PRELIMINARY PLAT
SUNSET RIDGE

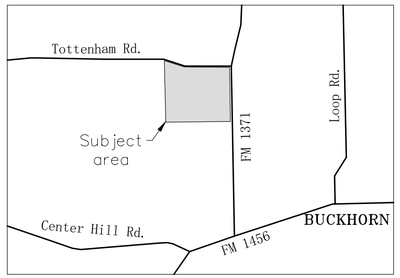
BEING ALL OF THAT CERTAIN CALLED 62.452 ACRES TRACT OF LAND OUT OF THE JAMES COCHRANE SURVEY, A-146, TO THE 1864 COMPANY, LLC, IN A.C.C.F. No.260170 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

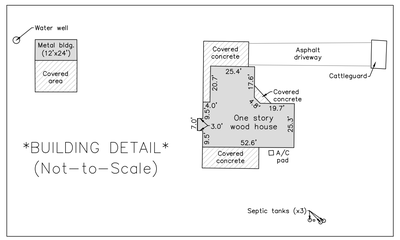
JAMES COCHRANE SURVEY
A - 146
AUSTIN COUNTY, TEXAS

N
W E
S

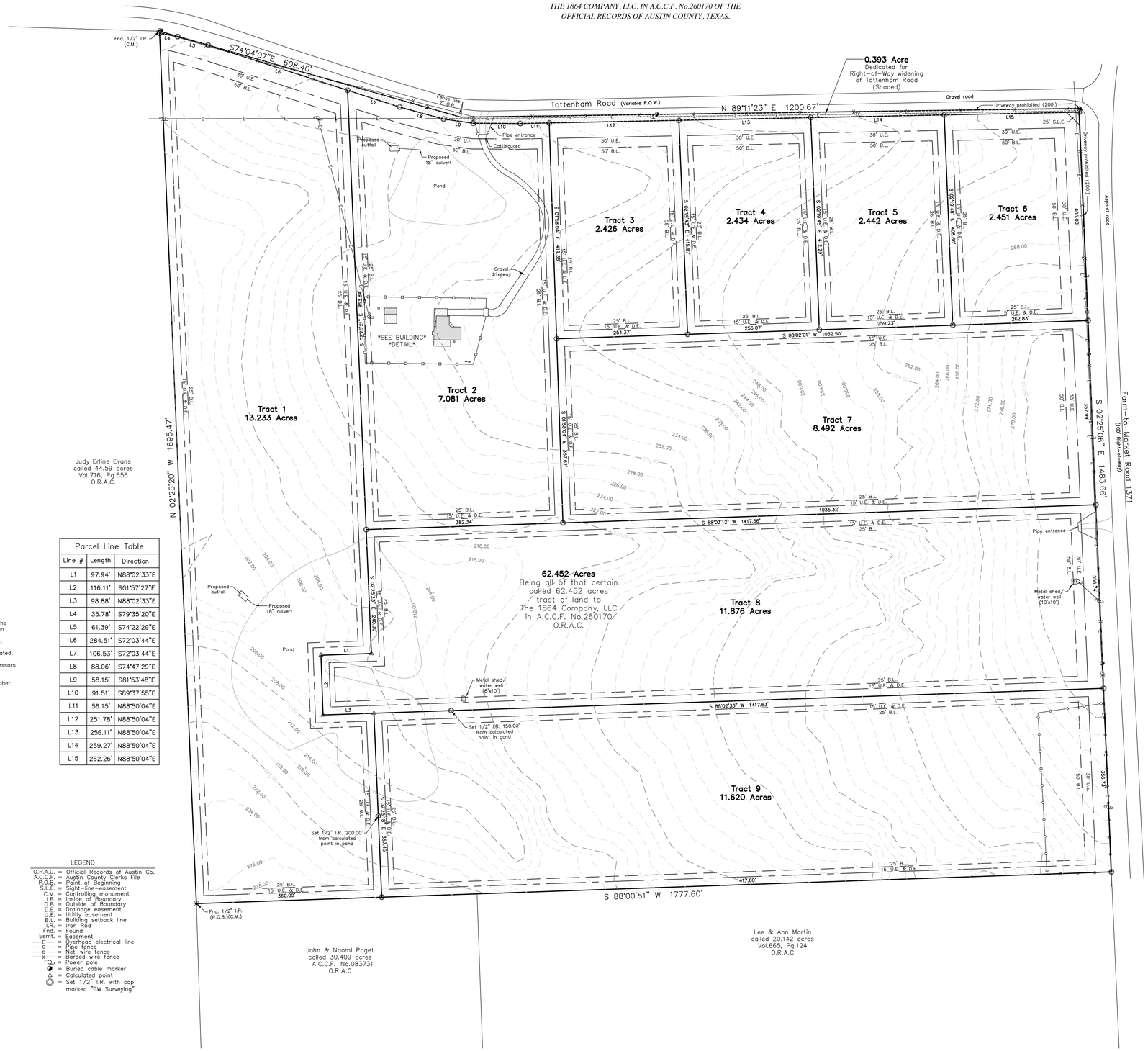
0 100 200 Feet

Vicinity Map
(Not-to-Scale)





BUILDING DETAIL
(Not-to-Scale)



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

NOTES:

1.) 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.48015C0100F, EFFECTIVE 10/18/2019.

2.) THE BEARINGS HERON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED USING GPS EQUIPMENT (TEXAS SOUTH CENTRAL ZONE – NAD83).

3.) ALL LOT CORNERS ARE IRON RODS SET WITH PLASTIC CAPS STAMPED "GW SURVEYING" UNLESS OTHERWISE NOTED.

4.) ◎ DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "GW SURVEYING", UNLESS OTHERWISE NOTED.

5.) TOTAL ACREAGE FOR THE SUBDIVISION SHOWN HERON IS 62.452 ACRES.

6.) 50' WIDE BUILDING SETBACK AND 30' UTILITY EASEMENT ALONG THE LOT LINES THAT SHARE A COMMON LINE WITH THE MAIN ROAD.

7.) 15' WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR LOT LINES OF EACH LOT.

8.) NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

9.) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

10.) 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 plat 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, all 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 Tally and Anthony Muscat, this day of _____, 2026.

BY: _____

BY: _____

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 Tally 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 _____ day of _____, 2026.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
NOTARY'S PRINTED NAME

Parcel Line Table

Line #	Length	Direction
L1	97.94'	N88°02'33"E
L2	116.11'	S01°57'27"E
L3	98.88'	N88°02'33"E
L4	35.78'	S79°35'20"E
L5	61.39'	S74°22'29"E
L6	284.51'	S72°03'44"E
L7	106.53'	S72°03'44"E
L8	88.06'	S74°47'29"E
L9	58.15'	S81°53'48"E
L10	91.51'	S89°37'55"E
L11	56.15'	N88°50'04"E
L12	251.78'	N88°50'04"E
L13	256.11'	N88°50'04"E
L14	259.27'	N88°50'04"E
L15	262.26'	N88°50'04"E

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.E. = Utility easement
B.L. = Building setback line
I.R. = Iron Rod
Fnd. = Found
Esmt. = Easement
—E— = Overhead electrical line
—O— = Pipe fence
—n— = Net-wire fence
—X— = Barbed wire fence
"O" = Power pole
◆ = Buried cable marker
△ = Calculated point
◎ = Set 1/2" I.R. with cap marked "GW Surveying"

SURVEYOR:

GW SURVEYING, LLC
5848 Goehring Road
Ledbetter, TX 78946
Kevin Weiss, RPLS 6851
979-360-2089
TBPELS No. 10194940

OWNER/DEVELOPER:

THE 1864 COMPANY, LLC
CHRISTOPHER TALLEY
& ANTHONY MUSCAT
3410 ORANGE JASMIN 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.

PRELIMINARY

_____
Kevin Weiss – R.P.L.S. No.6851

METES & BOUNDS / LEGAL DESCRIPTION

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

Being a 62.452 acres 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 northwest 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°25'06" 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.

_____ _____
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.

_____ _____
DATE AUSTIN COUNTY ENVIRONMENTAL OFFICE

CERTIFICATE OF COMMISSIONERS COURT:

APPROVED by Commissioners Court of Austin County, Texas
this ____ day of _____, 2026.

_____
County Judge

_____ _____
Commissioner, Precinct 1 Commissioner, Precinct 2

_____ _____
Commissioner, Precinct 3 Commissioner, Precinct 4

CERTIFICATE OF RECORDING:

I, _____, 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 _____, 2026 at _____ o'clock, ___M. and duly recorded on _____, 2026, at ___M. in Volume _____, Page _____, 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.

_____
COUNTY CLERK, AUSTIN COUNTY, TEXAS

_____
DEPUTY

CERTIFICATE OF COUNTY CLERK:

APPROVAL BY PLAT ROOM RECORDER

_____ _____
DATE PLAT BOOK RECORDER

COUNTY CLERKS FILE NO._____

PLAT CABINET NO. _____, PAGE _____

PRELIMINARY
SURVEY MAP
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.

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