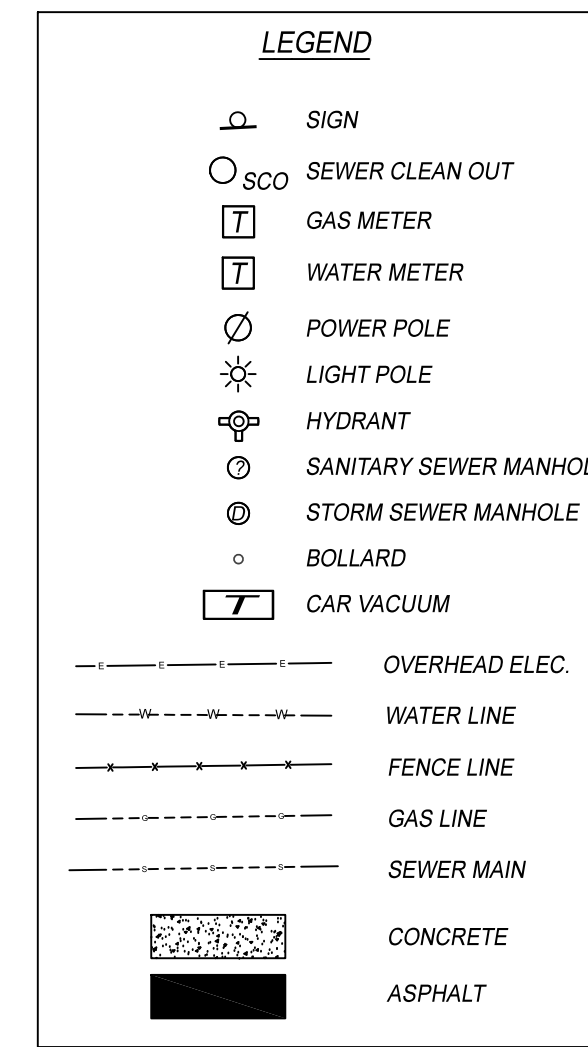
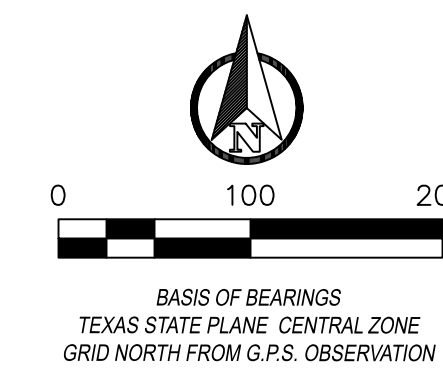


REPLAT OF A CALLED 6.000 ACRE TRACT LOCATED IN THE JAMES PATTISON SURVEY, A-379, GRIMES COUNTY, TEXAS



FIELD NOTES
+/- 5.966 ACRES
BEING OUT OF A CALLED 8.217 ACRE TRACT
LOCATED IN THE JAMES PATTISON SURVEY, A-379,
GRIMES COUNTY, TEXAS.

FIELD NOTES OF A 5.966 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES PATTISON SURVEY, ABSTRACT 379, GRIMES COUNTY, TEXAS, SAID TRACT BEING A PORTION OF TRACT 9 OF MAGNOLIA NORTH ESTATES UNRECORDED SUBDIVISION, SAID 5.966 ACRE TRACT BEING OUT OF A CALLED 8.217 ACRE TRACT AS RECORDED AND DESCRIBED IN THAT DEED DATED FEBRUARY 25, 2005, TO BRENDA R. C. JACKSON IN VOLUME 1114, PAGE 707 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID 5.966 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT A FOUND 5/8 INCH IRON ROD LOCATED ON THE EAST LINE OF A CALLED 309.83 ACRE TRACT OF LAND AS CONVEYED TO G3GC RANCH LLC, IN VOLUME 1588, PAGE 450 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID IRON MARKING THE SOUTHWEST CORNER OF A CALLED 13.14 ACRE TRACT CONVEYED TO ERNEST RENE GALLANDER IN VOLUME 1756, PAGE 886 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THE CALLED 8.217 ACRE TRACT MENTIONED ABOVE AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE: NORTH 88°07'09" EAST ALONG THE NORTH LINE OF THE CALLED 8.217 ACRE TRACT AND THE SOUTH LINE OF THE GALLANDER CALLED 13.14 ACRE TRACT FOR A DISTANCE OF 421.54 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THAT CALLED 13.27 ACRE TRACT CONVEYED TO MICHAEL W. TISDALE AND SHANNONA A. MITCHELL IN DOCUMENT NUMBER 2022-328047 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS;

THENCE: SOUTH 03°41'29" EAST ALONG THE EAST LINE OF HEREIN DESCRIBED TRACT AND THE WEST LINE OF THE TISDALE AND MITCHELL CALLED 13.27 ACRE TRACT FOR A DISTANCE OF 499.48 FEET TO A SET CAPPED 1/2 INCH IRON ROD BEING LOCATED ON THE NORTH LINE OF A CALLED 4.54 ACRE TRACT CONVEYED TO AWNI KAWAR IN VOLUME 1660, PAGE 590 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID IRON MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE TISDALE AND MITCHELL CALLED 13.27 ACRE TRACT;

THENCE: SOUTH 86°16'42" WEST ALONG THE SOUTH LINE OF HEREIN DESCRIBED TRACT AND THE NORTH LINE OF THE KAWAR CALLED 4.54 ACRE TRACT PASSING AT A DISTANCE OF 190.46 A FOUND 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF THE KAWAR CALLED 4.54 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 4.53 ACRE TRACT CONVEYED TO ROY AND REGINA TALLEY IN VOLUME 1110, PAGE 806 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, CONTINUING ALONG SAID TALLEY NORTH LINE AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT FOR A TOTAL DISTANCE OF 365.52 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF THE TALLEY CALLED 4.53 ACRE TRACT AND AN INTERIOR CORNER OF THE CALLED 8.217 ACRE TRACT;

THENCE: SOUTH 04°28'16" EAST ALONG THE WEST LINE OF THE TALLEY 4.53 ACRE TRACT AND AN EAST LINE OF THE CALLED 8.217 ACRE TRACT 1032.30 FEET TO A SET CAPPED 1/2 INCH IRON ROD LOCATED WITHIN THE MARGINS OF COUNTY ROAD 302, SAID IRON MARKING THE SOUTHEAST CORNER OF THE CALLED 8.217 ACRE TRACT AND THE SOUTHWEST CORNER OF THE TALLEY 4.53 ACRE TRACT;

THENCE: SOUTH 85°06'14" WEST ALONG THE SOUTH LINE OF THE CALLED 8.217 ACRE TRACT THROUGH THE MARGINS OF COUNTY ROAD 302 FOR A DISTANCE OF 50.00 FEET TO A SET CAPPED 1/2 INCH IRON MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE: NORTH 04°25'39" WEST ALONG THE WEST LINE OF THE CALLED 8.217 ACRE TRACT AND THE EAST LINE OF THE G3GC RANCH LLC CALLED 309.83 ACRE TRACT MENTIONED ABOVE FOR A DISTANCE OF 1531.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.966 ACRES OF LAND MORE OR LESS OF WHICH PLUS OR MINUS 0.019 ACRES FALL WITHIN THE MARGINS OF COUNTY ROAD 302;

FIELD NOTES TRACT 1
+/- 2.966 ACRES
BEING OUT OF A CALLED 5.966 ACRE TRACT
LOCATED IN THE JAMES PATTISON SURVEY, A-379,
GRIMES COUNTY, TEXAS.

SAID 2.966 ACRES BEING DESCRIBED AS FOLLOWS:

FIELD NOTES OF A 2.966 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES PATTISON SURVEY, ABSTRACT 379, GRIMES COUNTY, TEXAS, SAID TRACT BEING A PORTION OF TRACT 9 OF MAGNOLIA NORTH ESTATES UNRECORDED SUBDIVISION, SAID 2.966 ACRE TRACT BEING OUT OF A CALLED 5.966 ACRE TRACT AS CONVEYED IN THAT DEED DATED DECEMBER 19, 2007, TO DALE AND BECKY LEWIS IN VOLUME 1260, PAGE 548 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID 2.966 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT A FOUND 5/8 INCH IRON ROD LOCATED ON THE EAST LINE OF A CALLED 309.83 ACRE TRACT OF LAND AS CONVEYED TO G3GC RANCH LLC, IN VOLUME 1588, PAGE 450 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID IRON MARKING THE SOUTHWEST CORNER OF A CALLED 13.14 ACRE TRACT CONVEYED TO ERNEST RENE GALLANDER IN VOLUME 1756, PAGE 886 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THE CALLED 5.966 ACRE TRACT MENTIONED ABOVE AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE: NORTH 88°07'09" EAST ALONG THE NORTH LINE OF THE CALLED 5.966 ACRE TRACT AND THE SOUTH LINE OF THE GALLANDER CALLED 13.14 ACRE TRACT FOR A DISTANCE OF 125.57 FEET TO A SET CAPPED 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A CALLED 3.000 ACRE TRACT;

THENCE: SEVERING SAID 5.966 ACRE TRACT RUN ALONG THE EAST LINE OF HEREIN DESCRIBED TRACT AND THE WEST LINE OF THE 3.000 ACRE TRACT THE FOLLOWING CALLS:

| | | |
|----------------------|-------------|------------------------------|
| SOUTH 41°42'48" EAST | 158.52 FEET | SET CAPPED 1/2 INCH IRON ROD |
| SOUTH 06°20'33" EAST | 215.85 FEET | SET CAPPED 1/2 INCH IRON ROD |
| SOUTH 86°16'42" WEST | 179.73 FEET | SET CAPPED 1/2 INCH IRON ROD |

THENCE: SOUTH 04°28'16" EAST SEVERING SAID 5.966 ACRE TRACT RUN FOR A DISTANCE OF 158.11 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF A CALLED 4.53 ACRE TRACT CONVEYED TO ROY AND REGINA TALLEY IN VOLUME 1110, PAGE 806 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS;

THENCE: SOUTH 04°28'16" EAST ALONG THE WEST LINE OF THE TALLEY 4.53 ACRE TRACT AND AN EAST LINE OF THE CALLED 8.217 ACRE TRACT 1032.30 FEET TO A SET CAPPED 1/2 INCH IRON ROD LOCATED WITHIN THE MARGINS OF COUNTY ROAD 302, SAID IRON MARKING THE SOUTHWEST CORNER OF THE CALLED 8.217 ACRE TRACT AND THE SOUTHWEST CORNER OF THE TALLEY 4.53 ACRE TRACT;

THENCE: SOUTH 85°06'14" WEST ALONG THE SOUTH LINE OF THE CALLED 8.217 ACRE TRACT THROUGH THE MARGINS OF COUNTY ROAD 302 FOR A DISTANCE OF 50.00 FEET TO A SET CAPPED 1/2 INCH IRON MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE: NORTH 04°25'39" WEST ALONG THE WEST LINE OF THE CALLED 8.217 ACRE TRACT AND THE EAST LINE OF THE G3GC RANCH LLC CALLED 309.83 ACRE TRACT MENTIONED ABOVE FOR A DISTANCE OF 1531.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.966 ACRES OF LAND MORE OR LESS;

FIELD NOTES TRACT 2
+/- 3.000 ACRES
BEING OUT OF A CALLED 5.966 ACRE TRACT
LOCATED IN THE JAMES PATTISON SURVEY, A-379,
GRIMES COUNTY, TEXAS.

SAID 3.000 ACRES BEING DESCRIBED AS FOLLOWS:

FIELD NOTES OF A 3.000 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES PATTISON SURVEY, ABSTRACT 379, GRIMES COUNTY, TEXAS, SAID TRACT BEING A PORTION OF TRACT 9 OF MAGNOLIA NORTH ESTATES UNRECORDED SUBDIVISION, SAID 3.000 ACRE TRACT BEING OUT OF A CALLED 5.966 ACRE TRACT AS CONVEYED IN THAT DEED DATED DECEMBER 19, 2007, TO DALE AND BECKY LEWIS IN VOLUME 1260, PAGE 548 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID 3.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT A FOUND 5/8 INCH IRON ROD LOCATED ON THE SOUTH LINE OF A CALLED 13.14 ACRE TRACT CONVEYED TO ERNEST RENE GALLANDER IN VOLUME 1756, PAGE 886 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID IRON MARKING THE NORTHEAST CORNER OF THE LEWIS CALLED 5.966 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CALLED 13.27 ACRE TRACT CONVEYED TO MICHAEL W. TISDALE AND SHANNONA A. MITCHELL IN DOCUMENT NUMBER 2022-328047 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS;

THENCE: SOUTH 03°41'29" EAST ALONG THE EAST LINE OF HEREIN DESCRIBED TRACT AND THE WEST LINE OF THE TISDALE AND MITCHELL CALLED 13.27 ACRE TRACT FOR A DISTANCE OF 499.48 FEET TO A SET CAPPED 1/2 INCH IRON ROD BEING LOCATED ON THE NORTH LINE OF A CALLED 4.54 ACRE TRACT CONVEYED TO AWNI KAWAR IN VOLUME 1660, PAGE 590 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID IRON MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE TISDALE AND MITCHELL CALLED 13.27 ACRE TRACT;

THENCE: SOUTH 86°16'42" WEST ALONG THE SOUTH LINE OF HEREIN DESCRIBED TRACT AND THE NORTH LINE OF THE KAWAR CALLED 4.54 ACRE TRACT PASSING AT A DISTANCE OF 190.46 A FOUND 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF THE KAWAR CALLED 4.54 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 4.53 ACRE TRACT CONVEYED TO ROY AND REGINA TALLEY IN VOLUME 1110, PAGE 806 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, CONTINUING ALONG SAID TALLEY NORTH LINE AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT FOR A TOTAL DISTANCE OF 365.52 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF THE TALLEY CALLED 4.53 ACRE TRACT AND THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE: SEVERING SAID 5.966 ACRE TRACT RUN ALONG THE WEST LINE OF HEREIN DESCRIBED TRACT AND THE EAST LINE OF A 2.966 ACRE TRACT THE FOLLOWING CALLS:

| | | |
|----------------------|-------------|------------------------------|
| NORTH 04°28'16" WEST | 158.11 FEET | SET CAPPED 1/2 INCH IRON ROD |
| NORTH 86°16'42" EAST | 179.73 FEET | SET CAPPED 1/2 INCH IRON ROD |
| NORTH 06°20'33" WEST | 215.85 FEET | SET CAPPED 1/2 INCH IRON ROD |

THENCE: NORTH 41°42'48" WEST SEVERING SAID 5.966 ACRE TRACT RUN FOR A DISTANCE OF 158.52 FEET TO THE SOUTH LINE OF THE GALLANDER CALLED 13.14 ACRE TRACT MENTIONED ABOVE TO A SET CAPPED 1/2 INCH IRON ROD MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE: NORTH 88°07'09" EAST ALONG THE NORTH LINE OF THE CALLED 5.966 ACRE TRACT AND THE SOUTH LINE OF THE GALLANDER CALLED 13.14 ACRE TRACT FOR A DISTANCE OF 295.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.000 ACRES OF LAND MORE OR LESS;

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

| | |
|--|---|
| TEI ENGINEERING, INC. ENGINEERS & SURVEYORS | |
| 1400 W. PARKWAY #2 COLLEGE STATION, TX 77845 PHONE: 817.255.8800 www.teieng.com | 202 S. COLUMBIA STREET SUITE 100-445 PROSPER, TX 75075 PHONE: 817.255.8800 www.teieng.com |
| PROJECT NUMBER: | 5108-24 |
| DRAWING DATE: | 4-9-24 |
| TEXAS SURVEY FIRM No.: | 10194827 |
| CERTIFICATE EXPIRATION DATE: | 12-31-2024 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 85°06'14" W | 50.00' |
| L2 | N 04°28'16" W | 158.11' |
| L3 | N 86°16'42" E | 179.73' |
| L4 | N 06°20'33" W | 215.85' |
| L5 | N 41°42'48" W | 158.52' |
| L6 | N 85°34'21" E | 49.16' |

