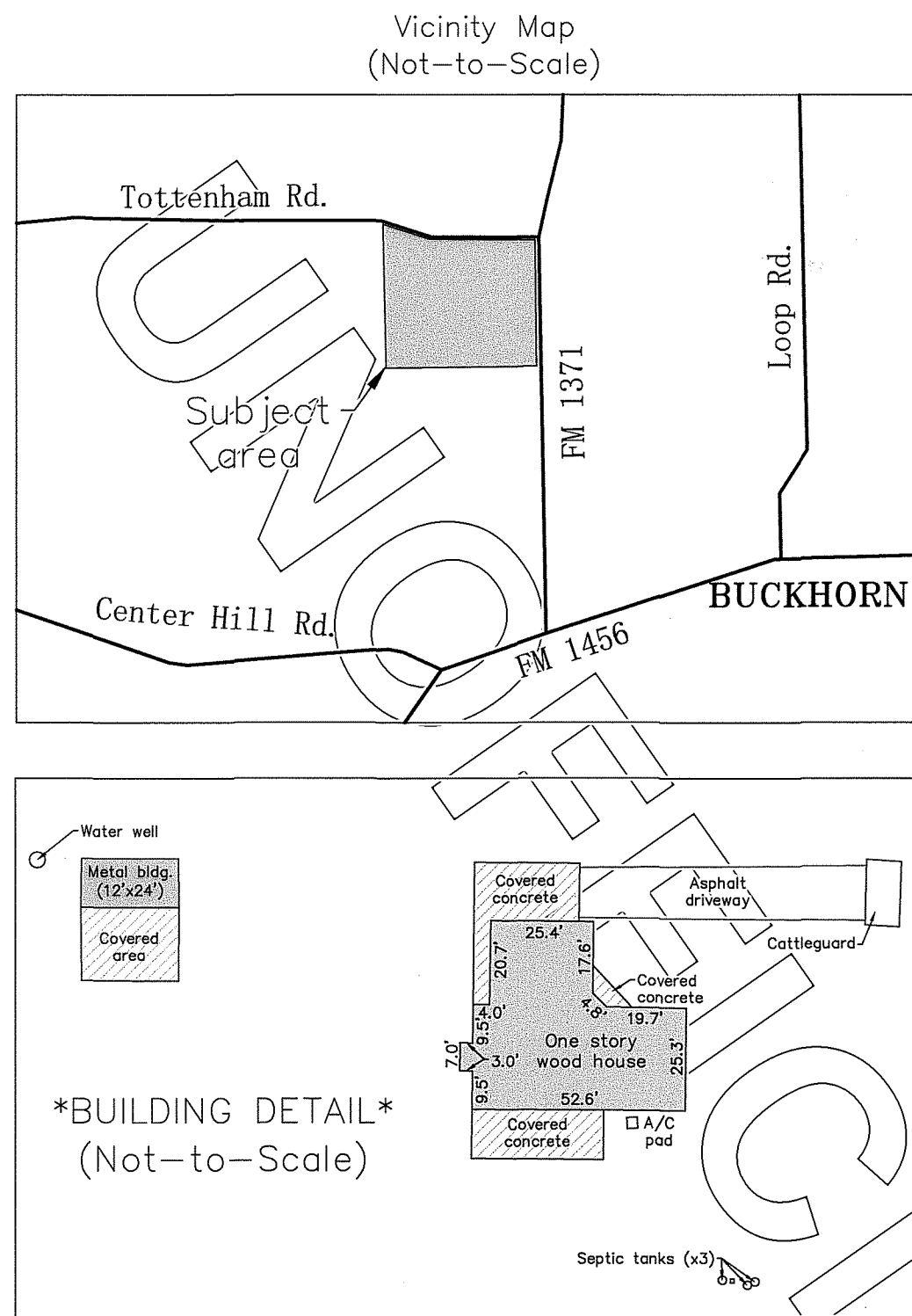




- NOTES:
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MSC PANEL No.480150100F, EFFECTIVE 10/18/2019.
 - THE BEARINGS HEREON WERE OBTAINED TO AGREE WITH GRID NORTH AND WERE DERIVED USING GPS EQUIPMENT (TEXAS SOUTH CENTRAL ZONE - NAD83).
 - ALL LOT CORNERS ARE IRON RODS SET WITH PLASTIC CAPS STAMPED "GW SURVEYING" UNLESS OTHERWISE NOTED.
 - © DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "GW SURVEYING", UNLESS OTHERWISE NOTED.
 - TOTAL ACRES FOR THE SUBDIVISION SHOWN HEREON IS 62.452 ACRES.
 - 50' WIDE BUILDING SETBACK AND 30' UTILITY EASEMENT ALONG THE LOT LINES THAT SHARE A COMMON LINE WITH THE MAIN ROAD.
 - 15' WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR LOT LINES OF EACH LOT.
 - NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
 - OPERATION AND MAINTENANCE OF DETENTION FACILITIES AND RELATED DRAINAGE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNERS ASSOCIATION, OR EQUIVALENT, WITH THE AUTHORITY TO LEVY FEES FOR SUCH MAINTENANCE AND OPERATION. AUSTIN COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT, MAINTAIN, OR OPERATE DETENTION BASINS, ASSOCIATED STRUCTURES, OR DRAINAGE CHANNELS LOCATED WITHIN THE SUBDIVISION. THE COUNTY MAY EXERCISE THE RIGHT TO ENTER UPON SAID DRAINAGE/DETENTION BASINS, ASSOCIATED STRUCTURES, AND DRAINAGE CHANNELS AT THE COUNTY'S SOLE DISCRETION.

OWNERS STATEMENT:

We, Christopher Talley and Anthony Muscat, of the 1864 Company, LLC, owners of the property subdivided in the plot of Sunset Ridge, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated for public use, the streets, alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns to warrant and defend the land so dedicated.

In testimony, hereto, The 1864 Company, LLC, has caused to be signed by Christopher Talley and Anthony Muscat, this day of July 12, 2026.

BY: Christopher Talley
Anthony Muscat

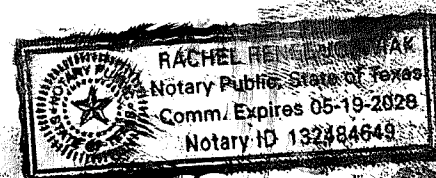
NOTARY PUBLIC, STATE OF TEXAS.

Before me, the undersigned, a Notary Public in and for the State of Texas, on this date, personally appeared Christopher Talley and Anthony Muscat, owners of the 1864 Company, LLC, known to me to be the owner of the called 62.452 acres tract shown hereon, and acknowledged to me that he executed this the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 12 day of June, 2026.

Rachel Jozwiak
NOTARY PUBLIC, STATE OF TEXAS

Rachel Jozwiak
NOTARY'S PRINTED NAME



LEGEND:

O.R.A.C.	= Official Records of Austin Co.
A.C.C.F.	= Austin County Clerks File
P.O.B.	= Point of Beginning
S.L.E.	= Sight-line easement
C.M.	= Controlling monument
I.B.	= Inside of Boundary
O.B.	= Outside of Boundary
D.E.	= Drainage easement
U.L.	= Utility easement
B.L.	= Building setback line
R.R.	= Iron Rod
Fnd.	= Found
Easmt.	= Easement
E	= Overhead electrical line
P	= Pipe fence
M	= Metal wire fence
B	= Barbed wire fence
P	= Power pole
C	= Buried cable marker
Calcd.	= Calculated point
Set 1/2" I.R. with cap marked "GW Surveying"	

SURVEYOR:
GW SURVEYING, LLC
8449 Goshoping Road
San Antonio, TX 78216
Kevin Weiss, RPLS 6851
600-2389
TRPLS No. 10194940

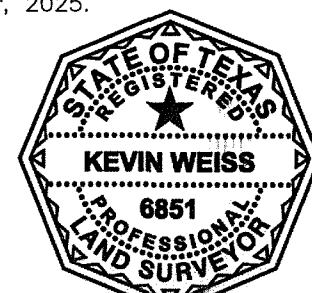
OWNER/DEVELOPER:
THE 1864 COMPANY, LLC
CHRISTOPHER TALLEY
& ANTHONY MUSCAT
3410 ORANGE JASMINE COURT
HOUSTON, TX 77059
(832) 309-9567

SURVEYORS STATEMENT:

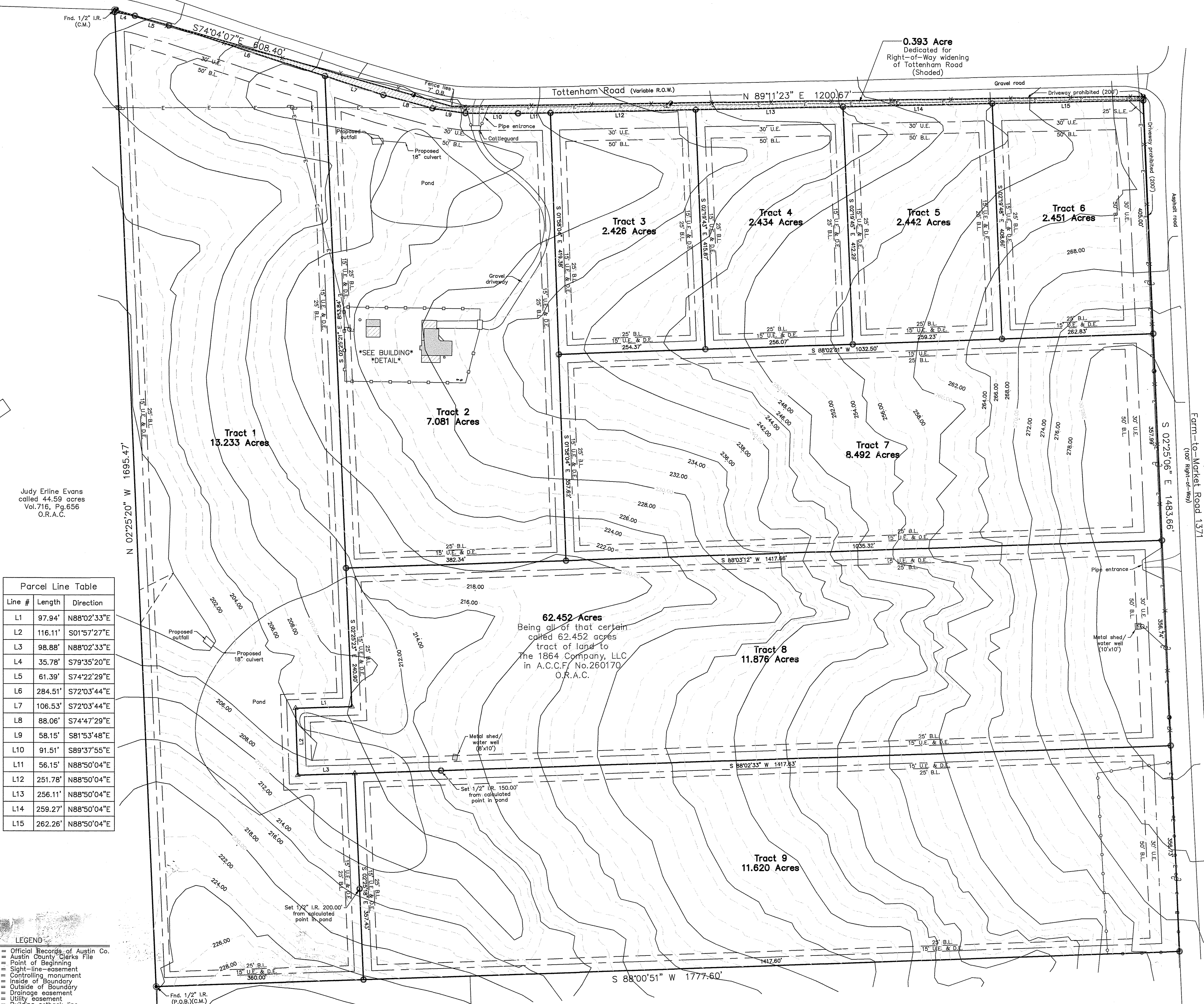
I, Kevin Weiss, do hereby state that this plat represents a survey made of the ground under my supervision during the month of November, 2025.

GIVEN UNDER MY HAND & SEAL, this the 12th, day of May, 2026.

Kevin Weiss
Kevin Weiss - R.P.L.S. No.6851



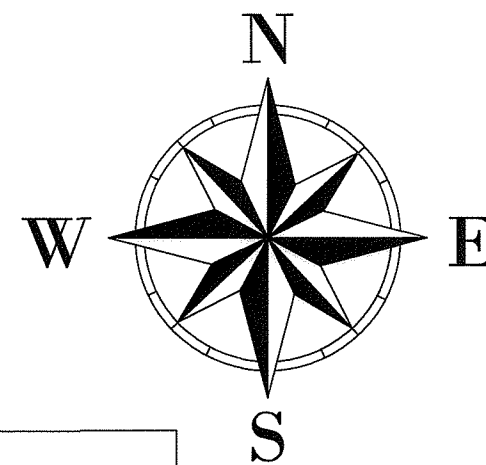
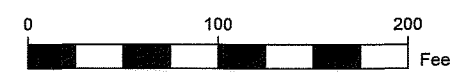
FINAL PLAT
SUNSET RIDGE
BEING ALL OF THAT CERTAIN CALLED 62.452 ACRES TRACT OF LAND OUT OF THE JAMES COCHRANE SURVEY, A-146, TO THE 1864 COMPANY, LLC, IN A.C.C.F. No.260170 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.



John & Naomi Paget
called 30.409 acres
A.C.C.F. No.083731
O.R.A.C.

Lee & Ann Martin
called 20.142 acres
Vol.665, Pg.124
O.R.A.C.

JAMES COCHRANE SURVEY
A - 146
AUSTIN COUNTY, TEXAS



Driveway Culverts (Proposed)

TRACT 1	= 18-INCH
TRACT 2	= 18-INCH
TRACT 3	= 18-INCH
TRACT 4	= 18-INCH
TRACT 5	= 18-INCH
TRACT 6	= 18-INCH
TRACT 7	= 18-INCH
TRACT 8	= 18-INCH
TRACT 9	= 18-INCH

DIAMETER SUBJECT TO CHANGE BASED ON
COUNTY COMMISSIONERS DECISION

METES & BOUNDS / LEGAL DESCRIPTION

62.452 ACRES TRACT
James Cochrane Survey, A-146
Austin County, Texas

Being a 62.452 acre tract of land out of the James Cochrane Survey, A-146, Austin County, Texas, being all of that certain called 62.452 acres tract of land to The 1864 Company, LLC in Austin County Clerks File (A.C.C.F.) Number 260170 of the Official Records of Austin County (O.R.A.C.), said 62.452 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said 62.452 acres tract, being the northwest corner of a called 30.409 acres tract of land to John and Naomi Paget in A.C.C.F. No.083731 O.R.A.C., also being an easterly angle point of a called 44.59 acres tract of land to Judy Erline Evans in Volume 716, Page 656 O.R.A.C., for the southwest corner of this;

THENCE with the west line of said 62.452 acres tract, common boundary with said 44.59 acres tract, N 02°25'20" W a distance of 1695.47 feet to a 1/2 inch iron rod found at the northwest corner of said 62.452 acres tract, being the northeast corner of said 44.59 acres tract, also being on the south line of Tottenham Road (width varies), for the northeast corner of this;

THENCE with a northerly line of said 62.452 acres tract, common boundary with said Tottenham Road, the following two (2) courses:

- 1.) S 74°04'07" E a distance of 608.40 feet to a 1/2 inch iron rod with a cap marked "GW Surveying" set;
- 2.) N 89°11'23" E a distance of 1200.67 feet to a 1/2 inch iron rod with a cap marked "GW Surveying" set at the northeast corner of said 62.452 acres tract, being a point at the intersection of said Tottenham Road and Farm-to-Market Road 1371 (100-foot Right-of-Way), for the northeast corner of this;

THENCE with the east line of said 62.452 acres tract, common boundary with said Farm-to-Market Road, S 02°25'08" E a distance of 1483.66 feet to a 1/2 inch iron rod with a cap marked "GW Surveying" set at the southeast corner of said 62.452 acres tract, being on the west line of said Farm-to-Market Road, also being the northeast corner of a called 20.142 acres tract of land to Lee and Ann Martin in Volume 665, Page 124 O.R.A.C., for the southeast corner of this;

THENCE with the south line of said 62.452 acres tract, common boundary with said 20.142 acres tract and aforesaid 30.409 acres tract, S 88°00'51" W a distance of 1777.60 feet to the POINT OF BEGINNING and containing 62.452 acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas South Central Zone, NAD 1983.

CERTIFICATE OF COUNTY ENGINEER:

I, _____, County Engineer of Austin County, certify that the plat of this subdivision complies with all existing rules and regulations of Austin County, Texas.

7/13/2026
DATE: _____
COUNTY ENGINEER

ON-SITE SANITARY WASTE CERTIFICATION:

This plat is generally in compliance with the Austin County private sewage regulations and current T.C.E.Q. regulations.

7/13/2026
DATE: _____
AUSTIN COUNTY ENVIRONMENTAL OFFICE

CERTIFICATE OF COMMISSIONERS COURT:

APPROVED by Commissioners Court of Austin County, Texas this 13 day of July, 2026.

7/13/2026
County Judge
Commissioner, Precinct 1
Commissioner, Precinct 3
Commissioner, Precinct 4

CERTIFICATE OF RECORDING:

I, Diane Day, County Clerk of Austin County, do hereby certify that the within instrument with the Certification of Authentication was filed for registration in my office on July 17, 2026 at 10:13 o'clock, A.M. and duly recorded on July 17, 2026, at A.M. in Volume 3, Page III of the Map Records of Austin County, Texas.

Witness my hand and seal of office, Austin County, Texas, the day and date last above written.

Diane Day
COUNTY CLERK, AUSTIN COUNTY, TEXAS

By: Chad A.R.
DEPUTY

STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was duly recorded in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.
Diane Day
Diane Day, County Clerk
Austin County, Texas

CERTIFICATE OF COUNTY CLERK:

APPROVAL BY PLAT ROOM RECORDER

7-17-2026
DATE: _____
PLAT ROOM RECORDER

COUNTY CLERK'S FILE NO. 263498

PLAT CABINET NO. 3 PAGE III

FINAL PLAT
BEING A SURVEY OF A SUBDIVISION OF A 62.452 ACRES TRACT OF LAND OUT OF THE JAMES COCHRANE SURVEY, A-146, AUSTIN COUNTY, TEXAS.

FILED
2026 JUL 17 AM 10:13

FILE NO.:	25-103
SCALE:	1"=100'
SURVEYOR:	K. WEISS
SURVEY DATE:	11-05-25