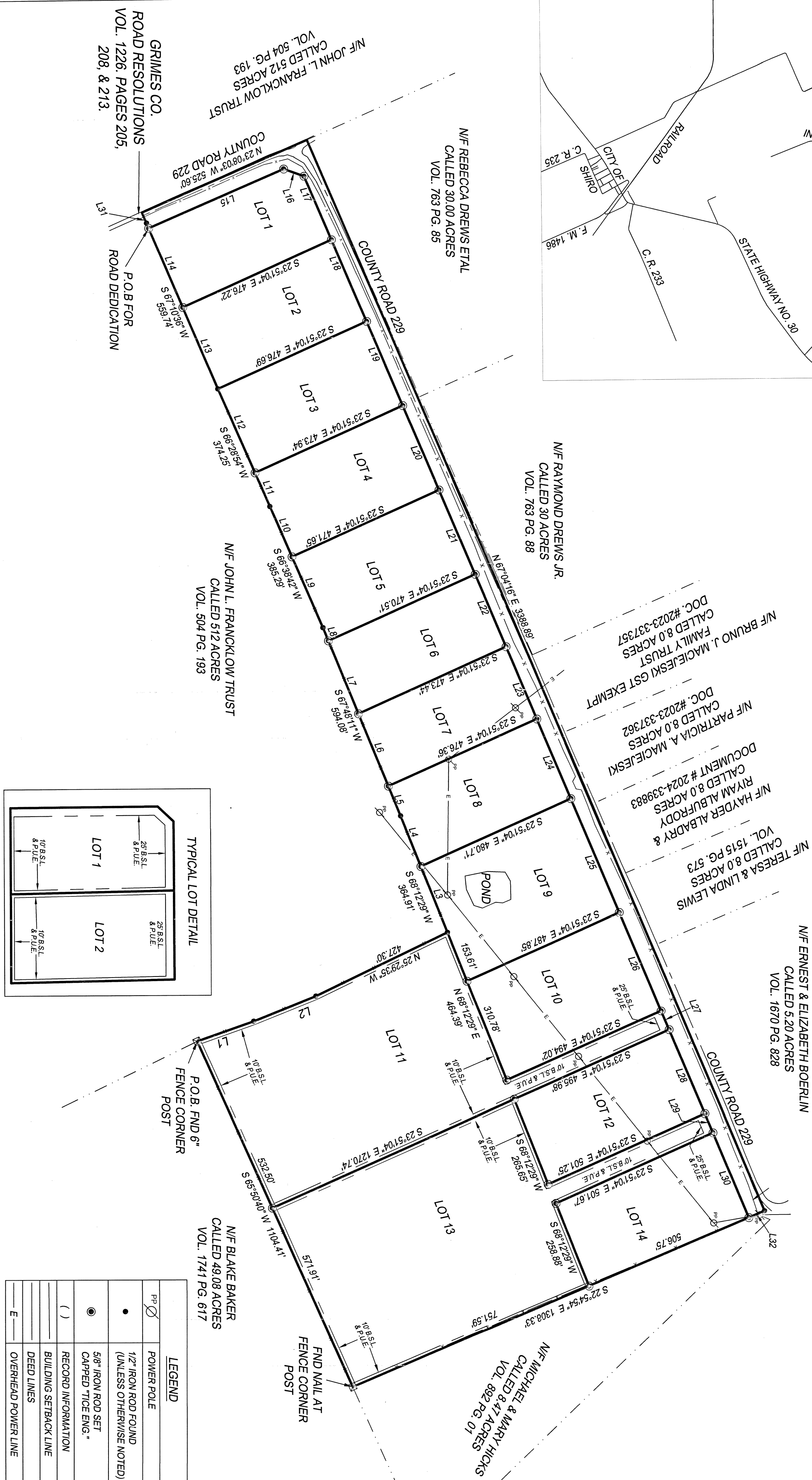
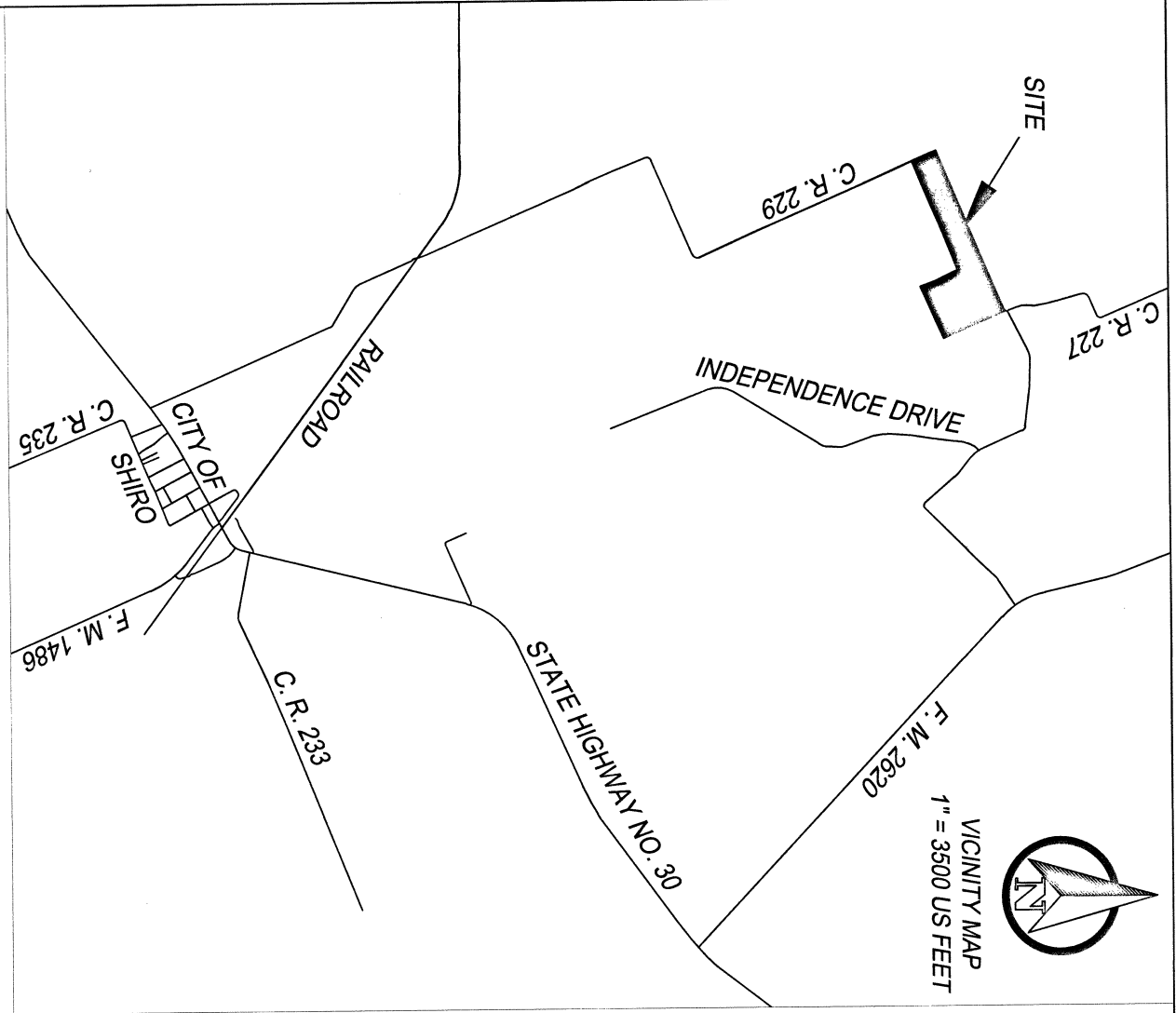
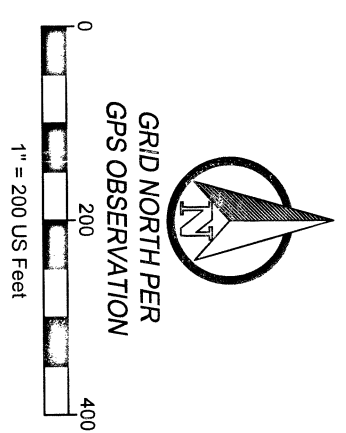


INDEPENDENCE MEADOWS
60.874 ACRES LOCATED
IN THE CYRUS W. CAMPBELL LEAGUE, A-11,
GRIMES COUNTY, TEXAS



FIELD NOTES PARENT TRACT
60.874 ACRES
LOCATED IN THE CYRUS W. CAMPBELL LEAGUE, ABSTRACT 11
GRIMES COUNTY, TEXAS.

THE SURVEY DESCRIPTION OF 80.87 ACRES LOCATED IN THE CYRUS W. CAMPBELL LEASED ASTRACRAFT TRACT NO. 11, BEING CONVEYED AND DESCRIBED TO W. INVESTMENTS LLC, BY CARL BERGLUND AND MARIA DELCRO BERGLUND, AND JULIA ANN BERGLUND AND HORRI WOLFE DATED SEPTEMBER 28, 2023, IN DOCUMENT NUMBER 2023-336979 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID TRACT IS DESCRIBED AS THE SIXTH TRACT (6) CALLED 64.5 ACRES AS CONVEYED TO ELOISE D. NEASON IN VOLUME 318 PAGE 124 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS AND BEING TRACT NUMBER FOUR (4) IN THE PARTITION AND DIVISION OF THE S. AND G. C. DAVIS LANDS, SAID TRACT BEING THE SAME TRACT CONVEYED TO CARL BERGLUND AND JULIE WOLFE IN DOCUMENT NUMBER 2022-330717 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID 80.87-ACRE TRACT BEING DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AND BEGIN: AT A 6 FOOT 6 INCH FENCE CORNER POST MARKING THE MOST SOUTHERLY CORNER OF THE NEASON CALLED 64.5 ACRE TRACT, SAID POST MARKING THE APPARENT MOST WESTERN CORNER OF A CALLED 49.08 ACRE TRACT CONVEYED AND DESCRIBED TO BLAKE BAKER IN VOLUME 1741, PAGE 517 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS AND ALSO BEING LOCATED ON THE EASTERNLY LINE OF A CALLED 512 ACRE TRACT CONVEYED TO THE JOHN L. FRANKENLOW TRUST IN VOLUME 504, PAGE 193 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS;

THENCE: WITH THE MEANDERS OF AN OLD FENCE AND ALONG THE APPARENT INTERIOR LINE OF THE NEASON CALLED 64.5-ACRE TRACT FOR THE FOLLOWING 2 CALLS

- 1) N 19°26'03" W FOR A DISTANCE OF 174.80 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP "TICE ENG."
- 2) N 21°44'50" W FOR A DISTANCE OF 195.94 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP "TICE ENG."

THE N. 25° 29' 35" W. ALONG THE MEANERS OF AN OLD FENCE AND THE APPARENT INTERIOR LINE OF THE NEASON CALLED 64.5-ACRE TRACT FOR A DISTANCE OF 427.30 FEET TO A SET 12.12 INCH ROUN ROD WITH A CAP TIE ENG. AT A 64.60 INCH CORNER POST MARKING THE APPARENT COMMON INTERIOR CORNER OF THE NEASON CALLED 64.5-ACRE TRACT AND THE JOHN L. FRANKLOW RUSTY CALLED 512-ACRE TRACT).

THEENCE: WITH THE MEANDERS OF AN OLD FENCE AND ALONG THE COMMON LINE OF THE NEASON CALLED 64.5 ACRE TRACT AND THE JOHN L. FRNCKLOW TRUST CALLED 512 ACRE TRACT FOR THE FOLLOWING 4 CALLS:

- 1) S 66°12'29" W FOR A DISTANCE OF 364.91 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP "TICE ENG.,"
- 2) S 67°48'11" W FOR A DISTANCE OF 594.08 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP "TICE ENG.,"
- 3) S 66°38'42" W FOR A DISTANCE OF 385.29 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP "TICE ENG.,"
- 4) S 66°28'54" W FOR A DISTANCE OF 374.25 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP "TICE ENG.,"

THEENCE: S 67°10'36" W CONTINUING ALONG THE OLD FENCE PASSING AT A DISTANCE OF 545.45 FEET A SET 1/2 INCH IRON ROD WITH A CAP "TICE ENG." FOR WITNESS LOCATED ON THE APPARENT RIGHT-OF-WAY OF COUNTY ROAD 229 (GRAVEL), CONTINUING FOR A TOTAL DISTANCE OF 559.74 FEET TO A POINT LOCATED IN THE GRADEN OF COUNTY ROAD 229 AND ON THE APPARENT WESTERLY LINE OF THE NEASON ACRES 94.5 ACRE TRACT.

THENCE: N 23°08'03" W THROUGH THE MARGINS OF COUNTY ROAD 229 AND THE APPARENT WESTERLY LINE OF THE NEASON CALLED 64.5 ACRE TRACT FOR A DISTANCE OF 525.60 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THE NEASON CALLED 64.5 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

FEET TO A SET 1/2 INCH IRON ROD WITH A CAP "ICE ENG." MARKING THE NORTHEAST CORNER OF THE NEASON CALLED 64.5 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THESE: S. 22 54 54 E. LEVAMU HICKS BARONS OF COUNTY ROAD 228 RUN ALONG THE EAST LINE OF THE NEASON CALLED 64.5 ACRES TRACT AND THE WEST LINE OF A CALLEE B. 47 ACRES TRACT 54 54 E. TO MICHAEL HICKS AND MARY HICKS IN VOLUME 982, PAGE 01 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS FOR A DISTANCE OF 1308.33 FEET TO A ROUND 600 NAIL, AT A FENCE CORNER POST LOCATED ON A NORTHERLY LINE OF THE BLAKE BAKEN CALLED 49.08 ACRES TRACT AND MARKING THE SOUTHWEST CORNER OF THE HICKS CALLED 8.41 ACRES TRACT AND THE MOST EASTERLY CORNER OF THE HEENEN DESCRIBED TRACT.

THENCE S 65°50'40" W ALONG THE FENCED NORTHERLY LINE OF THE BAKER CALLED 49.08 ACRE TRACT AND THE SOUTHELY LINE OF THE NELSON CALLED 64.5 ACRE TRACT FOR A DISTANCE OF 1104.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.874 ACRES OF LAND MORE OR LESS, OF WHICH 47.151 ACRES FALL WITHIN THE MARGINS OF COUNTY ROAD 229.

	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
LOT 1	2,662 ACRES	116,427.92 SO. FT.	L.21	N 29°03' W	174.80'	267.04'
LOT 2	2,835 ACRES	123,492.60 SO. FT.	L.22	N 21°44'50" W	156.94'	228.63'
LOT 3	2,897 ACRES	127,064.32 SO. FT.	L.23	S 66°12'29" W	206.45'	228.63'
LOT 4	2,897 ACRES	126,193.32 SO. FT.	L.4	S 66°12'29" W	156.43'	224
LOT 5	2,885 ACRES	126,070.60 SO. FT.	L.5	S 67°48'11" W	93.83'	252.87'
LOT 6	2,468 ACRES	106,317.28 SO. FT.	L.6	S 67°48'11" W	228.69'	310.62
LOT 7	2,462 ACRES	108,551.32 SO. FT.	L.7	S 67°48'11" W	229.69'	600.00'
LOT 8	2,769 ACRES	120,611.64 SO. FT.	L.8	S 66°38'42" W	41.56'	263.52'
LOT 9	2,769 ACRES	108,551.32 SO. FT.	L.9	S 66°38'42" W	228.71'	600.00'
LOT 10	2,769 ACRES	120,611.64 SO. FT.	L.10	S 66°38'42" W	106.86'	50.00'
LOT 11	2,769 ACRES	120,611.64 SO. FT.	L.11	S 66°38'42" W	106.86'	50.00'
LOT 12	2,769 ACRES	120,611.64 SO. FT.	L.12	S 66°38'42" W	106.86'	50.00'
LOT 13	2,769 ACRES	120,611.64 SO. FT.	L.13	S 67°10'36" E	267.04'	50.00'
LOT 14	2,769 ACRES	120,611.64 SO. FT.	L.14	S 67°10'36" E	267.04'	50.00'
LOT 15	2,769 ACRES	120,611.64 SO. FT.	L.15	S 67°10'36" E	267.04'	50.00'
LOT 16	2,769 ACRES	120,611.64 SO. FT.	L.16	S 67°10'36" E	267.04'	50.00'
LOT 17	2,769 ACRES	120,611.64 SO. FT.	L.17	S 67°10'36" E	267.04'	50.00'
LOT 18	2,769 ACRES	120,611.64 SO. FT.	L.18	S 67°10'36" E	267.04'	50.00'
LOT 19	2,769 ACRES	120,611.64 SO. FT.	L.19	S 67°10'36" E	267.04'	50.00'
LOT 20	2,769 ACRES	120,611.64 SO. FT.	L.20	S 67°10'36" E	267.04'	50.00'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 19° 26' 03" W	174.80	L21	N 67° 04' 16" E	267.04
L2	N 21° 44' 50" W	165.94	L22	N 67° 04' 16" E	228.63
L3	S 68° 12' 29" W	206.45	L23	N 67° 04' 16" E	228.63
L4	S 68° 12' 29" W	158.47	L24	N 67° 04' 16" E	252.18
L5	S 67° 48' 11" W	93.87	L25	N 67° 04' 16" E	335.87
L6	S 67° 48' 11" W	228.69	L26	N 67° 04' 16" E	310.62
L7	S 67° 48' 11" W	228.69	L27	N 67° 04' 16" E	60.00
L8	S 67° 48' 11" W	41.86	L28	N 67° 04' 16" E	285.52
L9	S 66° 36' 42" W	125.17	L29	N 67° 04' 16" E	60.00
L10	S 66° 36' 42" W	106.88	L30	S 67° 10' 36" W	60.00
L11	S 66° 28' 54" W	282.37	L31	S 67° 10' 36" W	60.00
L12	S 67° 10' 36" W	259.71	L32	S 22° 54' 54" E	60.00
L13	S 67° 10' 36" W	259.71			
L14	N 23° 08' 03" W	429.58			
L15	N 20° 12' 53" E	63.20			
L16	N 20° 12' 53" E	201.19			
L17	N 67° 04' 16" E	459.20			
L18	N 67° 04' 16" E	267.04			
L19	N 67° 04' 16" E	267.04			
L20	N 67° 04' 16" E	267.04			

T&E	TICE
ENGINEERING, INC.	
ENGINEERS / SURVEYORS	
1140 HIGHWAY 20 SUITE 505 COLLEGE STATION, TX 77946 PHONE: (979) 265-8800 www.ticeeng.com 	205 COLUMBIA STREET SUITE 300-485 PROCTOR, TX 76078 PHONE: (979) 265-8800 www.tbceeng.com

PROJECT NUMBER: 5055-23
DRAWING DATE: 02/20/25
TEXAS SURVEY FIRM NO.: 10194827

CERTIFICATE EXPIRATION DATE: 12/31/2025

SURVEYOR CERTIFICATE
THE STATE OF TEXAS
COUNTY OF GRIMES

THIS IS TO CERTIFY THAT, KETHA ZIMMERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6723 HAS PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS SET FORTH BY THE TBEPS, AND THAT ALL EASEMENTS AS APPEAR OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GAINES COUNTY, TEXAS, ARE DEPICTED THEREON, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH IRON RODS OF MINIMUM 5/8 INCH DIAMETER AND THIRTY (30) INCHES LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Keith Zimmerman
KEITH ZIMMERMAN R.P.L.S. 6723



COUNTY CLERK ACKNOWLEDGEMENT STATEMENT:

THE STATE OF TEXAS
COUNTY OF GRIMES

I, JAMESA BURZINSKI, CLERK OF THE COUNTY OF GRIMES, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE THIS 14th DAY OF MARCH, 2025, AT 1:32 O'CLOCK P.M. AND DULY RECORDED ON THE 14th DAY OF MARCH, 2025, AT 1:32 O'CLOCK P.M. IN DOCUMENT NO. 345157

RECORDED IN THE PUBLIC RECORDS OF GRIMES COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF OFFICE, AT ANDERSON, GRIMES COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN

Yanessa Duvall, Clerk by Barbara Turner
CLERK OF THE COUNTY COURT
GRIMES COUNTY, TEXAS



Questions

APPROVED BY THE COMMISSIONERS' COURT OF GRIMES COUNTY, TEXAS THIS 5th DAY OF March 2025

W. M. Miller
COMMISSIONER, PRECINCT 1

David Stiles
COMMISSIONER, PRECINCT 2

126
COUNTY JUDGE

Carl R. Rye
COMMISSIONER, PRECINCT 3

W. M. Rye
COMMISSIONER, PRECINCT 4

OWNERS CERTIFICATE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE
28 DAY OF February, 2025
 BY General Alan Wright
 NOTARY PUBLIC, STATE OF TEXAS
 NOTARY'S SIGNATURE Carol P. Peterson
 NOTARY'S PRINTED NAME Carol P. Peterson
 NOTARY'S COMMISSION EXPIRES 06-04-2025

OWNERS CERTIFICATE

UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED

THE PLACEMENT OF MANUFACTURED HOUSING SUBDIVISION AND SHALL BE RESTRICTED

FURTHER, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON

AN ORIGINAL INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS

BE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS

WITNESS MY HAND IN Anderson GRIMES COUNTY, TEXAS, THIS 26 DAY OF

February, 2025.

PRINTED NAME OF OWNER B. Allen Smith

PLAT NOTES.

1. BEARING SYSTEM IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE (4203) USING NAD (83) DATA.
2. THE LOTS HEREIN CREATED AS ESTABLISHED BY GRS OBSERVATION.
3. YEAR FLOOD ZONE PER FEMA FIRM MAP NO. 4819500175C EFFECTIVE DATE 4/03/2012. COMMUNITY NAME: GRIMES COUNTY, TEXAS.
3. SET BACK LINES WILL COMPLY WITH ALL GRIMES COUNTY SUBDIVISION

B. PROPERTY LINES VARY FROM 34 FEET TO 59 FEET FROM CENTER OF COUNTY ROAD 229.

10 FT. PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE SIDE AND REAR LOT LINES OF ALL LOTS.

4. ALL LOTS HEREIN CREATED AS INDEPENDENCE MEADOWS SHALL BE USED FOR RESIDENTIAL

FOR PURPOSES ONLY.

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
COUNTY OF TEXAS (2000-2007)

6. OWNER/DEVELOPER INFORMATION:
GRIMES COONIT, LEAMS, (A.F.A.G.C.I.).

W5 TEXAS INVESTMENTS LLC, GERALD ALAN WRIGHT

22803 SCHIEL RD. CYPRESS, TX 77433

TICE ENGINEERING, KEITH ZIMMERMAN

11400 HIGHWAY 30 SUITE 305 COLLEGE STATION, TEXAS 77845