GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
GCCF – GRIMES COUNTY CLERKS FILE
GCDR – GRIMES COUNTY DEED RECORDS
GCMR – GRIMES COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
—//— WOOD FENCE
—/— WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WELL TANK
– WATER METER
– WATER VALVE
– BENCHMARK

OWNER'S STATEMENT

THE STATE OF TEXAS
GRIMES COUNTY

I, HELLO DEVELOPMENTS LLC. OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP DESIGNATED AS THE EAST HALF AND THE WEST HALF OF LOTS 2 AND 3, SECTION 13, OF WEST MAGNOLIA FOREST SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 293, PAGE 69, OF THE R.P.R.G.C.T., GRIMES COUNTY, TEXAS, DO HEREBY RE-PLAT SAID WEST HALF OF LOT 2 INTO W. 1/2 OF LOT 2, 1.0370 ACRES AND SAID EAST HALF OF LOT 2 INTO E. 1/2 OF LOT 2, 1.0370 ACRES, AND THE WEST HALF OF SAID LOT 3 INTO W. 1/2 OF LOT 3, 1.0370 ACRES, AND THE EAST HALF OF LOT 3 INTO E. 1/2 OF LOT 3, 1.0370 ACRES, ALL FOUR TRACTS IN THE THOMAS BROOMFIELD SURVEY, A-111, GRIMES COUNTY, TEXAS AND DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, ____________, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS COURT OF GRIMES COUNTY, TEXAS.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE FROM A PLANE OF 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS AS SHOWN ON THIS PLAT.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE FORGOING PLAT SHALL BE RESTRICTED IN ITS USE WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF GRIMES COUNTY, BY GRIMES COUNTY, OR WITH ANY CITIZEN, THEREOF, BY INJUNCTION.

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 SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS, (1 3/4) SQUARE FEET (18 INCH DIAMETER PIPE CULVERT)

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THE PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS OUR HANDS WITH ____________, GRIMES COUNTY, TEXAS, THIS ______ DAY, OF ____________ 2026.

____
HELLO DEVELOPMENTS, LLC. / REPRESENTATIVE – OWNER
15368 LAUREL LANE, NAVASOTA TEXAS 77868

COMMISSIONERS COURT ACKNOWLEDGEMENT:

THIS INSTRUMENT WAS ACKNOWLEDGED THIS ______ DAY OF ____________, 2026

BY: ____________ COUNTY JUDGE
BY: ____________ COMISSIONER PRECINCT 1
BY: ____________ COMMISSIONER PRECINCT 2
BY: ____________ COMISSIONER PRECINCT 3
BY: ____________ COMMISSIONER PRECINCT 4
BY: ____________ COUNTY ENGINEER

COUNTY CLERK ACKNOWLEDGEMENT STATEMENT:

THE STATE OF TEXAS
COUNTY OF GRIMES

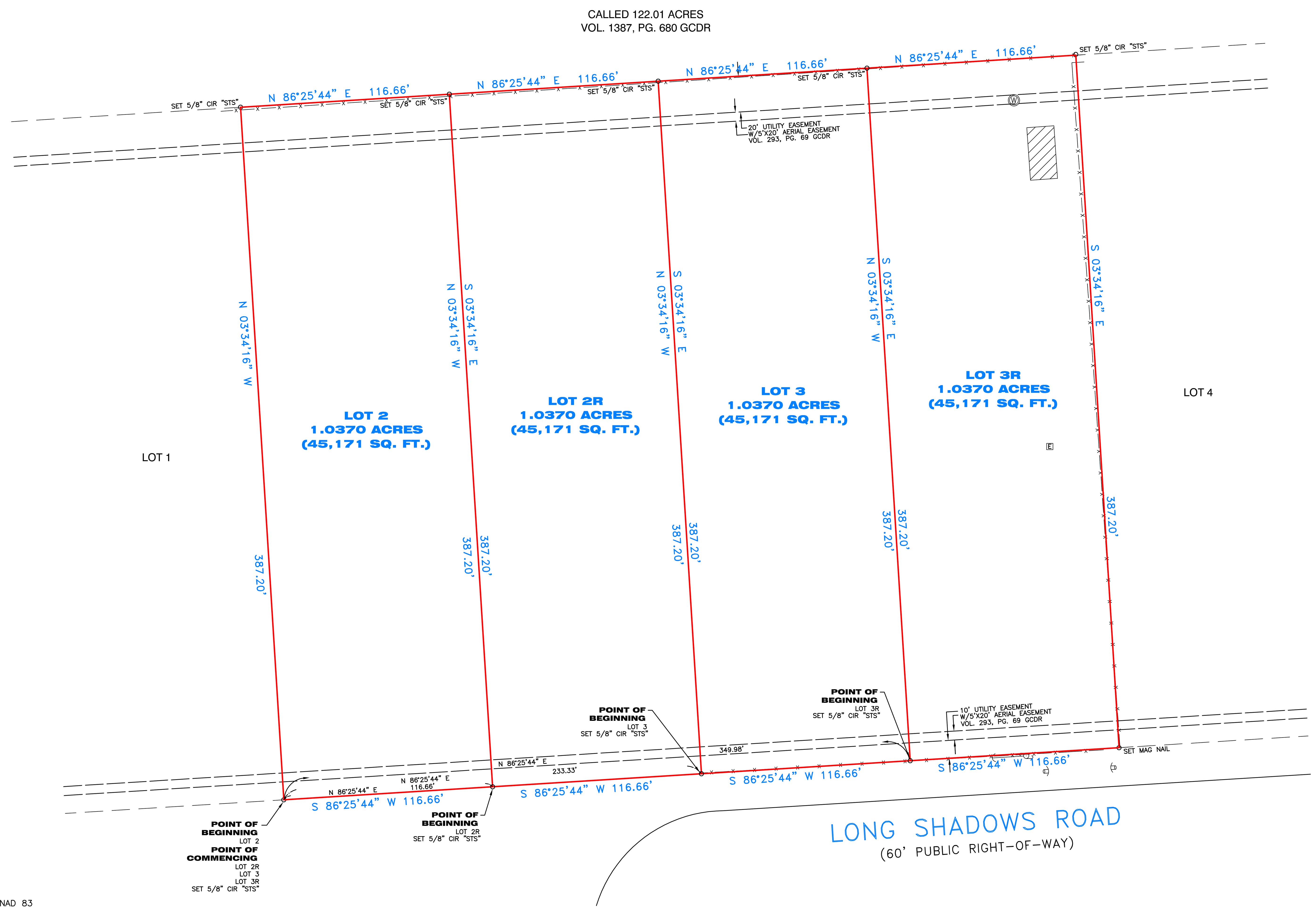
I, BARBARA KIMICH, CLERK OF THE COUNTY OF GRIMES, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMUNT WITH ITS CERTICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE ______ DAY OF ____________ 2026, AT ______ O'CLOCK ____M., AND DULY RECORDED IN DOCUMENT # ____________ OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, THE DAY AND THE DATE LAST ABOVE WRITTEN.

____
COUNTY CLERK,
GRIMES COUNTY, TEXAS

LIENHOLDER'S ACKNOWLEDGEMENT

GARY WAYNE HILD, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED AS LOT 2 AND LOT 3 / SAID LIEN BEING EVIDENCED BY THE INSTRUMENT OF RECORD IN DOC# ____________ OF THE REAL PROPERY 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 – GARY WAYNE
4845 LONG SHADOWS ROAD
NAVASOTA, TEXAS 77868



LEGAL DESCRIPTION

LOT 2:

A 1.0370 ACRE TRACT, BEING THE WEST HALF OF LOT 2 OF WEST MAGNOLIA FOREST SECTION 13, AN ADDITION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 69 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, SAID 1.0370 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS: (BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83)

BEGINNING AT A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD (60 FOOT RIGHT-OF-WAY), AND BEING IN THE SOUTHEAST CORNER OF LOT 1, AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 34 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, AND ALONG THE COMMON EAST LINE OF SAID LOT 1, AT A DISTANCE OF 387.20 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE SOUTH LINE OF A CALLED 122.012 ACRE TRACT, AS RECORDED IN VOLUME 1387, PAGE 680, OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID LOT 1, AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCIBED TRACT;

THENCE NORTH 86 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID 122.01 ACRE TRACT, AT A DISTANCE OF 116.66 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING THE NORTHWEST CORNER OF LOT 2R, AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 34 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE WEST LINE OF SAID LOT 2R, AT A DISTANCE OF 387.20 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 2R, AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 25 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID LOT 2, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, AT A DISTANCE OF 116.66 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.0370 ACRES (45,171 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 2R:

A 1.0370 ACRE TRACT, BEING THE EAST HALF OF LOT 2 (LOT 2R) OF WEST MAGNOLIA FOREST SECTION 13, AN ADDITION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 69 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, SAID 1.0370 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS: (BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83)

COMMENCING AT A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD (60 FOOT RIGHT-OF-WAY), AND BEING IN THE SOUTHEAST CORNER OF LOT 2, AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, SAME BEING ALONG THE SOUTH LINE OF SAID LOT 2, AT A DISTANCE OF 116.66 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE SOUTHEAST CORNER OF SAID LOT 2, AND MARKING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 34 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, AND ALONG THE COMMON EAST LINE OF SAID LOT 2, AT A DISTANCE OF 387.20 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE SOUTH LINE OF A CALLED 122.012 ACRE TRACT, AS RECORDED IN VOLUME 1387, PAGE 680, OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID LOT 2, AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCIBED TRACT;

THENCE NORTH 86 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID 122.01 ACRE TRACT, AT A DISTANCE OF 116.66 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING THE NORTHWEST CORNER OF LOT 3, AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 34 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE WEST LINE OF SAID LOT 3, AT A DISTANCE OF 387.20 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 3, AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 25 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID LOT 2, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, AT A DISTANCE OF 116.66 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.0370 ACRES (45,171 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 3:

A 1.0370 ACRE TRACT, BEING THE WEST HALF OF LOT 3 OF WEST MAGNOLIA FOREST SECTION 13, AN ADDITION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 69 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, SAID 1.0370 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS: (BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83)

COMMENCING AT A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD (60 FOOT RIGHT-OF-WAY), AND BEING IN THE SOUTHEAST CORNER OF LOT 1, AND MARKING THE SOUTHWEST CORNER OF LOT 2;

THENCE NORTH 86 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, SAME BEING ALONG THE SOUTH LINE OF LOT 2, AT A DISTANCE OF 233.32 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE SOUTHEAST CORNER OF SAID LOT 2R, AND MARKING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 34 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, AND ALONG THE COMMON EAST LINE OF SAID LOT 2R, AT A DISTANCE OF 387.20 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE SOUTH LINE OF A CALLED 122.012 ACRE TRACT, AS RECORDED IN VOLUME 1387, PAGE 680, OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID LOT 2R, AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCIBED TRACT;

THENCE NORTH 86 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID 122.01 ACRE TRACT, AT A DISTANCE OF 116.66 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING THE NORTHWEST CORNER OF LOT 3R, AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 34 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE WEST LINE OF LOT 3R, AT A DISTANCE OF 387.20 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 3R, AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 25 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID LOT 3, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, AT A DISTANCE OF 116.66 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.0370 ACRES (45,171 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 3R:

A 1.0370 ACRE TRACT, BEING THE EAST HALF OF LOT 3 OF WEST MAGNOLIA FOREST SECTION 13, AN ADDITION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 69 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, SAID 1.0370 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS: (BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83)

COMMENCING AT A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD (60 FOOT RIGHT-OF-WAY), AND BEING IN THE SOUTHEAST CORNER OF THE EAST HALF OF LOT 1, AND MARKING THE SOUTHWEST CORNER OF THE WEST HALF OF LOT 2;

THENCE NORTH 86 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, SAME BEING ALONG THE SOUTH LINE OF LOT 2 AND CONTINUING ALONG THE SOUTH LINE OF LOT 3, AT A DISTANCE OF 349.98 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", MARKING THE SOUTHEAST CORNER OF LOT 3, AND THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 34 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, AND ALONG THE COMMON EAST LINE OF SAID LOT 3, AT A DISTANCE OF 387.20 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE SOUTH LINE OF A CALLED 122.012 ACRE TRACT, AS RECORDED IN VOLUME 1387, PAGE 680, OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID LOT 3, AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCIBED TRACT;

THENCE NORTH 86 DEGREES 25 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID 122.01 ACRE TRACT, AT A DISTANCE OF 116.66 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING THE NORTHWEST CORNER OF LOT 4, AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 34 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE WEST LINE OF LOT 4, AT A DISTANCE OF 387.20 FEET, TO A SET 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING", BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 4, AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 25 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID LOT 3, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF LONG SHADOWS ROAD, AT A DISTANCE OF 116.66 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.0370 ACRES (45,171 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY OF

LOT 2:

A 1.0370 ACRE TRACT, BEING THE WEST HALF OF LOT 2 OF WEST MAGNOLIA FOREST SECTION 13, AN ADDITION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 69 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS.

LOT 2R:

A 1.0370 ACRE TRACT, BEING THE EAST HALF OF LOT 2 OF WEST MAGNOLIA FOREST SECTION 13, AN ADDITION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 69 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS.

LOT 3:

A 1.0370 ACRE TRACT, BEING THE WEST HALF OF LOT 3 OF WEST MAGNOLIA FOREST SECTION 13, AN ADDITION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 69 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS.

LOT 3R:

A 1.0370 ACRE TRACT, BEING THE EAST HALF OF LOT 3 OF WEST MAGNOLIA FOREST SECTION 13, AN ADDITION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 69 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS

NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 86°25'44" W ALONG THE R.O.W. LINE OF LONG SHADOWS ROAD.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 25-898654-CR OF FIRST NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2026. ALL RIGHTS RESERVED.

SITE PHOTOGRAPH

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48185C 0475C, DATE 04-03-2012, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 25-898654-CR of FIRST NATIONAL TITLE INSURANCE COMPANY

Fred F. Lawton, Registered Professional Land Surveyor No. 5530

STATE OF TEXAS REGISTERED FRED F. LAWTON 5530 PROFESSIONAL LAND SURVEYOR

ADDRESS: 4845 LONG SHADOWS ROAD NAVASOTA, TEXAS 77868

JOB NO: 2887-26
DATE: 12-18-26

SCALE: 1" = 40'
SHEET 1 OF 1

REVISIONS:		
NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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K:\COMRES 2025\2885-25.DWG (BP)

JOB NO: 2885-25