

STATE OF TEXAS
COUNTY OF COLORADO

KNOW ALL MEN BY THESE PRESENTS, THAT BIG EASY RANCH DEVELOPMENT, L.L.C., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 2400 BRUNES MILL ROAD, COLUMBUS, TEXAS, OWNER OF 135.836 ACRES OF LAND OUT OF THE J. RAWLINGS SURVEY, A-478 AND THE S. REDGATE SURVEY, A-478, COLORADO COUNTY, TEXAS AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 989, PAGE 895, COLORADO COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPEAT 7,757 ACRES OF LAND OUT OF THE SAMUEL J. REDGATE SURVEY, ABSTRACT 478, TO BE KNOWN AS THE PARTIAL REPLAT OF BIG EASY RANCH ESTATES SECTION ONE IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNER OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNER'S ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT EXPRESS STATE PAGE _____ OF THE COLORADO COUNTY OFFICIAL PUBLIC RECORDS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

IN WITNESS WHEREOF THE SAID BIG EASY RANCH DEVELOPMENT, L.L.C., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, BILLY L. BROWN, JR. THEREUNTO DULY AUTHORIZED, THIS THE _____ DAY OF _____, A.D., 2023.

BILLY L. BROWN, JR., PRESIDENT
BIG EASY RANCH DEVELOPMENT, L.L.C.

STATE OF TEXAS
COUNTY OF COLORADO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILLY L. BROWN, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF BIG EASY RANCH DEVELOPMENT, L.L.C., AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COUNTY OF _____

MY COMMISSION EXPIRES: _____

BIG EASY AQUA LLC, AN APPROVED PUBLIC WATER SUPPLY SYSTEM, HAS ADEQUATE WATER SUPPLY AND SYSTEM CAPACITY TO SERVE THE SUBDIVISION AND PROVISIONS HAVE BEEN MADE TO PROVIDE SERVICE TO EACH LOTS IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

BILLY L. BROWN, JR., PRESIDENT

STATE OF TEXAS
COUNTY OF COLORADO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILLY L. BROWN, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF BIG EASY AQUA LLC, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COUNTY OF _____

MY COMMISSION EXPIRES: _____

I, STEVEN A. WILSON, P.E., CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF COLORADO COUNTY.

STEVEN A. WILSON, P.E. DATE _____

THERE IS HERE BY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. WHOSE ADDRESS IS P.O. BOX 1208, BELLEVILLE, TEXAS 77418, AN UNOBSTRUCTED ELECTRICAL UTILITY EASEMENT WITHIN THE BOUNDARIES OF THE SUBDIVISION AS DESCRIBED BELOW.

- 1. THERE IS AN UNOBSTRUCTED 20' WIDE EASEMENT AS NOTED AND DEPICTED ON PLAT.
- 2. THERE IS AN UNOBSTRUCTED 20' WIDE EASEMENT WHEREVER POWER LINE CROSSES THE PRIVATE ROAD.
- 3. SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO REMOVE, CUT DOWN, AND CHEMICALLY TREAT WITH HERBICIDES, ALL TREES, SHRUBBERY AND VEGETATION WITHIN SAID EASEMENT AND THE RIGHT TO REMOVE, CUT, AND TRIM FROM TIME TO TIME ALL DEAD, WEAK, LEANING, OR DANGEROUS TREES ADJACENT TO AND OUTSIDE OF SAID EASEMENT THAT ARE TALL ENOUGH TO STRIKE THE CONDUCTOR AND/OR EQUIPMENT IN FALLING.
- 4. SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO USE AND KEEP ALL OF SAID EASEMENT AREA FREE AND CLEAR OF ANY AND ALL OBSTRUCTIONS, EXCEPT FENCES, AND THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHT-OF-WAY FOR THE PURPOSE OF RECLEARING VEGETATION, CONSTRUCTING, RECONSTRUCTING, REPHASING, RESPANING, OPERATING, INSPECTING, REPAIRING, MAINTAINING, REPLACING, ADDING, AND REMOVING SAID CONDUCTORS, POLES AND EQUIPMENT.
- 5. THE GRANTOR, HIS SUCCESSORS, ASSIGNS, AGENTS OR LICENSEES SHALL NOT HAVE THE RIGHT TO CAUSE OR PERMIT ANY OBSTACLES EXCEPT FENCES TO BE PLACED OR CONSTRUCTED WITHIN SAID EASEMENT AREA WITHOUT THE EXPRESS WRITTEN CONSENT OF THE COOPERATIVE.
- 6. ALL ABOVE DESCRIPTIONS MAY FURTHER BE DESCRIBED, AND LOCATIONS INDICATED ON DRAWINGS BY SEPARATE INSTRUMENT.

I, KEVIN DREW MCRAE, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF COLORADO COUNTY, ALL EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN.

PRELIMINARY (REVOKED ONCE SIGNED & SEALED)
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

KEVIN DREW MCRAE, R.P.L.S.
TEXAS REGISTRATION NO. 5485

RESIDUE OF
CALLED 869.447 ACRES
BB OAK CREEK, LLC
VOL. 678 PG. 464
C.C.O.P.R.

NOTES:

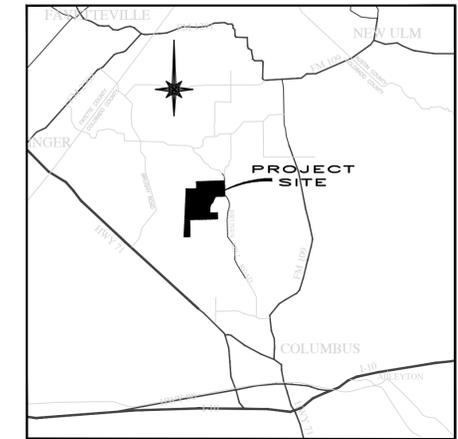
- 1. ALL PROPOSED DRIVEWAY LOCATIONS AND ARCHITECTURAL PLANS MUST BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION.
- 2. THERE SHALL BE A 10' UTILITY, DRAINAGE AND MAINTENANCE EASEMENT RESERVATION ALONG ALL INTERIOR AND EXTERIOR LOT LINES AND RESERVE LINES.
- 3. THE BASIS OF BEARINGS SHOWN HEREON IS REFERENCED TO THE MAP OR PLAT OF BIG EASY RANCH ESTATES, SECTION ONE RECORDED IN THE PLAT CABINET SLIDE NUMBERS 136 & 137 OF THE COLORADO COUNTY PLAT RECORDS.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR COLORADO COUNTY, TEXAS, MAP NO. 48089C01500 DATED FEBRUARY 4, 2011, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE 'X'; DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER. KM SURVEYING, L.L.C. ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF KM SURVEYING, L.L.C. NOR WILSON ENGINEERING COMPANY, PLLC.

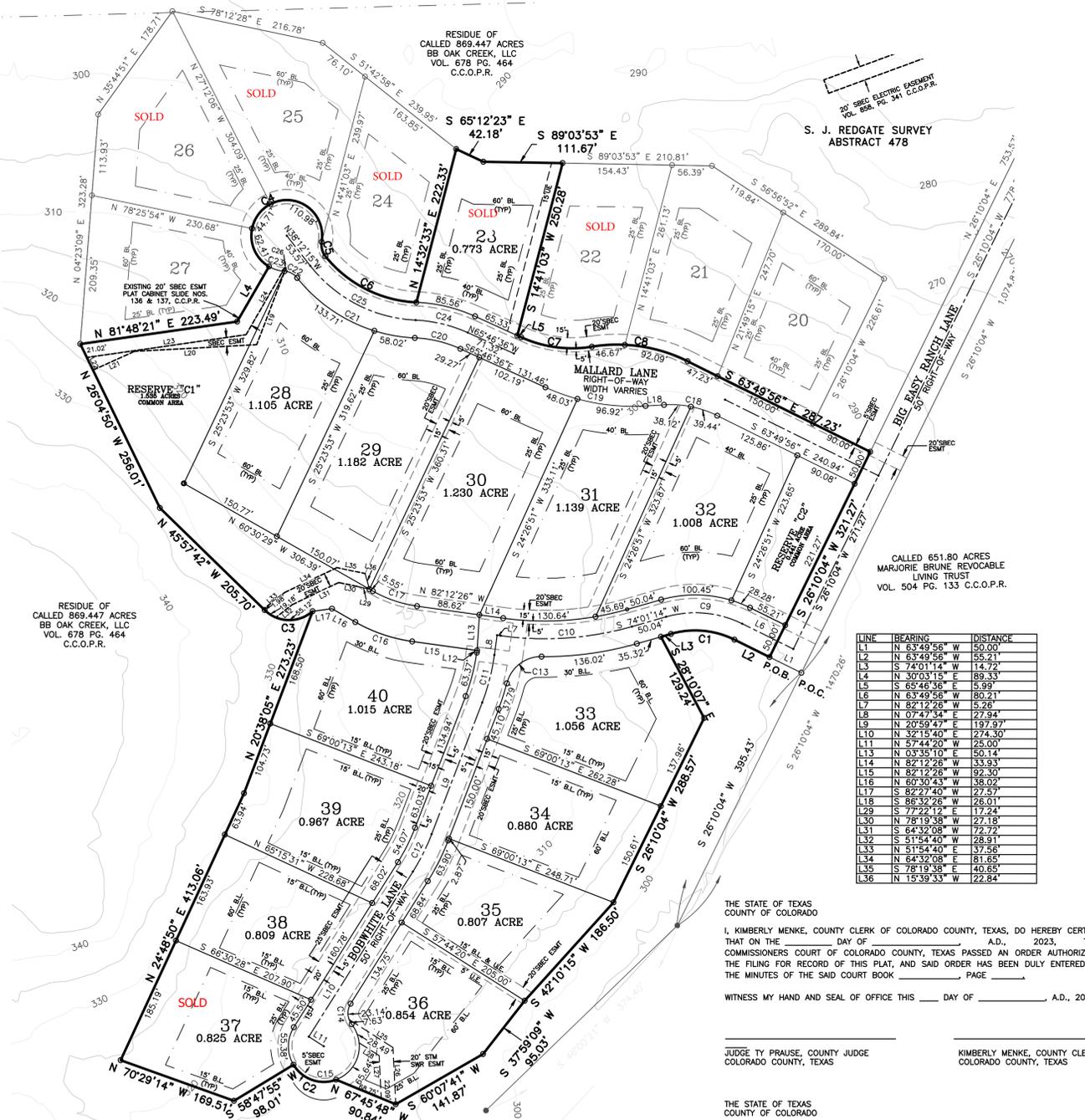
- 5. CONTOURS DEPICTED HEREON ARE BASED ON LIDAR DATA PROVIDED BY TEXAS DRONE COMPANY, PHONE NO. 940-312-1521 BETWEEN 8-22-2020 TO 12-31-2022.
- 6. EASEMENTS AND OTHER EXISTING INFORMATION SHOWN HEREON ARE AS PER TITLE COMMITMENT PREPARED BY BOTTS TITLE COMPANY UNDER G.F. NO. CO-22-046, WITH AN ISSUE DATE OF FEBRUARY 22, 2022. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY KM SURVEYING, L.L.C. NOR WILSON ENGINEERING COMPANY, PLLC.
- 7. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL COLORADO COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET.
- 8. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OF AREA OF EXTRA TERRITORIAL JURISDICTION.
- 9. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE COLUMBUS I.S.D. SCHOOL DISTRICT.
- 10. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY SAN BERNARD ELECTRIC COOPERATIVE.
- 11. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY AT&T.
- 12. GAS SERVICE WILL BE PROVIDED BY COLORADO COUNTY PROPANE.

- 13. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A COUNTY APPROVED SEPTIC SYSTEM.
- 14. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER WELL, STATE APPROVED COMMUNITY WATER SYSTEM, OR ENGINEERED RAIN WATER COLLECTION SYSTEM.
- 15. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES.
- 16. ALL PRIVATE STREETS SHOWN HEREON, BIG EASY RANCH LANE, MALLARD LANE, BOBWHITE LANE AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.
- 17. SITE BENCHMARK: 1/2" IRON ROD SET APPROXIMATELY 60' NORTH OF BIG EASY RANCH LANE AND APPROXIMATELY 20' EAST OF A GRAVEL MAINTENANCE ROAD, ALSO BEING LOCATED N 16°25'52" E, 163.28' FROM THE NORTHEAST CORNER OF LOT 19, BIG EASY RANCH ESTATES, SECTION ONE. ELEVATION: 352.41 FEET (NAV88)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.95	125.00	042°08'50"	N 84°54'21" W	89.89
C2	69.11	50.00	079°11'59"	N 70°48'04" W	63.74
C3	74.48	50.00	085°08'54"	N 88°32'09" W	67.65
C4	218.09	50.00	249°54'47"	N 65°00'39" E	81.98
C5	21.40	25.00	049°03'17"	S 14°33'36" E	20.78
C6	148.07	175.00	048°28'41"	S 63°19'35" E	143.69
C7	101.99	175.00	033°23'28"	S 82°28'20" E	100.55
C8	138.78	175.00	035°07'09"	S 81°30'57" E	136.57
C9	110.34	150.00	042°08'50"	N 84°54'21" W	107.87
C10	186.71	450.00	023°46'20"	N 85°54'24" E	185.37
C11	69.11	50.00	027°40'09"	N 14°33'36" E	65.88
C12	58.98	300.00	011°15'53"	N 26°37'44" E	58.89
C13	30.77	25.00	070°31'44"	S 03°00'11" E	28.87
C14	216.63	50.00	250°31'44"	S 86°59'49" W	81.65
C15	85.00	125.00	021°41'41"	S 71°21'26" W	136.57
C16	66.28	175.00	021°42'00"	N 71°21'26" W	65.88
C17	77.56	150.00	029°37'38"	N 78°38'45" W	76.70
C18	144.95	150.00	027°40'09"	N 79°37'05" W	143.54
C19	66.55	175.00	021°47'19"	N 76°40'15" W	66.15
C20	191.74	225.00	048°49'32"	N 63°09'09" W	185.99
C21	1.86	45.00	002°22'26"	S 87°31'14" E	1.86
C22					



VICINITY MAP
NTS



METES AND BOUNDS DESCRIPTION
18.239 ACRES IN THE
SAMUEL J. REDGATE SURVEY, ABSTRACT 478
COLORADO COUNTY, TEXAS

A 18.239-ACRE TRACT OF LAND SITUATED IN THE SAMUEL J. REDGATE SURVEY, ABSTRACT 478, COLORADO COUNTY, TEXAS, BEING ALL RESERVE 'C', LOT 23 AND LOTS 28 THROUGH 40, AND ALL OF MALLARD LANE AND ALL OF UPLAND LANE, BOTH 50-FOOT WIDTH, ALL BEING OF BIG EASY RANCH ESTATES SECTION ONE RECORDED UNDER PLAT CABINET SLIDES 136 AND 137 OF THE COLORADO COUNTY PLAT RECORDS, SAID 18.239-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE MAP OR PLAT OF SAID BIG EASY RANCH ESTATES SECTION ONE):

COMMENCING AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485" IN A NORTHWEST LINE OF A CALLED 651.80 ACRES DESCRIBED IN A DEED TO MARJORIE BRUNE REVOCABLE LIVING TRUST RECORDED UNDER VOLUME 504, PAGE 133 OF THE COLORADO COUNTY OFFICIAL PUBLIC RECORDS AT THE SOUTHEAST TERMINUS OF Big Easy Ranch Lane (50-foot width) and of said Upland Lane, and a reentrant corner of the residue of a called 869.447 acres described in a deed to BB Oak Creek, LLC recorded in Volume 678, Page 464 of the Colorado County Official Public Records;

THENCE NORTH 63°49'56" West, 50.00 feet along the common line of the residue of said called 869.447-acre tract of land and the south line of said Upland Lane and said Big Easy Ranch Lane to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the southwest terminus of said Big Easy Ranch Lane and being the POINT OF BEGINNING of the herein described tract of land;

THENCE along the common line of said Upland Lane and the residue of said called 869.447-acre tract of land as follows:

- (1) North 63°49'56" West, 55.21 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the point of curvature of an arc to the left;
- (2) in a northerly direction, 91.95 feet, along the arc of said curve to the left, having a radius of 125.00 feet, a central angle of 42°08'50" and a chord which bears North 84°54'21" West, 89.89 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of tangency;
- (3) South 74°01'14" West, 14.72 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the residue of said called 869.447-acre tract of land and the north corner of said Lot 33;

THENCE along the common line of said Big Easy Ranch Estates Section One and the residue of said called 869.447-acre tract of land as follows:

- (4) South 28°10'07" East, 129.24 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;
- (5) South 28°10'04" West, 288.57 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;
- (6) South 42°10'15" West, 186.80 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;
- (7) South 37°59'09" West, 95.03 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;

(8) South 60°07'41" West, 141.87 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;

(9) North 67°45'48" West, 90.84 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the point of curvature of a non-tangent arc to the right;

(10) in a northerly direction, 69.11 feet, along the non-tangent arc of said curve to the right, having a radius of 50.00 feet, a central angle of 79°11'59" and a chord which bears North 70°48'04" West, 63.74 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the terminus of said non-tangent arc of curve to the right;

(11) South 58°47'55" West, 98.01 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;

(12) North 70°29'14" West, 169.51 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;

(13) North 24°45'50" East, 413.06 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;

(14) North 20°38'05" East, 273.23 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the point of curvature of a non-tangent arc to the right;

(15) in a northerly direction, 74.31 feet, along the non-tangent arc of said curve to the right, having a radius of 50.00 feet, a central angle of 85°08'54" and a chord which bears North 88°32'09" West, 67.65 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the terminus of said non-tangent arc of curve to the right;

(16) North 45°57'42" West, 205.70 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the common corner of Lot 27 of said Big Easy Ranch Estates and said Reserve C, and an angle point of the herein described tract of land;

(17) North 26°04'50" West, 256.01 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;

(18) North 81°48'21" East, 223.49 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;

(19) North 30°03'15" East, 89.33 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" in the south right-of-way line of said Mallard Lane marking the point of curvature of a non-tangent arc to the right;

(20) in a northerly direction, 218.09 feet, along the non-tangent arc of said curve to the right, having a radius of 50.00 feet, a central angle of 85°08'54" and a chord which bears North 88°32'09" West, 67.65 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the point of reverse curvature of an arc to the left;

(21) in a southeasterly direction, 21.40 feet, along the arc of said curve to the left, having a radius of 175.00 feet, a central angle of 48°28'41" and a chord which bears South 63°19'35" East, 143.69 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the southern common corner of said Lots 23 and 24;

(22) in a southeasterly direction, 148.07 feet, along the non-tangent arc of said curve to the right, having a radius of 175.00 feet, a central angle of 48°28'41" and a chord which bears South 63°19'35" East, 143.69 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the southern common corner of said Lots 23 and 24;

(23) THENCE North 14°32'33" East, 223.33 feet along the common line of said Lots 23 and 24 to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the northern common corner of said Lot 23 and the residue of said called 869.447-acre tract of land and said Big Easy Ranch Estates Section One marking northerly common corner of said Lots 23 and 24;

THENCE along the common line of said Lot 23 and the residue of said called 869.447-acre tract of land as follows:

(24) South 65°12'23" East, 42.18 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking an angle point of the herein described tract of land;

(25) South 89°03'53" East, 111.67 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the northerly common corner of Lot 22 of said Big Easy Ranch Estates Section One and said Lot 23;

(26) THENCE South 14°41'03" West, 250.28 feet along the common line of said Lots 22 and 23 to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the north right-of-way line of said Mallard Lane marking the southern common corner of said Lots 22 and 23;

THENCE along the common line of said Mallard Lane and the front lot line of said Lots 21 and 20 of said Big Easy Ranch Estates Section One, and the residue of said called 869.447-acre tract of land as follows:

(27) South 65°46'36" East, 5.99 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the point of curvature of an arc to the left;

(28) in a southeasterly direction, 101.99 feet, along the arc of said curve to the left, having a radius of 175.00 feet, a central angle of 33°23'28" and a chord which bears South 82°28'20" East, 100.55 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the point of reverse curvature of an arc to the right;

(29) in a southeasterly direction, 138.78 feet, along the arc of said curve to the right, having a radius of 225.00 feet, a central angle of 39°20'08" and a chord which bears South 81°30'00" East, 136.57 feet to a found 5/8-inch iron rod with cap stamped "RPLS 5485" marking the point of tangency;

(30) South 63°49'56" East, 287.23 feet to a found found iron rod with cap stamped "RPLS 5485" in the west right-of-way line of said Big Easy Ranch Lane and the north right-of-way line of said Mallard Lane;

(31) THENCE South 26°10'04" West, over and across said Mallard Lane, at 50.00 feet pass a found 5/8-inch iron rod with cap stamped "RPLS 5485", continuing along the common line of said Big Easy Ranch Lane and said Reserve C to all for a total distance of 321.27 feet to the POINT OF BEGINNING and containing 18.239 acres (794,475 square feet) of land.

ABBREVIATION LEGEND:

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

PROPERTY OWNER/DEVELOPER:
BIG EASY RANCH DEVELOPMENT, L.L.C.
BILLY L. BROWN, JR.
2400 BRUNES MILL ROAD
COLUMBUS, TEXAS 78933
979-733-8635
BILLY@BIGEASYPARTIAL.COM

THE STATE OF TEXAS
COUNTY OF COLORADO

I, KIMBERLY MENKE, COUNTY CLERK OF COLORADO COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, A.D., 2023, THE COMMISSIONERS COURT OF COLORADO COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT BOOK _____, PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2023.

JUDGE TY PRAUSE, COUNTY JUDGE
KIMBERLY MENKE, COUNTY CLERK
COLORADO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF COLORADO

I, KIMBERLY MENKE, COUNTY CLERK OF COLORADO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK, _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK, _____ M., IN THE PLAT RECORDS OF COLORADO COUNTY, TEXAS IN SLIDE NUMBER _____.

KIMBERLY MENKE, COUNTY CLERK
COLORADO COUNTY, TEXAS

REVIEW PLAT
PARTIAL REPLAT
BIG EASY RANCH ESTATES
SECTION ONE
18.253 ACRES - 15 LOTS - 2 RESERVES
S. J. REDGATE SURVEY, A-478
COLORADO COUNTY, TEXAS
REASON FOR REPLAT: TO RELOCATE THE LOT LINES FOR LOTS 28 THROUGH 32. CREATE TWO RESERVES, DEDICATE ADDITIONAL RIGHT-OF-WAY TO MALLARD LANE, ADD A STORM SEWER EASEMENT TO LOT 23, ADD A 50' RADIUS TO LOT 33, WIDEN THE SBEC EASEMENT ON LOTS 38 & 39 TO 25' TOTAL, REMOVE THE 20' SBEC EASEMENT ON LOTS 36 & 37, ADD A LOT'S STORM SEWER EASEMENT ON LOT 36, ABANDON A PORTION OF UPLAND LANE RIGHT-OF-WAY AND RENAME THE REMAINDER TO BOBWHITE LANE.

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

WILSON ENGINEERING COMPANY, PLLC.
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www.wilsonenr.com

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Drawn By: DWR
Scale: 1"=100'
Date: 1-11-2023
Job Number: 20037.4
Surveyor: KDM
Sheet: 1 of 1