



SYMBOL LEGEND

- EDGE OF WATER
- OVERHEAD ELECTRIC
- x— WIRE FENCE
- x— CALCULATED CORNER
- FOUND SURVEY MONUMENT
- POWER POLE (PP)

LINE	BEARING	DISTANCE
L1	N 67° 54' 10" E	91.87'
L2	S 21° 19' 15" W	137.15'
L3	S 02° 42' 02" W	172.10'
L4	S 24° 30' 37" E	39.93'
L5	S 02° 42' 02" W	200.39'
L6	S 02° 42' 02" W	50.10'
L7	S 87° 59' 04" E	110.26'
L8	S 25° 58' 15" E	9.00'
L9	N 50° 52' 07" E	134.10'
L10	N 81° 11' 30" E	182.59'
L11	S 04° 10' 58" W	148.73'

JAMES C. WOMACK AND
RACHEL M. WOMACK
CALLED 10.0937 ACRES
VOL. 1478, PG. 340
R.P.R.G.C.T.

RONALD R. LINDSEY, JR.
CALLED 18.568 ACRES
VOL. 1433, PG. 721
R.P.R.G.C.T.

ANTHONY B. GIBSON SURVEY
NO. 236

6.462 ACRES
COLIN MAGEE
CALLED 6.4727 ACRES
C.F. No. 2025-345767
O.P.R.G.C.T.

HEATH A. HAUSENLUCK
CALLED 5.79 ACRES
"TRACT TWO"
VOL. 1554, PG. 96
R.P.R.G.C.T.

LORETTA PINEDA
CALLED 7.68 ACRES
VOL. 1411, PG. 108
R.P.R.G.C.T.

BOUNDARY & IMPROVEMENT SURVEY

BEING A 6.462 ACRE TRACT OF LAND SITUATED IN THE ANTHONY B. GIBSON SURVEY, ABSTRACT NUMBER 236, GRIMES COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 6.4727 ACRE TRACT DESCRIBED IN INSTRUMENT TO COLIN MAGEE, RECORDED UNDER CLERK'S FILE NUMBER 2025-345767 OF THE OFFICIAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS (O.P.R.G.C.T.), SAID 6.462 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

GENERAL NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

JASON ANDRUSS
CALLED 8.21 ACRES
VOL. 1267, PG. 643
R.P.R.G.C.T.

GRAVEL DRIVEWAY
130.0'

GATE

BUILDING

30 FOOT ROAD EASEMENT
VOL. 1554, PG. 96
R.P.R.G.C.T.

EDGE OF GRAVEL

PR

PR

PR

PR

PR

PR

PR

PR

PR



NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48185C075C, HAVING AN EFFECTIVE DATE OF 04-03-2012.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

PROJECT	40387
FIELD DATE	06-23-2025
DRAWN BY	ADV
CHECKED BY	DMMUS
FIELD CREW	SS
REV 1	
REV 2	
REV 3	
REV 4	



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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

6.462 ACRES

IN THE ANTHONY B. GIBSON SURVEY, ABSTRACT NUMBER 236 GRIMES COUNTY, TEXAS

BEING a 6.462 acre tract of land situated in the Anthony B. Gibson Survey, Abstract Number 236, Grimes County, Texas, being all of that same called 6.4727 acre tract described in instrument to Colin Magee, recorded under Clerk's File Number 2025-345767 of the Official Public Records of Grimes County, Texas (O.P.R.G.C.T.), said 6.462 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron pipe found in the northeasterly line of that certain called 7.68 acre tract described in instrument to Loretta Pineda, recorded in Volume 1411, Page 108 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), for a common corner of said 6.4727 acre tract and that certain called 18.568 acre tract described in instrument to Ronald R. Lindsey, Jr., recorded in Volume 1433, Page 721, R.P.R.G.C.T., being the northwesterly corner of the herein described 6.462 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,225,401.50 E: 3,675,479.49**, Central Zone, grid measurement;

THENCE in a northeasterly direction, with the common line between said 6.4727 acre tract and said 18.568 acre tract, the following three (3) courses and distances:

- 1) North 67°54'09" East, 91.87 feet, to a ½ inch iron rod found for corner;
- 2) North 65°44'55" East, 200.10 feet, to a ½ inch iron rod found for corner;
- 3) North 67°05'33" East, 283.69 feet, to an 8 inch fence corner post found for the common northerly corner of said 6.4727 acre tract and that certain called 10.0937 acre tract described in instrument to James C. Womack and Rachel M. Womack, recorded in Volume 1479, Page 340 R.P.R.G.C.T., being the northerly northeast corner of the herein described 6.462 acre tract;

THENCE in a southeasterly direction, with the westerly line of said 10.0937 acre tract, that certain called 5.79 acre tract described as "Tract Two" in instrument to Heath A. Hausenfluck, recorded in Volume 1554, Page 96, R.P.R.G.C.T., and that certain called 1.17 acre tract described as "Tract One" in said instrument to Heath A. Hausenfluck, common to an easterly line of said 6.4727 acre tract, the following seven (7) courses and distances:

- 1) South 21°19'15" West, 137.15 feet, to a ½ inch iron rod found, bent for corner;
- 2) South 02°42'02" West, 172.10 feet, to a ½ inch iron rod found for corner;
- 3) South 24°50'32" East, 39.92 feet, to a ½ inch iron rod found for corner;
- 4) South 26°44'07" East, 220.39 feet, to a ½ inch iron rod found for corner;
- 5) South 07°24'31" West, 50.57 feet, to a ½ inch iron rod found for corner;
- 6) South 67°59'08" East, 110.26 feet, to a calculated point for corner;
- 7) South 25°58'35" East, 9.00 feet, to a ½ inch iron rod found for the common southerly corner of said 6.4727 acre tract and said 1.17 acre tract, being an interior corner of the herein described 6.462 acre tract;

THENCE in a northeasterly direction, continuing with the common line between said 6.4727 acre tract and said 1.17 acre tract the following two (2) courses and distances:

- 1) North 50°52'07" East, 134.10 feet, to a ½ inch iron rod found for corner;
- 2) North 81°11'30" East, 182.59 feet, to a ½ inch iron rod found for a common corner of said 6.4727 acre tract, said 1.17 acre tract, and said 5.79 acre tract, being the easterly northeast corner of the herein described 6.462 acre tract;

THENCE South 04°10'58" West, 149.73 feet, with the common line between said 6.4727 acre tract and said 5.79 acre tract to a ½ inch iron rod found in the northwesterly margin of an existing gravel road known locally as Birdsong Lane, the northwesterly line of that certain called 8.21 acre tract described in instrument to Jason Andruss, recorded in Volume 1267, Page 643, R.P.R.G.C.T., for the common southerly corner of said 6.4727 acre tract and said 5.79 acre tract, being the southeasterly corner of the herein described 6.426 acre tract;

THENCE South 64°05'02" West, 407.41 feet, with the northwesterly margin of said Birdsong Lane, the common line between said 6.4727 acre tract and said 8.21 acre tract, to a ½ inch iron rod found for the common southerly corner of said 6.4727 acre tract and said 7.68 acre tract, being the southwesterly corner of the herein described 6.426 acre tract;

THENCE North 43°45'19" West, 858.27 feet, with the common line between said 6.4727 acre tract and said 7.68 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 6.462 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 23, 2025, by Texas Professional Surveying, LLC. and referenced to Survey Drawing Project 40367.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

July 2, 2025
Date

A handwritten signature in black ink, appearing to read "Thomas A. McIntyre".

Thomas A. McIntyre
R.P.L.S. No. 6921