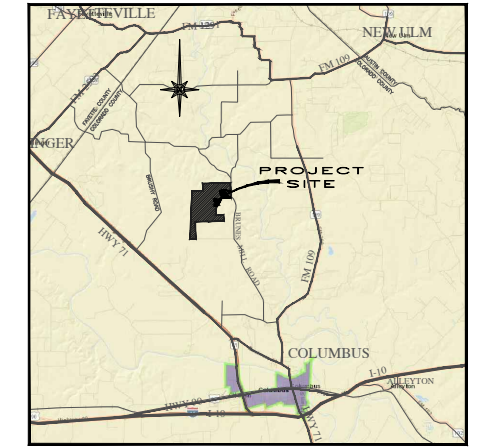


BIG EASY RANCH ESTATES SECTION ONE

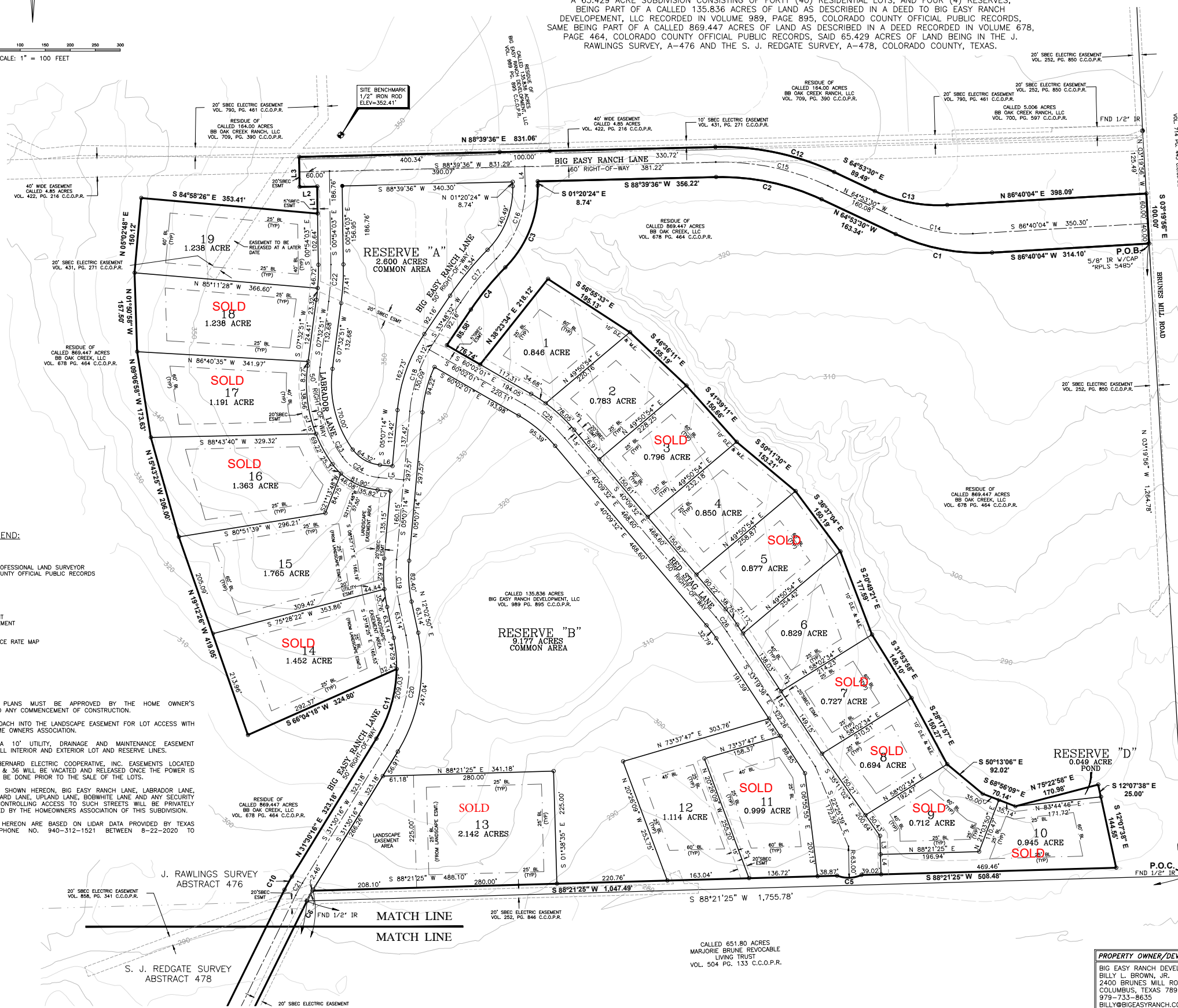
40 RESIDENTIAL LOTS - 4 RESERVES

A 65.429 ACRE SUBDIVISION CONSISTING OF FORTY (40) RESIDENTIAL LOTS, AND FOUR (4) RESERVES, BEING PART OF A CALLED 135.836 ACRES OF LAND AS DESCRIBED IN A DEED TO BIG EASY RANCH DEVELOPMENT, LLC RECORDED IN VOLUME 989, PAGE 895, COLORADO COUNTY OFFICIAL PUBLIC RECORDS, SAME BEING PART OF A CALLED 869.447 ACRES OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 678, PAGE 464, COLORADO COUNTY OFFICIAL PUBLIC RECORDS, SAID 65.429 ACRES OF LAND BEING IN THE J. RAWLINGS SURVEY, A-476 AND THE S. J. REDGATE SURVEY, A-478, COLORADO COUNTY, TEXAS.



VICINITY MAP
NTS

SCALE: 1" = 100 FEET



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	198.55'	400.00'	28°26'26"	N 79°06'43" W	196.52'
C2	216.96'	470.00'	26°26'54"	N 78°06'57" W	215.04'
C3	180.63'	225.00'	45°59'51"	S 21°39'31" W	175.82'
C4	108.87'	575.00'	10°50'55"	S 39°13'59" W	108.71'
C5	50.45'	63.00'	45°52'43"	S 88°21'25" W	49.11'
C6	23.15'	275.00'	4°49'26"	S 28°54'47" W	23.15'
C7	91.95'	125.00'	42°08'50"	N 64°54'21" W	89.89'
C8	69.11'	50.00'	79°11'59"	N 70°48'04" W	63.74'
C9	74.31'	50.00'	85°08'59"	S 88°32'12" E	67.66'
C10	30.27'	325.00'	5°20'12"	N 28°50'10" E	30.26'
C11	146.59'	275.00'	30°32'32"	N 16°14'00" E	144.86'
C12	244.65'	500.00'	26°26'54"	S 78°06'57" E	242.49'
C13	148.91'	300.00'	28°26'26"	S 79°06'43" E	147.39'
C14	148.91'	300.00'	28°26'26"	N 79°06'43" W	147.39'
C15	230.81'	500.00'	26°26'54"	N 78°06'57" W	228.76'
C16	160.56'	200.00'	45°59'51"	S 21°39'31" W	156.28'
C17	113.61'	600.00'	10°50'55"	S 39°13'59" W	113.44'
C18	150.21'	300.00'	28°41'19"	S 19°27'53" W	148.65'
C19	89.89'	300.00'	17°10'04"	S 03°27'48" E	89.55'
C20	228.04'	300.00'	43°33'06"	S 09°43'43" W	222.59'
C21	27.94'	300.00'	5°20'12"	S 28°50'10" W	27.93'
C22	73.73'	500.00'	8°26'54"	S 03°19'24" W	73.66'
C23	188.88'	250.00'	43°17'20"	S 14°05'49" E	184.42'
C24	85.76'	100.00'	49°08'17"	S 60°18'38" E	83.16'
C25	104.06'	300.00'	18°52'29"	S 50°05'47" E	103.54'
C26	35.77'	300.00'	6°49'56"	S 36°44'34" E	35.75'
C27	123.34'	200.00'	35°20'08"	N 81°30'00" W	121.40'
C28	116.56'	200.00'	33°23'28"	N 82°28'20" W	114.91'
C29	76.06'	200.00'	21°47'19"	N 76°40'15" W	75.60'
C30	172.30'	200.00'	49°21'40"	N 62°53'05" W	167.02'
C31	241.18'	50.00'	27°6'22" 20"	S 51°46'52" W	66.67'
C32	21.40'	25.00'	49°03'17"	S 14°33'36" E	20.78'
C33	20.80'	25.00'	47°39'54"	N 62°34'21" W	20.20'
C34	110.34'	150.00'	42°08'50"	N 84°54'21" W	107.87'
C35	186.71'	450.00'	23°46'20"	S 85°54'24" W	185.37'
C36	75.74'	200.00'	21°41'57"	S 05°58'34" E	75.29'
C37	218.69'	50.00'	25°03'6" 15"	S 05°58'34" E	81.61'
C38	69.13'	300.00'	13°21'13"	S 14°23'41" W	68.98'
C39	58.98'	300.00'	11°15'53"	S 26°37'44" W	58.89'
C40	94.13'	50.00'	107°52'00"	N 15°39'57" E	80.83'
C41	30.77'	25.00'	70°31'44"	S 03°00'11" E	28.87'

LINE	BEARING	DISTANCE
L1	N 00°54'03" W	63.92'
L2	S 88°39'36" W	35.00'
L3	N 00°54'03" W	60.00'
L4	S 01°20'24" E	38.74'
L5	S 84°52'46" W	50.17'
L6	N 84°52'46" W	25.17'
L7	S 84°52'46" E	25.17'
L8	S 01°38'35" E	37.12'
L9	S 01°38'35" E	40.00'
L10	S 29°29'16" W	25.00'
L11	S 82°27'40" W	21.57'
L12	N 60°30'29" W	38.00'
L13	S 07°47'34" W	27.94'
L14	S 20°59'47" W	197.97'
L15	S 37°54'40" W	24.30'
L16	S 97°44'20" E	25.00'
L17	N 07°47'34" E	2.94'
L18	N 07°47'34" E	3.35'

ABBREVIATION LEGEND:
 IR = IRON ROD
 IP = IRON PIPE
 FND = FOUND
 R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR
 C.C.O.P.R. = COLORADO COUNTY OFFICIAL PUBLIC RECORDS
 VOL. = VOLUME
 PG. = PAGE
 NO. = NUMBER
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 D.E. = DRAINAGE EASEMENT
 M.E. = MAINTENANCE EASEMENT
 ESMT. = EASEMENT
 S.F. = SQUARE FEET
 F.I.R.M. = FLOOD INSURANCE RATE MAP
 R.O.W. = RIGHT-OF-WAY

- SUBDIVISION NOTES:**
- ALL ARCHITECTURAL PLANS MUST BE APPROVED BY THE HOME OWNER'S ASSOCIATION PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION.
 - DRIVEWAYS MAY ENCHROACH INTO THE LANDSCAPE EASEMENT FOR LOT ACCESS WITH CONSENT OF THE HOME OWNERS ASSOCIATION.
 - THERE SHALL BE A 10' UTILITY, DRAINAGE AND MAINTENANCE EASEMENT RESERVATION ALONG ALL INTERIOR AND EXTERIOR LOT AND RESERVE LINES.
 - THE EXISTING SAN BERNARD ELECTRIC COOPERATIVE, INC. EASEMENTS LOCATED ACROSS LOTS 19, 35 & 36 WILL BE VACATED AND RELEASED ONCE THE POWER IS RELOCATED. THIS WILL BE DONE PRIOR TO THE SALE OF THE LOTS.
 - ALL PRIVATE STREETS SHOWN HEREON, BIG EASY RANCH LANE, LABRADOR LANE, RED STAG LANE, MALLARD LANE, UPLAND LANE, BOWWHITE LANE AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.
 - CONTOURS DEPICTED HEREON ARE BASED ON LIDAR DATA PROVIDED BY TEXAS DRONE COMPANY, PHONE NO. 940-312-1521 BETWEEN 8-22-2020 TO 12-20-2021.

**BIG EASY RANCH ESTATES
SECTION ONE**
 65.429 ACRES - 40 LOTS - 4 RESERVES
 J. RAWLINGS SURVEY, A-476 AND THE S. J. REDGATE SURVEY, A-478, COLORADO COUNTY, TEXAS

KM Surveying, LLC
 3902C REESE ROAD - SUITE 100
 ROSENBERG, TEXAS 77471
 713-234-6627
 www.kmsurveying.com
 TBPELS FIRM #10187800

**WILSON
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 208 FOWLES STREET
 SEALEY, TEXAS 77474
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 FAX: 979-885-3379
 www.wilsoneng.com
 TxBPE Firm No. F-7678

PROPERTY OWNER/DEVELOPER:
 BIG EASY RANCH DEVELOPMENT, LLC
 BILLY L. BROWN, JR.
 2400 BRUNES MILL ROAD
 COLUMBUS, TEXAS 78933
 979-733-6635
 BILLY@BIGEASYPOND.COM

Engineer: SAW Drawn By: DWR Date: 3-9-2022 Job Number: 20037
 Surveyor: KDM KMR No: 2310-2016 Scale: 1"=100' Sheet: 1 of 3

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