

STATE OF TEXAS:  
COUNTY OF COLEMAN:

SURVEY MADE FOR:  
BRADY BEND RIVER RANCH, LLC  
P. O. BOX 2525  
BOERNE, TEXAS 78866

**BOUNDARY DESCRIPTION** of a survey of **Tract 5**:

**151.35 ACRES** of land in Coleman County, Texas, being out of the Fort Bend County School Land Survey 224, Abstract 192 and out of Block 82 and Block 83 of the Brady Bend Subdivision as shown on the plat thereof in Volume LB, Page 215, Coleman County Plat Records, said 151.35 acres being part of that 1191.587 acre tract described in the deed from Jane Maverick Padgitt, and others, to Brady Bend River Ranch, LLC dated December 7, 2023, and recorded in Document #2023-01936, Coleman County Official Public Records.

**BEGINNING** at a point on the Northerly bank of the Colorado River, said point being the Southeast corner of a 151.64 acre Tract 6 surveyed simultaneously and the Southwest corner of this 151.35 acre Tract 5, said point being located 243.46' S18°23'58"E of a ½" iron stake set for reference, said point also being located 4209.01' S65°32'39"E of a ½" iron stake capped "GW Loyd" found in the West line of said 1191.587 acre tract, said point also being located 8248.84' S5°21'03"E of a ½" iron stake capped "GW Loyd" found at the Eastern most Northeast corner of said 1191.587 acre tract.

**THENCE N18°23'58"W 4637.15'** along the common line between this Tract 5 and said Tract 6 to a ½" iron stake set at an angle corner of this Tract 5 and at an angle corner of said Tract 6 and at the most Southerly corner of a 6.16 acre access easement tract [Document #2024-00586, OPR].

**THENCE N23°00'52"E 60.00'** along the common line between this Tract 5 and said Tract 6 to a ½" iron stake set at an angle corner of this Tract 5 and at an angle corner of said Tract 6 and at an angle corner of a 150.00 acre Tract 4 surveyed simultaneously and at an angle corner of a 151.49 acre Tract 3 surveyed simultaneously and in the centerline of said 6.16 acre access easement.

**THENCE S46°20'39"E 5463.91'** along the common line between this Tract 5 and said Tract 4 to the most Southerly corner of said Tract 4 and the most Easterly corner of this Tract 5, said point being located on the Northwesterly bank of said Colorado River, said point also being located 53.06' S46°20'39"E of a ½" iron stake set for reference.

**THENCE** along the meanders of the gradient boundary of the Westerly bank of the Colorado River approximately as follows:

**S57°06'37"W 417.10'** to a corner of this 151.35 acre Tract 5;  
**S61°12'56"W 534.13'** to a corner of this 151.35 acre Tract 5;  
**S72°25'36"W 492.77'** to a corner of this 151.35 acre Tract 5;  
**S77°24'59"W 189.37'** to a corner of this 151.35 acre Tract 5;  
**N83°57'35"W 306.89'** to a corner of this 151.35 acre Tract 5;  
**N89°22'48"W 220.93'** to a corner of this 151.35 acre Tract 5;  
**S85°46'50"W 353.60'** to a corner of this 151.35 acre Tract 5; and  
**S83°29'31"W 162.26'** to the place of beginning, this tract containing 151.35 acres, more or less, as shown on the accompanying plat. Bearings given herein are relative to State Plane Coordinates, Texas Central 4203, NAD 83, as determined from GPS observations. Set ½" iron stakes are iron rebar and are marked with a red plastic identifier cap having the text **NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945.**

I, Jim Needham, Registered Professional Land Surveyor of Texas,  
do hereby certify that the above describes the boundaries of the property  
depicted on the accompanying plat, this the 14<sup>th</sup> day of June, 2024.

  
Jim Needham – RPLS 1534

NEEDHAM SURVEYORS, LLC - FIRM #10194030 - COLEMAN, TEXAS



**BOUNDARY DESCRIPTION** of a survey of **Tract 6:**

**151.64 ACRES** of land in Coleman County, Texas, being out of the Fort Bend County School Land Survey 224, Abstract 192 and out of Block 82 and Block 83 of the Brady Bend Subdivision as shown on the plat thereof in Volume LB, Page 215, Coleman County Plat Records, said 151.64 acres being part of that 1191.587 acre tract described in the deed from Jane Maverick Padgitt, and others, to Brady Bend River Ranch, LLC dated December 7, 2023, and recorded in Document #2023-01936, Coleman County Official Public Records.

**BEGINNING** at a point on the Northerly bank of the Colorado River, said point being the Southeast corner of this 151.64 acre Tract 6 and the Southwest corner of a 151.35 acre Tract 5 surveyed simultaneously, said point being located 243.46' S18°23'58"E of a ½" iron stake set for reference, said point also being located 4209.01' S65°32'39"E of a ½" iron stake capped "GW Loyd" found in the West line of said 1191.587 acre tract, said point also being located 8248.84' S5°21'03"E of a ½" iron stake capped "GW Loyd" found at the Eastern most Northeast corner of said 1191.587 acre tract.

**THENCE** along the meanders of the gradient boundary of the Northerly bank of the Colorado River approximately as follows:

**S83°29'31"W 586.20'** to a corner of this 151.64 acre Tract 6;  
**S80°00'55"W 379.35'** to a corner of this 151.64 acre Tract 6;  
**N89°27'33"W 233.26'** to a corner of this 151.64 acre Tract 6;  
**S77°39'00"W 341.43'** to a corner of this 151.64 acre Tract 6;  
**N81°20'47"W 157.71'** to a corner of this 151.64 acre Tract 6;  
**N64°47'36"W 160.97'** to a corner of this 151.64 acre Tract 6;  
**N46°02'34"W 255.97'** to a corner of this 151.64 acre Tract 6;  
**N47°37'54"W 170.78'** to a corner of this 151.64 acre Tract 6; and  
**N16°47'22"W 117.76'** to the Southeast corner of a 150.36 acre Tract 7 surveyed simultaneously and the Southwesterly corner of this Tract 6, said point being located 315.15' S0°13'40"W of a ½" iron stake set for reference.

**THENCE N0°13'40"E 4420.35'** along the common line between this Tract 6 and said Tract 7 to a ½" iron stake set in the Southwesterly line of a 6.16 acre access easement tract [Document #2024-00586, OPR] and at an angle corner of said Tract 7 and at an angle corner of this Tract 6.

**N22°20'18"E 30.00'** along the common line between this Tract 6 and said Tract 7 to a ½" iron stake set in the centerline of said 6.16 acre access easement and at an angle corner of this Tract 6 and at an angle corner of said Tract 7 and at an angle corner of a 201.03 acre Tract 2 surveyed simultaneously and at an angle corner of a 151.49 acre Tract 3 surveyed simultaneously.


**THENCE S67°39'42"E 756.40'** along the common line between this Tract 6 and said Tract 3 and along the centerline of said 6.16 acre access easement to a ½" iron stake set at an angle corner of this Tract 6 and at an angle corner of said Tract 3 and at an angle corner of a 150.00 acre Tract 4 surveyed simultaneously and at an angle corner of a 151.35 acre Tract 5 surveyed simultaneously.

**THENCE S23°00'52"W 60.00'** along the common line between this Tract 6 and said Tract 5 and along the Easterly end of said 6.16 acre access easement to a ½" iron stake set at an angle corner of said 6.16 acre access easement and at an angle corner of said Tract 5 and at an angle corner of this Tract 6.

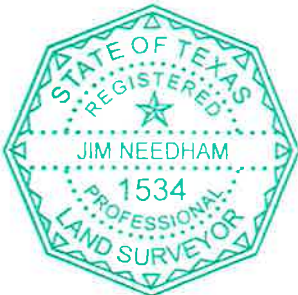
**THENCE S18°23'58"E 4637.15'** along the common line between this Tract 6 and said Tract 5 to the place of beginning, this tract containing 151.64 acres, more or less, including 0.57 acres of land in said 6.16 acre access easement as shown on the accompanying plat. Bearings given herein are relative to State Plane Coordinates, Texas Central 4203, NAD 83, as determined from GPS observations. Set ½" iron stakes are iron rebar and are marked with a red plastic identifier cap having the text **NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945.**

\* \* \* \* \*

I, Jim Needham, Registered Professional Land Surveyor of Texas,  
do hereby certify that the above describes the boundaries of the property  
depicted on the accompanying plat, this the 14<sup>th</sup> day of June, 2024.

  
Jim Needham – RPLS 1534

NEEDHAM SURVEYORS, LLC - FIRM #10194030 - COLEMAN, TEXAS



STATE OF TEXAS:  
COUNTY OF COLEMAN:

SURVEY MADE FOR:  
BRADY BEND RIVER RANCH, LLC  
P. O. BOX 2525  
BOERNE, TEXAS 78866

**BOUNDARY DESCRIPTION** of a survey of **Tract 7**:

**150.36 ACRES** of land in Coleman County, Texas, being out of the Fort Bend County School Land Survey 224, Abstract 192 and out of Block 82 and Block 83 of the Brady Bend Subdivision as shown on the plat thereof in Volume LB, Page 215, Coleman County Plat Records, said 150.36 acres being part of that 1191.587 acre tract described in the deed from Jane Maverick Padgitt, and others, to Brady Bend River Ranch, LLC dated December 7, 2023, and recorded in Document #2023-01936, Coleman County Official Public Records.

**BEGINNING** at a point on the Northerly bank of the Colorado River, said point being the Southwest corner of Said 1191.587 acre tract, said point being located 59.54' S0°16'50"W of a ½" iron stake capped "GW Loyd" found beside a tall iron corner fence post, said point also being located 7212.40' S25°07'33"W of a ½" iron stake capped "GW Loyd" found at the Eastern most Northeast corner of said 1191.587 acre tract.

**THENCE N0°16'50"E 3747.54'** [Deed bearing=N0°16'58"E] along the general course of a tall fence to a ½" iron stake set at the Western most Southwest corner of a 201.03 acre Tract 2 surveyed simultaneously and at the Northwest corner of this 150.36 acre Tract 7 and in the West line of a 6.16 acre access easement tract [Document #2024-00586, OPR], said point being located 32.37' N0°16'50"E of a ½" iron stake set at the Southwest corner of said 6.16 acre access easement, said point also being located 2.23' Westerly of a tall fence.

**THENCE S67°39'42"E 1809.25'** along the common line between this Tract 7 and said Tract 2 and along the centerline of said 6.16 acre easement to a ½" iron stake set at a common corner between this Tract 7 and said Tract 2 and a 151.49 acre Tract 3 surveyed simultaneously and a 151.64 acre Tract 6 surveyed simultaneously.

**THENCE S22°20'18"W 30.00'** along the common line between this Tract 7 and said Tract 6 to a ½" iron stake set in the Southwesterly line of said 6.16 acre access easement and at a common corner between this Tract 7 and said Tract 6.

**THENCE S0°13'40"W 4420.35'** along the common line between this Tract 7 and said Tract 6 to the Southeast corner of this Tract 7 and the Southwesterly corner of said Tract 6, said point being located in the Northerly line of said Colorado River, said point also being located 315.15' S0°13'35"W of a ½" iron stake set for a reference monument.

**THENCE** along the meanders of the gradient boundary of the Northerly bank of the Colorado River approximately as follows:

**N30°06'30"W 712.60'** to a corner of this 150.36 acre Tract 7;  
**N34°54'51"W 294.68'** to a corner of this 150.36 acre Tract 7;  
**N74°58'55"W 305.39'** to a corner of this 150.36 acre Tract 7;  
**N62°56'28"W 540.39'** to a corner of this 150.36 acre Tract 7;  
**S69°17'57"W 144.02'** to a corner of this 150.36 acre Tract 7;  
**N67°28'31"W 112.19'** to a corner of this 150.36 acre Tract 7;  
**N41°02'09"W 129.81'** to a corner of this 150.36 acre Tract 7;  
**N3°25'21"W 95.87'** to a corner of this 150.36 acre Tract 7; and  
**N58°02'57"W 36.81'** to the place of beginning, this tract containing 150.36 acres, more or less, including 1.24 acres of land in said 6.16 acre access easement as shown on the accompanying plat. Bearings given herein are relative to State Plane Coordinates, Texas Central 4203, NAD 83, as determined from GPS observations. Set ½" iron stakes are iron rebar and are marked with a red plastic identifier cap having the text **NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945**.

I, Jim Needham, Registered Professional Land Surveyor of Texas,  
do hereby certify that the above describes the boundaries of the property  
depicted on the accompanying plat, this the 14<sup>th</sup> day of June, 2024.

  
Jim Needham – RPLS 1534

NEEDHAM SURVEYORS, LLC - FIRM #10194030 - COLEMAN, TEXAS






PLAT SHOWING A SURVEY OF:  
A SUBDIVISION OF 1191.61 ACRES  
OF LAND IN THE  
FORT BEND COUNTY  
SCHOOL LAND SURVEY 224,  
ABSTRACT 192

STATE OF TEXAS  
REGISTERED  
JIM NEEDHAM  
1534  
PROFESSIONAL  
LAND SURVEYOR

1. Coleman County Special Utility District in Document #2024-00181, OPR
2. Declaration of Restrictive Covenants of Brady Bend River Ranch in Document #2024-00585, OPR
3. 6.16 Acre Access Easement in Document 2024-00586, OPR

 Needham Surveyors, LLC  
802 Hwy 84 S, PO Box 986  
Coleman, TX 76834  
Phone: (325)625-2357  
Firm #: 10194030



POINT OF BEGINNING  
FOR A 201.03 ACRE TRACT:  
1/2" iron stake set  
3603.89' S60°31'28"E of  
a 1/2" iron stake capped  
"GW Loyd" found at the  
— Eastern most NE corner of  
Brady Bend River Ranch LL  
1191.587 Acre Tract & the  
SE corner of the Wallace  
200.00 acre tract.

100.90' N88°41'58"E of  
a 1/2" iron stake set  
for a reference monument.

POINT OF BEGINNING  
FOR A 150.00 ACRE TRACT  
 & A 151.49 ACRE TRACT:  
Point on the Northwestern  
bank of the Colorado River;  
50.41° 56'25"13"E of a 1/2"  
iron stake set for reference  
7055.82° 53'8"0157"E of  
a 1/2" iron stake capped  
"GW Loyd" found at the  
Eastern most NE corner of  
Brady Bend River Ranch LLC  
1191.587 Acre Tract & the  
SE corner of the Wallace  
200.00 acre tract.

POINT OF BEGINNING FOR A  
151.64 ACRE TRACT & A 151.35 ACRE TRACT:  
Point on the Northernly Bank of the Colorado River;  
243.46' S18°23'58"E of a 1/2" iron stake set for  
a reference monument;  
4209.01' S65°32'39"E of a 1/2" iron stake found  
in the West line of the 191,587 acre tract;  
8248.84' S5°27'03"E of a 1/2" iron stake found  
at the Eastern most NEC of the 191,587 acre tract.

