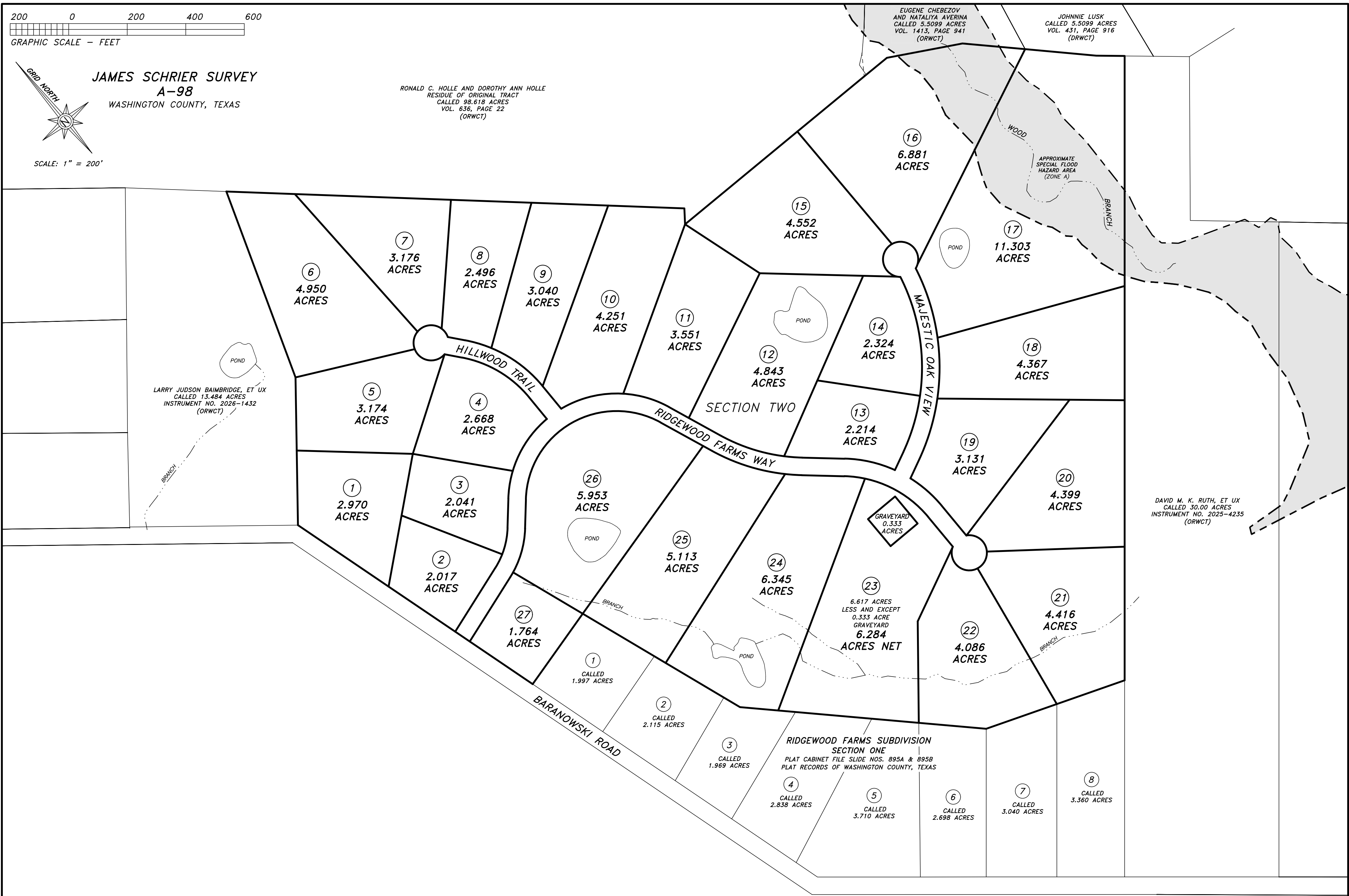
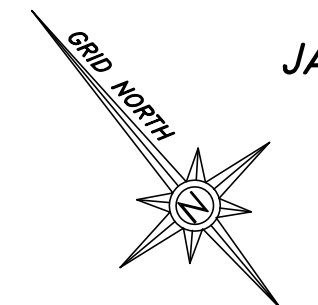
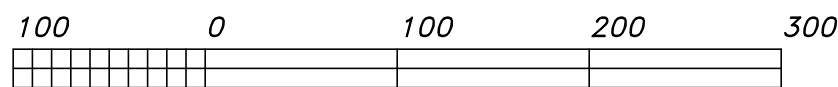






JAMES SCHRIER SURVEY
A-98
WASHINGTON COUNTY, TEXAS

SCALE: 1" = 100'

LINE TABLE

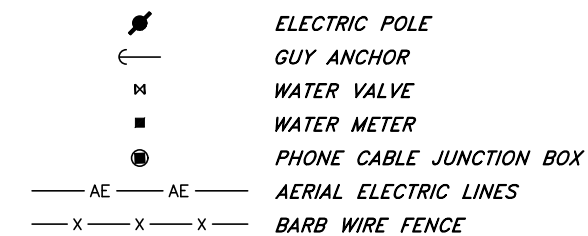
NUM	BEARING	DISTANCE
L1	N 15°59'44" W	30.02'
L2	N 15°59'44" W	30.02'
L3	N 72°04'25" E	260.21'
L4	N 41°33'56" E	100.00'
L5	S 21°14'01" E	166.43'
L6	S 21°14'01" E	34.78'
L7	S 48°39'47" E	145.28'
L8	S 0°14'14" W	132.16'
L9	N 0°14'14" E	132.16'
L10	N 64°43'40" W	72.69'
L11	N 64°43'40" W	69.24'
L12	N 48°39'47" W	145.28'
L13	N 21°14'01" W	123.90'
L14	N 21°14'01" W	77.31'
L15	N 0°29'05" E	100.24'
L16	N 39°27'14" W	60.61'
L17	S 39°27'14" E	60.61'
L18	S 0°29'05" W	96.05'
L19	S 41°33'56" W	100.00'
L20	S 72°04'25" W	258.19'
L21	N 72°04'25" E	259.20'
L22	N 41°33'56" E	100.00'
L23	S 21°14'01" E	201.21'

NUM	BEARING	DISTANCE
L24	S 48°39'47" E	145.28'
L25	S 0°14'14" W	184.12'
L26	N 0°29'05" E	127.00'
L27	N 39°27'14" W	112.57'
L28	N 64°43'40" E	100.00'
L29	N 72°04'25" E	50.00'
L30	S 28°02'20" W	71.89'
L31	N 15°59'44" W	50.00'
L32	N 15°59'44" W	50.00'
L33	S 61°57'40" E	69.51'
L34	S 72°04'25" W	50.00'
L35	S 19°33'42" E	119.49'
L36	S 0°00'00" E	120.50'
L37	S 90°00'00" W	120.50'
L38	N 0°00'00" W	120.50'
L39	N 90°00'00" E	120.50'
L40	N 66°28'19" E	20.00'
L41	S 26°09'37" W	15.46'
L42	S 26°09'37" W	15.46'
L43	S 66°28'19" W	20.00'
L44	N 23°31'41" W	10.00'
L45	N 66°28'19" E	31.79'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°14'49"	18.70'	330.00'	N 70°27'01" E	18.70'
C2	27°15'40"	157.01'	330.00'	N 55°11'46" E	155.54'
C3	117°12'04"	634.12'	310.00'	S 79°50'02" E	529.20'
C4	22°33'54"	263.87'	670.00'	S 32°30'57" E	262.17'
C5	4°51'53"	56.89'	670.00'	S 46°13'51" E	56.87'
C6	10°35'37"	71.18'	385.00'	S 43°21'58" E	71.08'
C7	38°18'24"	257.40'	385.00'	S 18°54'58" E	252.63'
C8	138°05'43"	144.61'	60.00'	S 8°48'38" E	112.07'
C9	66°18'52"	69.44'	60.00'	N 68°59'05" E	65.63'
C10	98°35'25"	100.10'	60.00'	N 11°58'04" W	88.89'
C11	18°20'40"	142.48'	445.00'	N 8°56'06" W	141.87'
C12	16°40'41"	216.86'	745.00'	N 56°23'20" E	216.09'
C13	16°01'31"	208.37'	745.00'	N 40°02'14" E	207.69'
C14	19°11'17"	249.50'	745.00'	N 22°25'50" E	248.33'
C15	15°00'40"	15.72'	60.00'	N 63°18'43" E	15.67'
C16	135°25'00"	141.81'	60.00'	N 11°54'07" W	111.03'
C17	138°57'23"	145.51'	60.00'	S 30°54'41" W	112.38'
C18	10°34'19"	11.07'	60.00'	S 43°51'10" E	11.06'
C19	34°58'35"	418.16'	685.00'	S 30°29'59" W	411.70'
C20	16°44'24"	200.14'	685.00'	S 56°21'28" W	199.42'
C21	22°48'43"	177.17'	445.00'	N 37°15'25" W	176.01'
C22	5°49'38"	62.04'	610.00'	N 45°44'58" W	62.01'
C23	21°36'09"	229.99'	610.00'	N 32°02'05" W	228.63'

LEGEND



W. O. NO. 8470 (METRO NAT 8470.DWG) REF: BLEXEXCH8470.LEICA

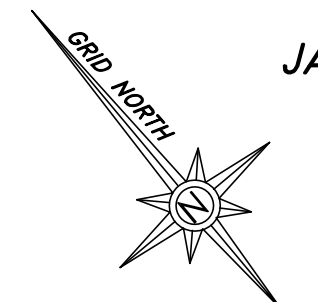
Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

RIDGEWOOD FARMS SUBDIVISION SECTION TWO

CONSISTING OF 1 BLOCK, 27 RESIDENTIAL LOTS CONTAINING 112.309 ACRES, RIDGEWOOD FARMS WAY,
HILLWOOD TRAIL AND MAJESTIC OAK VIEW CONTAINING 5.607 ACRES, CONTAINING 117.916 ACRES TOTAL

OWNER/DEVELOPER
BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-586-6245

**SHEET 2
OF 6**
(FINAL PLAT)



SCALE: 1" = 100'

FOUND 1/2" IRON ROD
AT AN 8" TREATED
FENCE CORNER POST

S 37°36'43" W
54.41'

15' U.E. 260.67'

25' B.L.

FOUND 1/2" IRON ROD
NEAR AN 8" TREATED
FENCE CORNER POST

10
4.251 ACRES

11
3.551 ACRES

4.843 ACRES

2.324 ACRES

13
2.214 ACRES

26
5.953 ACRES

19
3.131 ACRES

18
4.367 ACRES

4.399 ACRES

DAVID M. K. RUTH, ET UX
CALLED 30.00 ACRES
INSTRUMENT NO. 2025-4235
(ORWCT)

DETAIL "C"
DRAINAGE EASEMENT
SCALE: 1" = 50'

17
11.303 ACRES
BFE = 295.00'
MMFE = 297.00'
(SEE NOTE 14)

CONSISTING OF 1 BLOCK, 27 RESIDENTIAL LOTS CONTAINING 112.309 ACRES, RIDGEWOOD FARMS WAY, HILLWOOD TRAIL AND MAJESTIC OAK VIEW CONTAINING 5.607 ACRES, CONTAINING 117.916 ACRES TOTAL

OWNER/DEVELOPER
BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-586-6245

SHEET 3
OF 6
(FINAL PLAT)



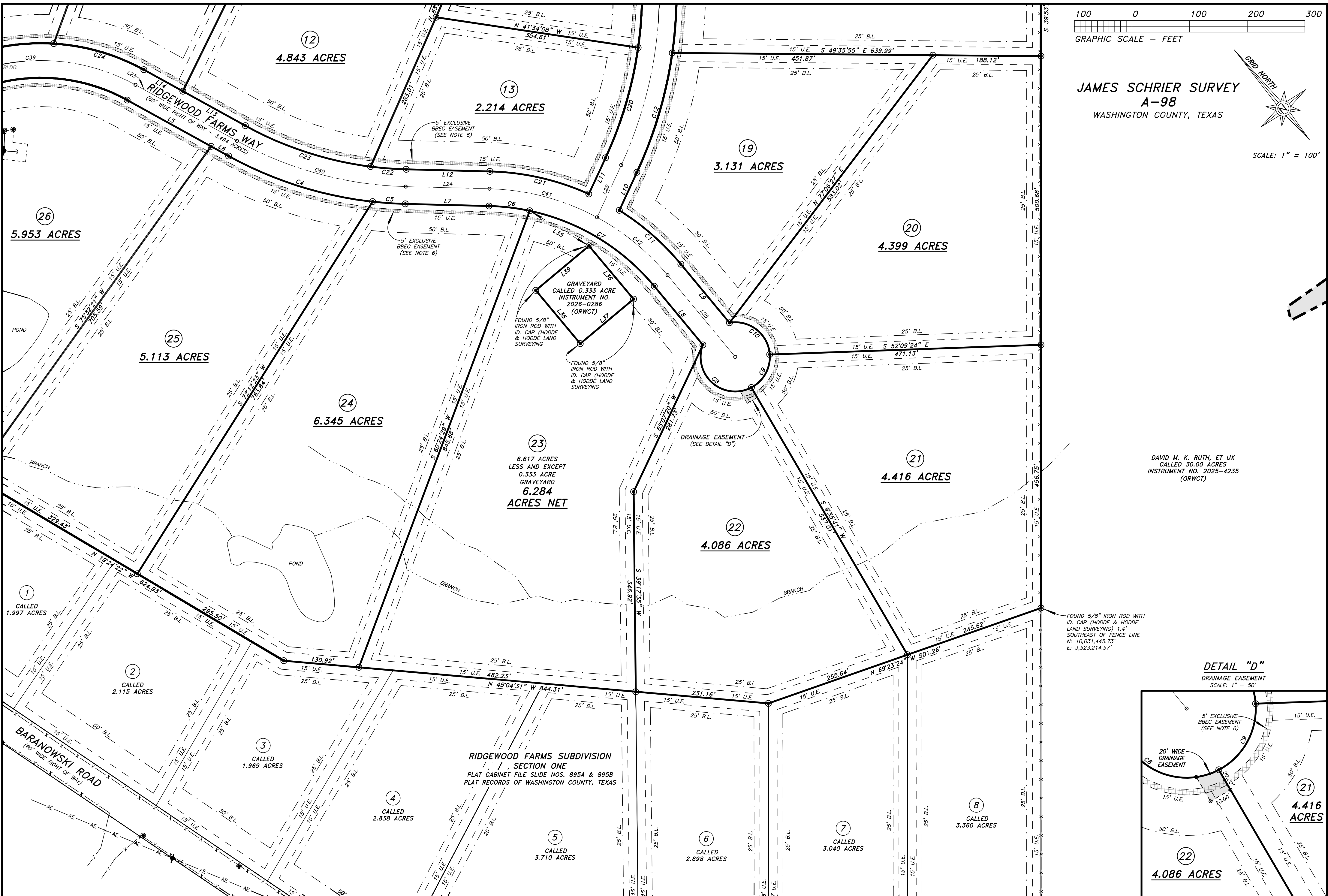
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945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-586-6245

**SHEET 4
OF 6**
(FINAL PLAT)



NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203, U.S. SURVEY FEET. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
2.  - DENOTES A SET 5/8" IRON ROD WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
3. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE A) AS SHOWN (SHADED) HEREON AND PART OF THE SUBJECT PROPERTY LIES WITHIN (ZONE X), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, DEPICTED BY SCALED MAP LOCATION AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0300C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
4. TRACT USAGE IS TO BE SINGLE FAMILY RESIDENTIAL, AGRICULTURAL AND WILDLIFE OPEN SPACE.
5. THIS SUBDIVISION IS SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING SET BACK LINES AS SHOWN HEREON AND/OR AS SET FORTH IN THE RESTRICTIONS PREPARED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
6. THERE IS A 5' UTILITY EASEMENT SHOWN (CROSS-HATCHED) HEREON FOR BLUEBONNET ELECTRIC COOPERATIVE INC.'S EXCLUSIVE USE LOCATED WITHIN AND ADJACENT TO THE 15' UTILITY EASEMENT.
7. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH SOUTH LAND TITLE, LLC (TEXAN TITLE INSURANCE COMPANY) TITLE COMMITMENT GF NO. WCA2501976, EFFECTIVE DATE JANUARY 2, 2026, 8:00 AM, ISSUED JANUARY 15, 2026.
8. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
9. WATER WILL BE PROVIDED BY INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
10. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRENHAM, TEXAS.
11. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY WASHINGTON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.
12. LOTS 2 AND 27 SHALL NOT HAVE ACCESS TO BARANOWSKI ROAD.

WASHINGTON COUNTY TEXAS
BENCHMARK NO. 50
ELEVATION = 307.8'
979-277-6200

THE BENCHMARK IS SHOWN ON THIS MAP AS , THE ELEVATION VALUE, B.M. NO. AND LOCATION WILL BE ON RECORD WITH THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR.

14. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS 16 AND 17 ARE TO BE TWO FEET (2') ABOVE BASE FLOOD ELEVATION (BFE) ESTABLISHED BY GRANT L. LISCHKA, PE UTILIZING THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SIMPLIFIED METHOD. LOTS 16 AND 17 ARE PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. CONTACT THE WASHINGTON COUNTY FLOODPLAIN ADMINISTRATOR FOR FLOODPLAIN PERMIT REQUIREMENTS BEFORE BEGINNING ANY DEVELOPMENT OR CONSTRUCTION ON THESE LOTS.

15. SUBJECT TO RIGHT OF WAY EASEMENT DATED MARCH 13, 1947, EXECUTED BY BILL BARANOWSKI AND MAX BARANOWSKI TO LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC., LOCATION NUMBER E2589, RIGHT OF WAY EASEMENT DATED JULY 11, 1951, EXECUTED BY BILL BARANOWSKI TO LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC., LOCATION NUMBER E2792A, AND RIGHT OF WAY EASEMENT DATED JULY 10, 1962, EXECUTED BY BILL BARANOWSKI TO LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC., MAP REFERENCE 58-40-93. (SAID EASEMENTS ARE NOT FILED OF PUBLIC RECORD AND WERE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.)

16. (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
(DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
BREC DENOTES BLUEBONNET ELECTRIC COOPERATIVE, INC.

SURVEY MAP

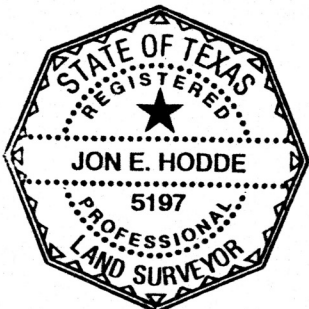
SHOWING A SURVEY OF A SUBDIVISION OF 117.916 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE JAMES SCHRIER SURVEY, A-98, BEING PART THE SAME LAND DESCRIBED AS 153.460 ACRES, LESS AND EXCEPT A 0.333 ACRE GRAVE YARD AREA, LEAVING 153.127 ACRES (NET) IN THE DEED FROM KRUEGER FAMILY LIMITED PARTNERSHIP TO BLEX EXCHANGE III LP, DATED JANUARY 15, 2026, AS RECORDED IN INSTRUMENT NUMBER 2026-0286, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

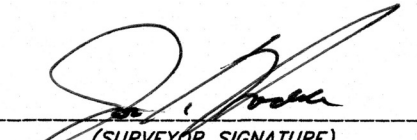
CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS IS TO CERTIFY THAT I, JON E. HODDE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS REGISTRATION NO. 5197 HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS AS SET FORTH BY THE TBPELS; AND THAT ALL EASEMENTS AS APPEAR OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, TEXAS, ARE DEPICTED OR NOTED THEREON AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF 5/8 INCH DIAMETER AND TWENTY-FOUR (24) INCHES LONG, UNLESS FOUND OR NOTED OTHERWISE, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

DATED THIS THE 5TH DAY OF MAY, 2026, A.D.




(SURVEYOR SIGNATURE)
5197
(TEXAS REGISTRATION NO.)

JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENNHAM, TEXAS 77833
(979)-836-5681

TBPELS SURVEY FIRM REG. NO. 10018800

OWNER DEDICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

WE, BLEX EXCHANGE III LP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF RIDGEWOOD FARMS SUBDIVISION, SECTION TWO, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID BLEX EXCHANGE III LP ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS RIDGEWOOD FARMS SUBDIVISION, SECTION TWO, LOCATED IN THE JAMES SCHRIER SURVEY, A-98, WASHINGTON COUNTY, TEXAS, AND ON BEHALF OF SAID BLEX EXCHANGE III LP, DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, BLEX EXCHANGE III LP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF RIDGEWOOD FARMS SUBDIVISION, SECTION TWO, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY, TEXAS.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, WE, BLEX EXCHANGE III LP, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND, A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF WASHINGTON COUNTY, BY WASHINGTON COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS OUR HANDS IN BRENNHAM, WASHINGTON COUNTY, TEXAS,

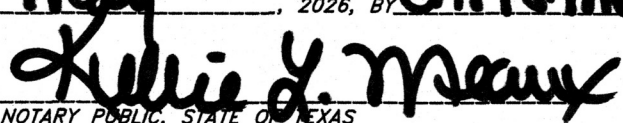
THIS 5TH DAY OF MAY, 2026.

BY: 
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

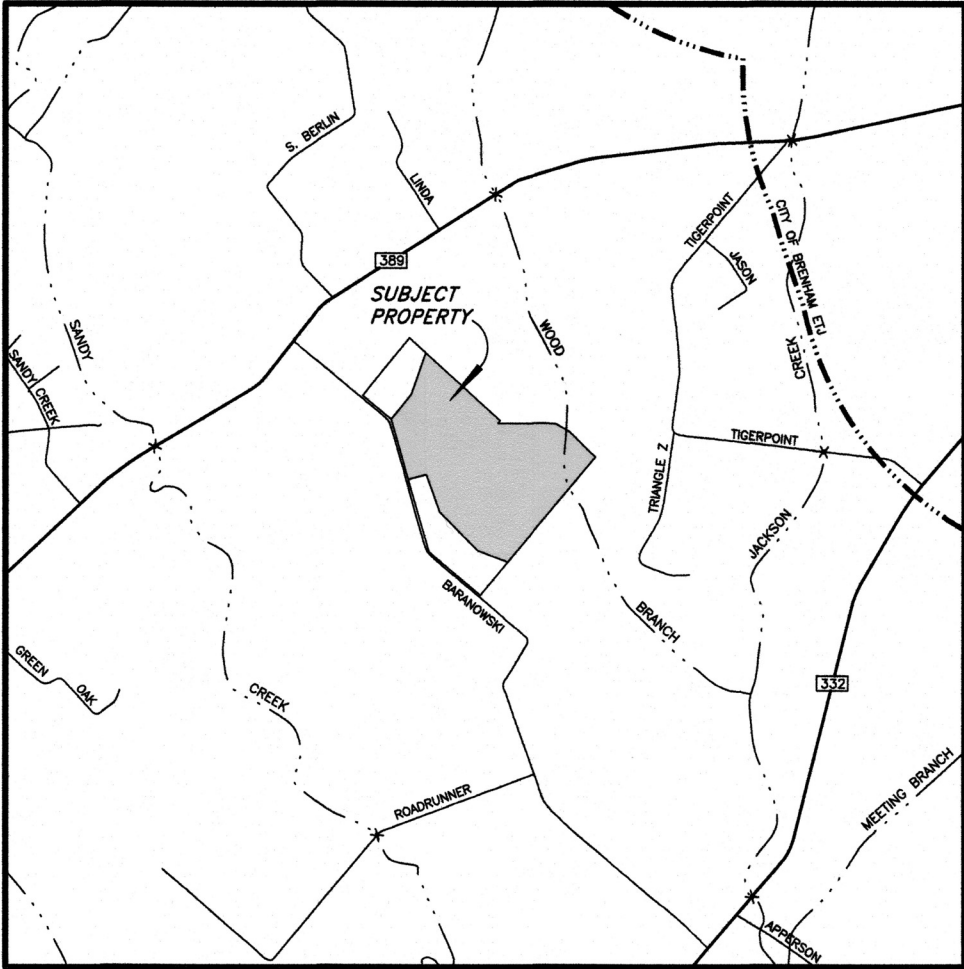
THE STATE OF TEXAS
COUNTY OF Harris

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF May, 2026, BY Christine Mikulich

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

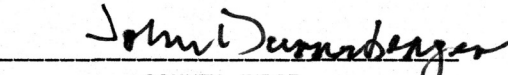


VICINITY MAP
SCALE: 1" = 3000'



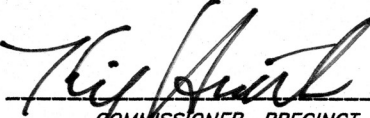
COMMISSIONERS' COURT ACKNOWLEDGMENT

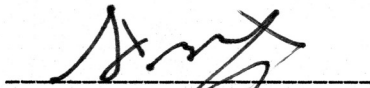
APPROVED BY THE COMMISSIONERS COURT OF WASHINGTON COUNTY,
TEXAS, THIS 16 DAY OF June, 2026.


COUNTY JUDGE

COMMISSIONER, PRECINCT 1


COMMISSIONER, PRECINCT 2


COMMISSIONER, PRECINCT 3


COMMISSIONER, PRECINCT 4

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §
I, Nicholas Prenzler, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS
DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE 16 DAY OF June, 2026, AT 1:44 O'CLOCK, P.M., AND DULY RECORDED ON THE 16 DAY OF June, 2026, AT 1:44 O'CLOCK, P.M. IN CABINET FILE 898B OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENNHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.


CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS



W. O. NO. 8470 (METRO NAT 8470.DWG) REF: BLEXEXCH8470.LEICA

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RIDGEWOOD FARMS SUBDIVISION
SECTION TWO

CONSISTING OF 1 BLOCK, 27 RESIDENTIAL LOTS CONTAINING 112.309 ACRES, RIDGEWOOD FARMS WAY, HILLWOOD TRAIL AND MAJESTIC OAK VIEW CONTAINING 5.607 ACRES, CONTAINING 117.916 ACRES TOTAL

OWNER/DEVELOPER

BLEX EXCHANGE III LP
945 BUNKER HILL ROAD, SUITE 400
HOUSTON, TEXAS 77024
PHONE 713-586-6245

SHEET 6
OF 6
(FINAL PLAT)