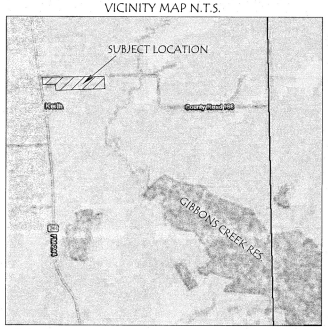
FREEDOM ACRES SUBDIVISION
10.299 ACRES LOCATED
IN THE J.F. MARTIN 3/4 LEAGUE, A-312,
GRIMES COUNTY, TEXAS

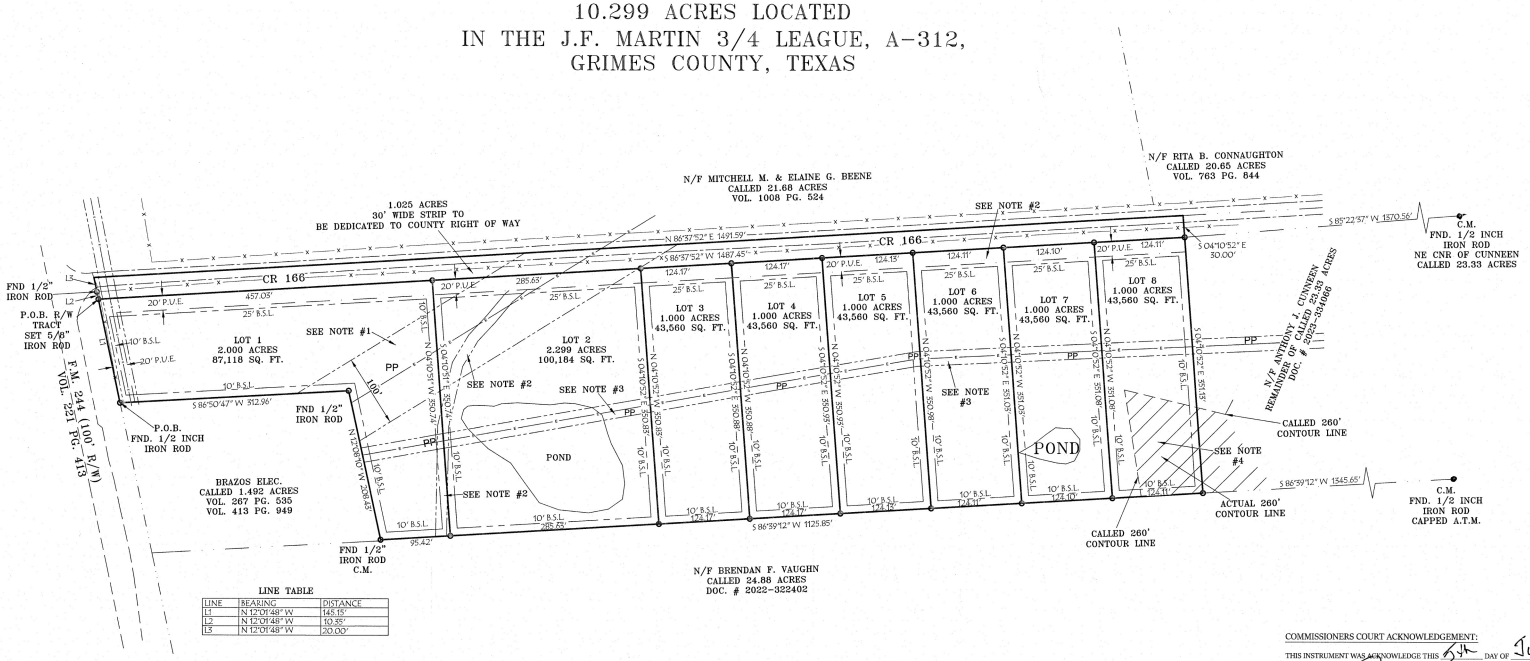
NORTH

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

0 80 160

VICINITY MAP N.T.S.





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 12°01'48" W	145.15'
L2	N 12°01'48" W	10.55'
L3	N 12°01'48" W	20.00'

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 F. L. JARVIS, RECORDED IN VOLUME 239, PAGE 536, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID 23.33 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

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 DESCRIBED AND CONVEYED TO BRAZOS ELECTRIC IN VOLUME 267, PAGE 535 AND VOLUME 413, PAGE 949 OF THE REAL PROPERTY RECORDS 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;

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 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 DESCRIBED IN THAT DEED TO BRENDA F. VAUGHN IN DOCUMENT NUMBER 2022-322402 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 95.00 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD FOR WITNESS AT THE APPARENT WESTERLY RIGHT OF WAY OF COUNTY ROAD 166;

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 1471.90 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD FOR WITNESS AT THE APPARENT WESTERLY RIGHT OF WAY OF COUNTY ROAD 166;

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 23.33 ACRES OF LAND MORE OR LESS OF WHICH PLUS OR MINUS 1.409 ACRES FALLS WITHIN THE APPARENT RIGHT OF WAY OF COUNTY ROAD 166.

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

SAID 10.299 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 F. 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 10.299 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE 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 DESCRIBED AND CONVEYED TO BRAZOS ELECTRIC IN VOLUME 267, PAGE 535 AND VOLUME 413, PAGE 949 OF THE REAL PROPERTY RECORDS 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 23.33 ACRE TRACT FOR A DISTANCE OF 145.15 FEET TO A SET CAPPED 5/8 INCH IRON ROD LOCATED ON THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 166 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 391.33 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 86°39'12" WEST ALONG THE SOUTH LINE OF 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 1.492 ACRE BRAZOS ELECTRIC TRACT MENTIONED ABOVE;

THENCE: NORTH 12°08'10" WEST 208.43 FEET ALONG A WESTERLY LINE OF THE 23.33 ACRE TRACT AND THE EAST LINE OF THE BRAZOS ELECTRIC 1.492 ACRE TRACT TO A FOUND 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER OF THE 1.492 ACRE TRACT;

THENCE: SOUTH 86°50'47" WEST 312.96 FEET ALONG A SOUTHERLY LINE OF THE 23.33 ACRE TRACT AND THE NORTH LINE OF THE BRAZOS ELECTRIC 1.492 ACRE TRACT T THE **PLACE OF BEGINNING** AND CONTAINING 10.299 ACRES OF LAND MORE OR LESS.

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

SAID 1.025 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 F. 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 1.025 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN AT A SET 5/8 INCH IRON ROD LOCATED ON THE EASTERLY RIGHT OF WAY OF F.M. ROAD 244 AND THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 166, SAID IRON MARKING THE NORTHWEST CORNER OF LOT 1 OF THE HEREIN PROPOSED FREEDOM ACRES SUBDIVISION;

THENCE: NORTH 12°01'48" WEST ALONG THE EAST RIGHT OF WAY LINE OF F. M. ROAD 244 AND THE WEST LINE OF THE THE CALLED 23.33 ACRE TRACT FOR A DISTANCE OF 30.55 FEET TO A POINT LOCATED IN THE APPROXIMATE CENTER OF COUNTY ROAD 166 MARKING THE NORTHWEST CORNER OF THE CALLED 23.33 ACRE TRACT MENTIONED ABOVE;

THENCE: NORTH 86°37'52" EAST ALONG THE APPARENT CENTER LINE OF COUNTY ROAD 166 AND THE NORTH LINE OF THE THE CALLED 23.33 ACRE TRACT FOR A DISTANCE OF 30.55 FEET TO A POINT LOCATED IN THE APPROXIMATE CENTER OF COUNTY ROAD 166 MARKING THE NORTHWEST CORNER OF THE CALLED 23.33 ACRE TRACT MENTIONED ABOVE;

THENCE: SOUTH 04°10'52" EAST SEVERING SAID 23.33 ACRE TRACT RUN FOR A DISTANCE OF 30.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE NORTHWEST CORNER OF LOT 8 OF THE PROPOSED FREEDOM ACRES SUBDIVISION;

THENCE: SOUTH 86°37'52" WEST ALONG THE NORTH LOT LINES OF FREEDOM ACRES FOR A DISTANCE OF 1487.45 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 1.025 ACRES OF LAND MORE OR LESS.

SURVEYORS NOTES:

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 EASEMINT 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 2022-328531 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

4. EXISTING FLOOD EASEMENT FOR TRACT 263-B RECORDED IN VOLUME 468, PAGE 508 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.
AFFECTS A PORTION OF LOT NUMBER 8, PER DESCRIPTION, AND
IS PLOTTED AND SHOWN ON SURVEY AS PER RECORD DESCRIPTION.
THE RECORD EASEMENT CALLS FOR THE DESCRIPTION TO FOLLOW A 260' CONTOUR LINE
BUT AS SHOWN ON PLAT, THE ACTUAL 260' CONTOUR AREA DOES NOT AFFECT, BUT ONLY A SMALL PORTION OF SAID LOT. A SMALL PORTION OF SAID LOT DOES FALL WITHIN THE EASEMENT, BUT NONE OF LOT 8 FALLS WITHIN THE FEMA FIRM 100 YEAR FLOOD PLAIN ZONE.

5. BEARING SYSTEM IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE AS ESTABLISHED BY GPS OBSERVATION.

6. THE LOTS HEREIN CREATED AS FREEDOM ACRES DO NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA FIRM MAP NO. 48185C0250C EFFECTIVE DATE 4/03/2012, COMMUNITY NAME: GRIMES COUNTY, TEXAS

7. 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,
C. 25 FT. BUILDING LINES ALONG THE FRONT OF ALL TRACTS;

8. 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.);

FEMA INFORMATION
THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN PER F.I.R.M.
COMMUNITY NAME: GRIMES COUNTY
COMMUNITY NO. 481172
FIRM NO. 48185C0250C
EFFECTIVE DATE: 4/03/2012

LOT 1	2.000 ACRES	87,118 SQ. FT.
LOT 2	2.299 ACRES	100,184 SQ. FT.
LOT 3	1.000 ACRES	43,560 SQ. FT.
LOT 4	1.000 ACRES	43,560 SQ. FT.
LOT 5	1.000 ACRES	43,560 SQ. FT.
LOT 6	1.000 ACRES	43,560 SQ. FT.
LOT 7	1.000 ACRES	43,560 SQ. FT.
LOT 8	1.000 ACRES	43,560 SQ. FT.
TOTAL	10.299 ACRES	448,662 SQ. FT.

THE STATE OF TEXAS §
COUNTY OF GRIMES §

We, Anthony Cunneen and Amanda E. Hopping-Cunneen owners of the property subdivided in the above and foregoing map of the Freedom Acres subdivision, do hereby make subdivision of said property, according to lines streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Freedom Acres in the J. F. Martin 3/4 League, Grimes County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon 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 myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that We, Anthony Cunneen and Amanda E. Hopping-Cunneen, have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners' Court of Grimes County."

"FURTHER, we, 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 said subdivision, as easements for drainage purposes, giving Grimes County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure".

"FURTHER, all of the property subdivided in the above and 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 Grimes County, by Grimes County or any citizen thereof, by injunction as follows:
1.) The drainage of septic tanks into road, street, alley 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.
3.) No commercial enterprises which would cause offensive odor such as hog farms, chicken houses or feedlots. Normal farm and ranch activites are encouraged. R.P.R.G.C.T. (#648/64).
4.) Mobile homes are allowed. Mobil homes are limited to 1 house per tract.
5.) These restrictions are to run with the land and shall be bindinging on all parties.

"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 (or the placement of manufactured housing subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

WITNESS my hand (or our hands) in _____, Grimes County, Texas, this 3rd day of May, A.D., 2024

Anthony Cunneen
(Printed name of owner(s))

Amanda E. Hopping-Cunneen
(Printed name of owner(s))

CLAUDIA C. LOPEZ
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #132985194
Expires March 22, 2025

CLAUDIA C. LOPEZ
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #132985194
Expires March 22, 2025

NOTARY PUBLIC ACKNOWLEDGEMENT:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, 2024.
BY: Claudia C. Lopez
SIGNATURE
NOTARY PUBLIC, STATE OF TEXAS
NOTARY'S NAME: Claudia C. Lopez
NOTARY'S COMMISSION EXPIRES: March 22, 2025

STATE OF TEXAS
REGISTERED
KEITH ZIMMERMAN
6723
PROFESSIONAL
LAND SURVEYOR

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

COMMISSIONERS COURT ACKNOWLEDGEMENT:
THIS INSTRUMENT WAS ACKNOWLEDGE THIS 5th DAY OF June, 2024
BY: _____ COUNTY JUDGE
BY: _____ COMMISSIONER PRECINCT 1
BY: _____ COMMISSIONER PRECINCT 2
BY: _____ COMMISSIONER PRECINCT 3
BY: _____ COMMISSIONER PRECINCT 4

COUNTY CLERK ACKNOWLEDGEMENT STATEMENT:
THE STATE OF TEXAS
COUNTY OF GRIMES

I, VANESSA BURZYNSKI, CLERK OF THE COUNTY OF GRIMES, TEXAS, DO HEREBY CERTIFIEY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE 5th DAY OF JUNE, 2024, AT 11:29 O'CLOCK A M., AND DULY RECORDED IN DOCUMENT # 340586, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK
GRIMES COUNTY, TEXAS

LIENHOLDER'S ACKNOWLEDGEMENT

I, CLINT VIZURK, TRUSTEE FOR THE FIRST NATIONAL BANK OF ANDERSON, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY TRACT DESCRIBED AS 10.299 ACRES / SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN DOCUMENT # 2023-334067 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN, AND HEREBY CONFIRMS THAT IT IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF:

REPRESENTATIVE VP DATE 5-3-24

CLAUDIA C. LOPEZ
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #132985194
Expires March 22, 2025

NOTARY PUBLIC ACKNOWLEDGEMENT:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, 2024.
BY: Claudia C. Lopez
SIGNATURE
NOTARY PUBLIC, STATE OF TEXAS
NOTARY'S NAME: Claudia C. Lopez
NOTARY'S COMMISSION EXPIRES: March 22, 2025

LEGEND:
- = Deed Lines
- = Easement
- = Edge of Asphalt
- = Edge of Gravel
- = Fence
- = Overhead Electric Line
- = Guy Wire Anchor
- = Power Pole
- = Found R/W Marker
- = Found Iron Rod
- = Set 5/8" Iron
- (M) = Measured
- (R) = Record

TBPELS FIRM # 10194877
TICE ENGINEERING, INC.
ENGINEERS / SURVEYORS
Trusted Engineers. Experienced Surveyors. Innovative Results.

11400 HIGHWAY 30, SUITE 305, COLLEGE STATION, TX 77845
979.205.8860

DRAWN BY: KZ	DATE: 04/29/2024	SCALE:1"=60'
REV:	DESCRIPTION:	DWN: DATE:

DRAWING NO: 5023-23
SURVEYED BY: KEITH ZIMMERMAN
TEXAS SURVEY FIRM #: 10194877
CERTIFICATE EXPIRATION DATE: 12/31/24

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