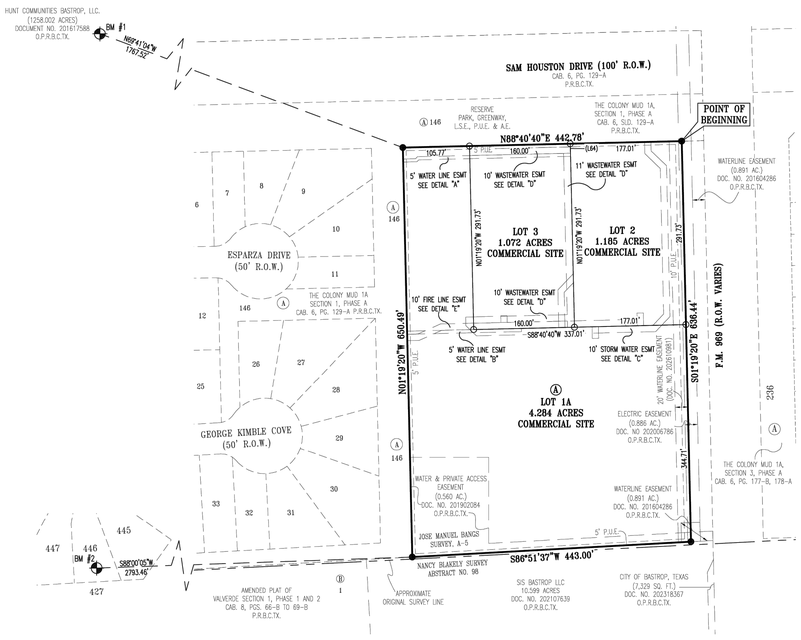


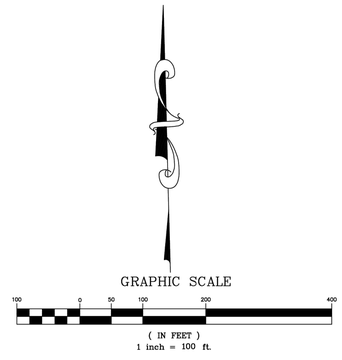












LEGEND

- BENCHMARK
- 1/2" CAPPED IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
- CAPPED 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- (A) BLOCK LETTER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.B.C.TX. PLAT RECORDS OF BASTROP COUNTY, TEXAS
- O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
- WATER LINE EASEMENT
- STORM WATER EASEMENT
- FIRE LINE EASEMENT
- WASTEWATER EASEMENT

Easement Line Table		
Line #	Length	Direction
(L1)	5.00	N01°19'20"W
(L2)	240.97	N88°40'40"E
(L3)	4.24	N43°40'40"E
(L4)	21.80	N88°40'40"E
(L5)	5.00	S01°19'20"E
(L6)	19.73	S88°40'40"W
(L7)	4.24	S43°40'40"W
(L8)	243.04	S88°40'40"W
(L9)	5.00	N01°19'20"W
(L10)	181.52	N88°40'40"E
(L11)	5.00	S01°19'23"E
(L12)	181.52	S88°40'40"W
(L13)	14.37	S01°19'20"E
(L14)	33.83	S46°19'20"E
(L15)	240.12	S01°19'20"E
(L16)	32.98	S43°40'40"W
(L17)	284.61	S88°40'40"W
(L18)	23.16	N46°19'20"W
(L19)	13.62	N01°19'20"W
(L20)	12.30	N88°40'40"E

Easement Line Table		
Line #	Length	Direction
(L21)	20.00	S01°19'21"E
(L22)	135.00	N88°40'40"E
(L23)	60.12	N01°19'20"W
(L24)	35.36	N43°40'40"E
(L25)	14.14	S01°19'20"E
(L26)	21.21	S43°40'40"W
(L27)	55.97	S01°19'20"E
(L28)	114.80	N88°40'40"E
(L29)	20.00	N01°19'20"W
(L30)	10.00	N88°40'40"E
(L31)	20.00	S01°19'20"E
(L32)	14.74	N88°40'40"E
(L33)	24.70	N43°40'40"E
(L34)	231.83	N01°19'20"W
(L35)	33.83	N46°19'20"W
(L36)	18.51	N01°19'20"W
(L37)	10.00	N88°40'40"E
(L38)	43.48	N88°40'40"E
(L39)	18.33	N01°19'20"W
(L40)	10.00	N88°40'40"E

Easement Line Table		
Line #	Length	Direction
(L41)	18.33	S01°19'20"E
(L42)	238.65	N88°40'40"E
(L43)	39.20	N66°10'40"E
(L44)	18.89	N88°40'40"E
(L45)	10.00	S01°19'20"E
(L46)	16.90	S88°40'40"W
(L47)	39.20	S66°10'40"W
(L48)	96.05	S88°40'40"W
(L49)	10.67	S01°19'20"E
(L50)	10.00	S88°40'40"W
(L51)	10.67	N01°19'20"W
(L52)	188.07	S88°40'40"W
(L53)	10.00	N01°19'20"W
(L54)	286.73	N01°19'20"W
(L55)	11.00	N88°40'43"E
(L56)	10.00	S01°19'20"E
(L57)	149.00	N88°40'40"E
(L58)	10.00	S01°18'49"E
(L59)	149.00	S88°40'40"W
(L60)	256.73	S01°19'20"E

Easement Line Table		
Line #	Length	Direction
(L61)	149.00	N88°40'40"E
(L62)	10.00	S01°19'20"E
(L63)	160.00	S88°40'40"W
(L64)	15.00	N01°19'43"W
(L65)	84.24	N88°40'40"E
(L66)	48.92	S88°40'40"W
(L67)	95.54	N88°40'40"E
(L68)	5.00	S01°19'20"E

METES AND BOUNDS

A DESCRIPTION OF 6.541 ACRES IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, THE COLONY COMMERCIAL, A SUBDIVISION RECORDED IN CABINET 10, PAGE 24-A, PLAT RECORDS, BASTROP COUNTY, TEXAS (P.R.B.C.TX.), AND ALL OF A 1.072 ACRE TRACT CONVEYED TO NATIONAL BANK & TRUST, BY DEED RECORDED IN DOCUMENT NUMBER 202607047 (O.P.R.B.C.TX.), SAID 6.541 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, BEING ON THE WEST RIGHT-OF-WAY LINE OF FM 969 (R.O.W. VARIES), SAME BEING ON THE SOUTH LINE OF LOT 146, BLOCK A, THE COLONY MUD 1A, SECTION 1, PHASE A, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 129-A, (P.R.B.C.TX.), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, S01°19'20"E, WITH THE COMMON LINE OF SAID FM 969 AND SAID LOT 1, BLOCK A, A DISTANCE OF 636.44 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, BEING ON THE NORTH LINE OF A CALLED 10.599 ACRE TRACT CONVEYED TO SJS BASTROP, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202107639, O.P.R.B.C.TX., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S86°51'37"W, WITH THE COMMON LINE OF SAID 10.599 ACRE TRACT AND SAID LOT 1, BLOCK A, A DISTANCE OF 443.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, BEING AT THE SOUTHEAST CORNER OF SAID LOT 146, BLOCK A, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON LINE OF SAID LOT 146, BLOCK A, SAID LOT 1, BLOCK A, AND SAID 1.072 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

1) N01°19'20"W, A DISTANCE OF 650.49 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
2) N88°40'40"E, A DISTANCE OF 442.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.541 ACRES OF LAND.

DATE: AUGUST 5, 2026

OWNER:
MARKET AT THE COLONY, LLC
3773 RICHMOND AVE. STE. 800
HOUSTON, TX 77046

AND

OWNER:
NATIONAL BANK & TRUST
3773 RICHMOND AVE. STE. 800
HOUSTON, TX 77046

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

TOTAL ACREAGE: 6.541 ACRES
SURVEY: JOSE MANUEL BANGS' SURVEY, ABSTRACT NUMBER 5

NO. OF COMMERCIAL LOTS:	3	6.541 ACRES
NO. OF BLOCKS:	1	

F.E.M.A. MAP NO. 48021C0355F
BASTROP COUNTY, TEXAS AND INCORPORATED AREAS
DATED: MAY 9, 2023

BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

ELEVATION DATUM – NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

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

J:\AC3D\5677\Survey\AMENDED PLAT – THE COLONY COMMERCIAL

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SLI GROUP, INC.
ARCHITECTURE | DESIGN | CONSTRUCTION
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com
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National Bank & Trust - Bastrop
264 FM 969 BLDG. 3
BASTROP, TX 78602

Project Number : 5816

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

REVISIONS

MARK	DESCRIPTION	DATE
	ISSUED FOR CONSTRUCTION	11-02-26

PRINT DATE: October 2026

JOANN A. EAGLE
97597
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
11/02/26 ID# F3791

DRAWING TITLE
FINAL PLAT (1 OF 2)

DRAWN BY	CP
CHECKED BY	JAE
APPROVED BY	JAE

SHEET NO.
C-3

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