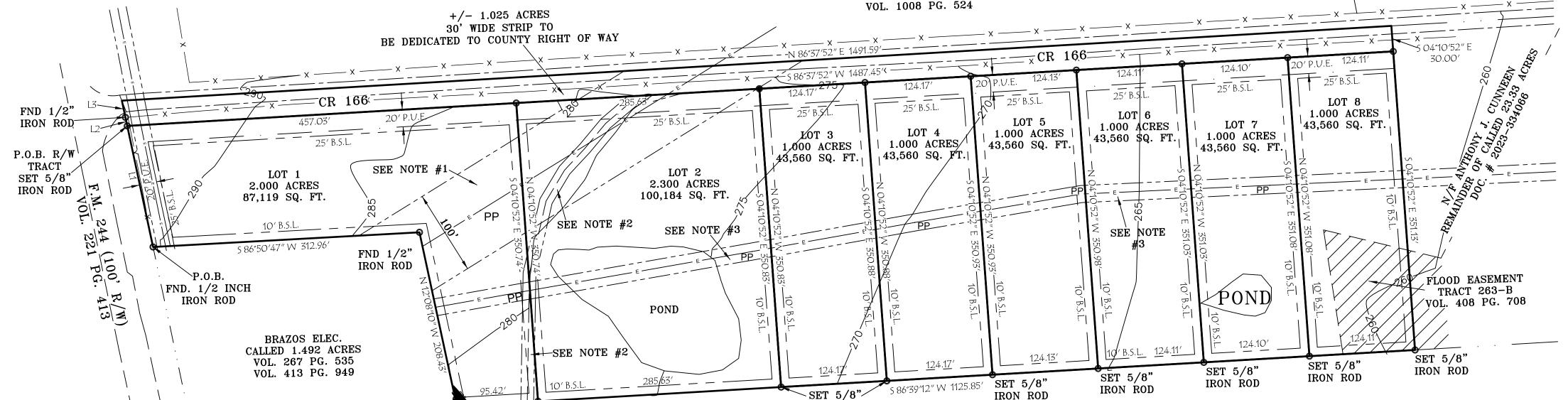


FREEDOM ACRES SUBDIVISION +/- 10.30 ACRES LOCATED IN THE J.F. MARTIN 3/4 LEAGUE, A-312, GRIMES COUNTY, TEXAS

BASIS OF BEARINGS TEXAS STATE PLANE CENTRAL ZONE GRID NORTH FROM G.P.S OBSERVATION

N/F MITCHELL M. & ELAINE G. BEENE CALLED 21.68 ACRES

N/F RITA B. CONNAUGHTON CALLED 20.65 ACRES VOL. 763 PG. 844



LINE TABLE

BEARING ISTANCE N 12°01′48″ W

FND 1/2"

IRON ROD

SET 5/8'

IRON ROD

PARENT PARCEL +/- 23.33 ACRES BEING OUT OF A CALLED 24.88 ACRE TRACT LOCATED IN THE J. F. MARTIN 3/4 LEAGUE, GRIMES COUNTY, TEXAS.

SAID 23.33 ACRES BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN THE J. F. MARTIN 3/4 LEAGUE, GRIMES COUNTY, TEXAS, BEING OUT OF A CALLED 24.88 ACRE TRACT AS DESCRIBED AS TRACT TWO IN THAT DEED FROM THE HEIRS OF J. D. VAUGHN JARVIS AND HUSBAND P. L. JARVIS, RECORDED IN VOLUME 239, PAGE 536, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID 23.33 ACRES

COMMENCE AND BEGIN AT A FOUND 1/2 INCH IRON ROD LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF F.M. ROAD 244 AND THE WESTERLY LINE OF THE 24.88 ACRE TRACT MENTIONED ABOVE, SAID IRON MARKING THE NORTHWEST CORNER OF A 1.492 ACRE TRACT AS COMMENCE AND BEGIN AT A FOUND 1/2 INCH IRON ROD LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF F.M. ROAD 244 AND THE OF GRIMES COUNTY, TEXAS;

THENCE: NORTH 12°01'48" WEST ALONG THE EASTERLY RIGHT OF WAY OF F.M. ROAD 244 AND THE WESTERLY LINE OF THE 24.88 ACRE TRACT FOR A DISTANCE OF 155 49 FEET TO A SET CAPPED 1/2 INCH IRON ROD:

THENCE: NORTH 12°01'48" WEST ALONG THE EASTERLY RIGHT OF WAY OF F.M. ROAD 244 AND THE WESTERLY LINE OF THE 24.88 ACRE TRACT FOR A DISTANCE OF 20.00 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF F.M. ROAD 244 AND THE CENTER LINE OF COUNTY ROAD 166. MARKING THE NORTHWEST CORNER OF THE CALLED 24.88 ACRE TRACT AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT:

THENCE: NORTH 86°37'52" EAST ALONG THE APPARENT CENTER LINE OF COUNTY ROAD 166 AND THE NORTH LINE OF THE 24.88 ACRE TRACT FOR A DISTANCE OF 2862.24 FEET TO A SET CAPPED 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER OF THE CALLED 24.88 ACRE TRACT AND THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT:

IN THE MARGINS OF COUNTY ROAD 166 AND MARKING THE SOUTHEAST CORNER OF THE 24.88 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 24.88 ACRE TRACT AS CONVEYED AND DESCRIBED IN THAT DEED TO BRENDA F. VAUGHN IN DOCUMENT NUMBER 2022-322402 ELECTRIC 1.492 ACRE TRACT MENTIONED ABOVE; OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS:

THENCE: SOUTH 86°39'12" WEST ALONG THE SOUTH LINE OF THE 24.88 ACRE TRACT AND THE NORTH LINE OF THE VAUGHN CALLED 24.88 ACRE TRACT FOR A DISTANCE OF 25.02 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD FOR WITNESS AT THE APPARENT WESTERLY RIGHT OF

THENCE: SOUTH 86°39'12" WEST ALONG THE SOUTH LINE OF THE 24.88 ACRE TRACT AND THE NORTH LINE OF THE VAUGHN CALLED 24.88 ACRE TRACT FOR A DISTANCE OF 2471.50 FEET TO A SET CAPPED 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE BRAZOS

THENCE: NORTH 12°08'10" WEST ALONG THE EASTERLY LINE OF THE BRAZOS ELECTRIC 1.492 TRACT FOR A DISTANCE OF 208.43 FEET TO A

THENCE: SOUTH 86°50'47" WEST ALONG THE NORTHERLY LINE OF THE BRAZOS ELECTRIC 1.492 TRACT FOR A DISTANCE OF 312.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.33 ACRES OF LAND MORE OR LESS OF WHICH PLUS OR MINUS 1.409 ACRES FALLS WITHIN

FREEDOM ACRES +/- 10.30 ACRES BEING OUT OF A CALLED 23.33 ACRE TRACT LOCATED IN THE J. F. MARTIN 3/4 LEAGUE, A-312 GRIMES COUNTY, TEXAS.

IRON ROD

N/F BRENDA F. VAUGHN

CALLED 24.88 ACRES

DOC. # 2022-322402

SAID 10.30 ACRES BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN THE J. F. MARTIN 3/4 LEAGUE, ABSTRACT 312, GRIMES COUNTY, TEXAS, BEING OUT OF A CALLED 23.33 ACRE TRACT AS DESCRIBED AS TRACT TWO IN THAT DEED FROM THE HEIRS OF J. D. VAUGHN JARVIS AND HUSBAND P. L. JARVIS, RECORDED IN VOLUME 239, PAGE 536, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, AND BEING THAT SAME TRACT AS DESCRIBED AND CONVEYED TO ANTHONY J. CUNNEEN IN DOCUMENT NUMBER 2023-334066 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS: SAID 10.30 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS

DESCRIBED AND CONVEYED TO BRAZOS ELECTRIC IN VOLUME 413, PAGE 949 OF THE REAL PROPERTY RECORDS WESTERLY LINE OF THE 24.88 ACRE TRACT MENTIONED ABOVE, SAID IRON MARKING THE NORTHWEST CORNER OF A 1.492 ACRE TRACT AS DESCRIBED AND CONVEYED TO BRAZOS ELECTRIC IN VOLUME 267, PAGE 535 AND VOLUME 413, PAGE 949 OF THE REAL PROPERTY RECORDS

> THENCE: NORTH 12°01'48" WEST ALONG THE EASTERLY RIGHT OF WAY OF F.M. ROAD 244 AND THE WESTERLY LINE OF THE 23.33 ACRE TRACT FOR A DISTANCE OF 14.15 FEET TO A SET CAPPED 5/8 INCH IRON ROD LOCATED ON THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 166 AND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT

THENCE: NORTH 86°37'52" EAST ALONG THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 166 FOR A DISTANCE OF 1487.45 FEET TO A SET CAPPED 5/8 IRON ROD MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT:

THENCE: SOUTH 04°10'52" EAST SEVERING SAID 23.33 ACRE TRACT RUN ALONG THE EAST LINE OF HEREIN DESCRIBED TRACT FOR A DISTANCE OF 351.13 FEET TO THE SOUTH LINE OF THE CALLED 23.33 ACRE TRACT TO A SET CAPPED 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT:

THENCE: SOUTH 04°10'52" EAST ALONG THE EAST LINE OF THE 24.88 ACRE TRACT FOR A DISTANCE OF 381.67 FEET TO A POINT FOR CORNER THENCE: SOUTH 86°39'12" WEST ALONG THE 23.33 ACRE TRACT AND THE NORTH LINE OF THE VAUGHN CALLED 24.88 ACRE TRACT FOR A DISTANCE OF 1125.85 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE BRAZOS

> THENCE: NORTH 12°08'10" WEST ALONG THE EASTERLY LINE OF THE BRAZOS ELECTRIC 1.492 TRACT FOR A DISTANCE OF 208.43 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER OF THE BRAZOS ELECTRIC 1.492 ACRE TRACT;

> THENCE: SOUTH 86°50'47" WEST ALONG THE NORTHERLY LINE OF THE BRAZOS ELECTRIC 1.492 TRACT FOR A DISTANCE OF 312.96 FEET TO

THE PLACE OF BEGINNING AND CONTAINING 10.30 ACRES OF LAND MORE OR LESS.

1. EXISTING 100' WIDE ELECTRICAL EASEMENT TO BRAZOS ELECTRIC RECORDED IN VOLUME 499, PAGE 724 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

2. EXISTING 15' WIDE WATER LINE EASEMENT RECORDED IN VOLUME 444, PAGE 400 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

3. EXISTING 20' WIDE ELECTRICAL EASEMENT TO MID-SOUTH ELECTRIC RECORDED IN DOCUMENT NUMBER 2022-328931 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

5. THE LOTS HEREIN CREATED AS FREEDOM ACRES DO NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA FIRM MAP NO. 48185C0150C EFFECTIVE DATE 4/03/2012, COMMUNITY NAME: GRIMES COUNTY, TEXAS.

6. SETBACK LINES WILL COMPLY WITH ALL GRIMES COUNTY SUBDIVISION A. 10 FT SET BACK / BUILDING LINES ON THE BACK AND SIDES OF ALL TRACTS; B. PROPERTY LINES ARE 30 FT. FROM CENTER OF ROADS, 25 FT. BUILDING LINES ALONG THE FRONT OF ALL TRACTS

7. ROAD RIGHT OF WAY AND ALL MATTERS PERTAINING TO SAID RIGHT OF WAY SET FORTH IN RESOLUTIONS AND NOTICE REGARDING COUNTY ROADS RECORDED IN VOLUME 1226, PAGE 205, VOLUME 1226, PAGE 208 AND IN VOLUME 1226, PAGE 213, ALL OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.);

CERTIFICATION

In my professional opinion, this plat represents the facts found on the ground during the course of a boundary Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Land Surveying and that there are no encroachments or protrusions except as shown.

KEITH ZIMMERMAN, R.P.L.S. NO. 6723 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

= Deed Lines — — — — = Edge of Asphalt = Overhead Electric Line ↓ _ = Guy Wire Anchor Ø = Power Pole □ = Found R/W Marker = Found Iron Rod

(M) = Measured

(R) = Record

ENGINEERING, INC. DRAWN BY: KZ | DATE: 12/11/2023 | SCALE:1"=80' REV: DESCRIPTION DWN: DRAWING NO: 5023-23

CERTIFICATE EXPIRATION DATE: 12/31/23

SURVEYED BY: KEITH ZIMMERMAN

ΓEXAS SURVEY FIRM #: 10194827

FREEDOM ACRES 10.299 ACRES LOCATED THE J.F. MARTIN 3/4 LEAGUE, A-312, GRIMES COUNTY, TEXAS

11400 HIGHWAY 30,

SUITE 305,

COLLEGE STATION, TX

77845

979.205.8860