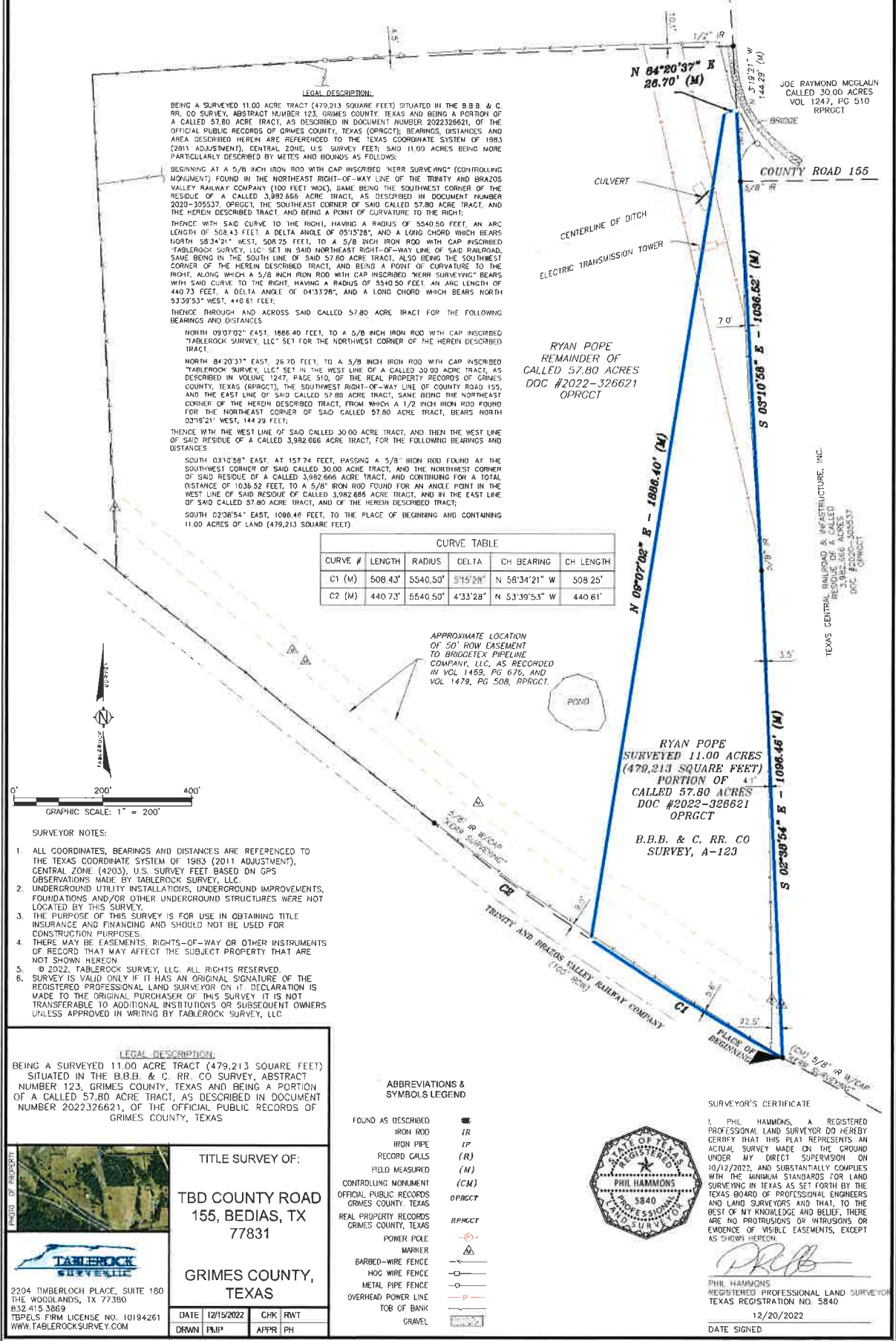


THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT
THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY

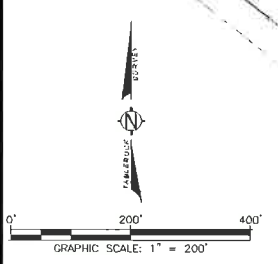
THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR GRIMES COUNTY, TEXAS AND UNINCORPORATED AREAS, MAP NUMBER 48185C0175C, DATED APRIL 03, 2012. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm)



LEGAL DESCRIPTION:
BEING A SURVEYED 11.00 ACRE TRACT (479,213 SQUARE FEET) SITUATED IN THE B.B.B. & C. RR. CO SURVEY, ABSTRACT NUMBER 123, GRIMES COUNTY, TEXAS AND BEING A PORTION OF A CALLED 57.80 ACRE TRACT, AS DESCRIBED IN DOCUMENT NUMBER 2022326621, OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS (OPRGCT); BEARINGS, DISTANCES AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 11.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD WITH CAP INSCRIBED "KERR SURVEYING" (CONTROLLING MONUMENT) FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF THE TRINITY AND BRAZOS VALLEY RAILWAY COMPANY (100 FEET WIDE), SAME BEING THE SOUTHWEST CORNER OF THE RESIDUE OF A CALLED 3,982,666 ACRE TRACT, AS DESCRIBED IN DOCUMENT NUMBER 2020-395537, OPRGCT, THE SOUTHWEST CORNER OF SAID CALLED 57.80 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT AND BEING A POINT OF CURVATURE TO THE RIGHT;
THENCE WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5540.50 FEET, AN ARC LENGTH OF 508.43 FEET, A DELTA ANGLE OF 05°15'28", AND A LONG CHORD WHICH BEARS NORTH 58°34'21" WEST, 508.25 FEET, TO A 5/8 INCH IRON ROD WITH CAP INSCRIBED "TABLEROCK SURVEY, LLC" SET IN SAID NORTHEAST RIGHT-OF-WAY LINE OF SAID RAILROAD, SAME BEING IN THE SOUTH LINE OF SAID 57.80 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING A POINT OF CURVATURE TO THE RIGHT, ALONG WHICH A 5/8 INCH IRON ROD WITH CAP INSCRIBED "KERR SURVEYING" BEARS WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5540.50 FEET, AN ARC LENGTH OF 440.73 FEET, A DELTA ANGLE OF 04°33'28", AND A LONG CHORD WHICH BEARS NORTH 53°39'53" WEST, 440.61 FEET;
THENCE THROUGH AND ACROSS SAID CALLED 57.80 ACRE TRACT FOR THE FOLLOWING BEARINGS AND DISTANCES
NORTH 09°07'02" EAST, 1866.40 FEET, TO A 5/8 INCH IRON ROD WITH CAP INSCRIBED "TABLEROCK SURVEY, LLC" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
NORTH 84°20'37" EAST, 26.70 FEET, TO A 5/8 INCH IRON ROD WITH CAP INSCRIBED "TABLEROCK SURVEY, LLC" SET IN THE WEST LINE OF A CALLED 30.00 ACRE TRACT, AS DESCRIBED IN VOLUME 1247, PAGE 510, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (RRPGCT), THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 155, AND THE EAST LINE OF SAID CALLED 57.80 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 57.80 ACRE TRACT, BEARS NORTH 03°19'21" WEST, 144.29 FEET;
THENCE WITH THE WEST LINE OF SAID CALLED 30.00 ACRE TRACT, AND THEN THE WEST LINE OF SAID RESIDUE OF A CALLED 3,982,666 ACRE TRACT, FOR THE FOLLOWING BEARINGS AND DISTANCES
SOUTH 03°10'58" EAST, AT 157.74 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 30.00 ACRE TRACT, AND THE NORTHWEST CORNER OF SAID RESIDUE OF A CALLED 3,982,666 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1036.52 FEET, TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID RESIDUE OF CALLED 3,982,666 ACRE TRACT, AND IN THE EAST LINE OF SAID CALLED 57.80 ACRE TRACT, AND OF THE HEREIN DESCRIBED TRACT;
SOUTH 02°38'54" EAST, 1086.46 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 11.00 ACRES OF LAND (479,213 SQUARE FEET)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1 (M)	508.43'	5540.50'	5°15'28"	N 58°34'21" W	508.25'
C2 (M)	440.73'	5540.50'	4°33'28"	N 53°39'53" W	440.61'



- SURVEYOR NOTES:**
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 - THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 - THERE MAY BE EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 - © 2022, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
 - SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

LEGAL DESCRIPTION:
BEING A SURVEYED 11.00 ACRE TRACT (479,213 SQUARE FEET) SITUATED IN THE B.B.B. & C. RR. CO SURVEY, ABSTRACT NUMBER 123, GRIMES COUNTY, TEXAS AND BEING A PORTION OF A CALLED 57.80 ACRE TRACT, AS DESCRIBED IN DOCUMENT NUMBER 2022326621, OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS

TITLE SURVEY OF:
TBD COUNTY ROAD 155, BEDIAS, TX 77831
GRIMES COUNTY, TEXAS

TABLEROCK SURVEY, LLC
2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.415.3869
TREL'S FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

ABBREVIATIONS & SYMBOLS LEGEND

FOUND AS DESCRIBED	■
IRON ROD	IR
IRON PIPE	IP
RECORD CALLS	(R)
FIELD MEASURED	(M)
CONTROLLING MONUMENT	(CM)
OFFICIAL PUBLIC RECORDS GRIMES COUNTY, TEXAS	OPRGCT
REAL PROPERTY RECORDS GRIMES COUNTY, TEXAS	RRPGCT
POWER POLE	—P—
MARKER	△
BARBED-WIRE FENCE	—x—
HOG WIRE FENCE	—o—
METAL PIPE FENCE	—□—
OVERHEAD POWER LINE	—P—
TOB OF BANK	—
GRAVEL	—



SURVEYOR'S CERTIFICATE

I, PHIL HAMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 10/12/2022, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

Phil Hammons
PHIL HAMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840
12/20/2022
DATE SIGNED

LEGAL DESCRIPTION:

BEING A SURVEYED 11.00 ACRE TRACT (479,213 SQUARE FEET) SITUATED IN THE B.B.B. & C. RR. CO SURVEY, ABSTRACT NUMBER 123, GRIMES COUNTY, TEXAS AND BEING A PORTION OF A CALLED 57.80 ACRE TRACT, AS DESCRIBED IN DOCUMENT NUMBER 2022326621, OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS (OPRGCT); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 11.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with cap inscribed "KERR SURVEYING" (Controlling Monument) found in the northeast right-of-way line of the Trinity and Brazos Valley Railway Company (100 feet wide), same being the southwest corner of the residue of a called 3,982.666 acre tract, as described in Document Number 2020-305537, OPRGCT, the southeast corner of said called 57.80 acre tract, and the herein described tract, and being a point of curvature to the right;

THENCE with said curve to the right, having a radius of 5540.50 feet, an arc length of 508.43 feet, a delta angle of 05°15'28", and a long chord which bears North 58°34'21" West, 508.25 feet, to a 5/8 inch iron rod with cap inscribed "TABLEROCK SURVEY, LLC" set in said northeast right-of-way line of said railroad, same being in the south line of said 57.80 acre tract, also being the southwest corner of the herein described tract, and being a point of curvature to the right, along which a 5/8 inch iron rod with cap inscribed "KERR SURVEYING" bears with said curve to the right, having a radius of 5540.50 feet, an arc length of 440.73 feet, a delta angle of 04°33'28", and a long chord which bears North 53°39'53" West, 440.61 feet;

THENCE through and across said called 57.80 acre tract for the following bearings and distances:

North 09°07'02" East, 1886.40 feet, to a 5/8 inch iron rod with cap inscribed "TABLEROCK SURVEY, LLC" set for the northwest corner of the herein described tract;

North 84°20'37" East, 26.70 feet, to a 5/8 inch iron rod with cap inscribed "TABLEROCK SURVEY, LLC" set in the west line of a called 30.00 acre tract, as described in Volume 1247, Page 510, of the Real Property Records of Grimes County, Texas (RPRGCT), the southwest right-of-way line of County Road 155, and the east line of said called 57.80 acre tract, same being the northeast corner of the herein described tract, from which a 1/2 inch iron rod found for the northeast corner of said called 57.80 acre tract, bears North 03°19'21" West, 144.29 feet;

THENCE with the west line of said called 30.00 acre tract, and then the west line of said residue of a called 3,982.666 acre tract, for the following bearings and distances:

South 03°10'58" East, at 157.74 feet, passing a 5/8" iron rod found at the southwest corner of said called 30.00 acre tract, and the northwest corner of said residue of a called 3,982.666 acre tract, and continuing for a total distance of 1036.52 feet, to a 5/8" iron rod found for an angle point in the west line of said residue of called 3,982.666 acre tract, and in the east line of said called 57.80 acre tract, and of the herein described tract;

South 02°38'54" East, 1096.46 feet, to the **PLACE OF BEGINNING** and containing 11.00 acres of land (479,213 square feet).

Tablerock Survey, LLC
2204 Timberloch Place, Suite 180
The Woodlands, TX 77380
Phone: 832-415-3869
TBPELS Firm No. 10194261