

STATE OF TEXAS §  
COUNTY OF POLK §

KNOWN ALL MEN BY THESE PRESENT, that Ruff Ram Investments, LLC, a corporation organized and existing under the laws of the State of Texas, with its home address at 1600 Normal Park Drive, Huntsville, TX 77340, and owner /subdivider/developer of 42.910 acres of land out of the Isaac H. Pate Survey, in Polk County, Texas as conveyed to it by deed dated 3/18/2022 and recorded in Volume 2403, Page 641-654. Real Property Records of Polk County, DOES HEREBY SUBDIVIDE 42.910 acres of land out of said survey, to be known as Kelley Grounds Subdivision, in accordance with plat shown hereon, subject to any and all easements or restrictions heretofore granted and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF, the said Ruff Ram Investments, LLC, has caused these presents to be executed by its Managing Member, thereunto duly authorized, this 22<sup>nd</sup> day of April, A.D., 2024.

Robbi Flack  
Robbi Flack, Managing Member

ATTEST: Robbi Flack, managing member  
(Name, Title)

STATE OF TEXAS  
COUNTY OF POLK

BEFORE ME, the undersigned authority, on this day personally appeared Robbi Flack, Managing Member, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day 22<sup>nd</sup> of April, 2024

Michelle Arnold  
Notary Public in and for Polk County, Texas.

Michelle Arnold  
Print Name

My commission expires: 9/21/2025



THE STATE OF TEXAS  
COUNTY OF POLK

I, Schelana Hock, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 23<sup>rd</sup> day of April, 2024, at 3:00 o'clock P.M., and duly recorded on the 23<sup>rd</sup> day of April, A.D., 2024, at 3:00 o'clock P.M., in the Real Property Records of Polk County, Texas in Volume 13, Page 103.

WITNESS MY HAND AND SEAL OF OFFICE this 23<sup>rd</sup> day of April, A.D., 2024

Schelana Hock  
County Clerk  
Polk County, Texas

CERTIFICATE OF SURVEYOR

State of Texas  
County of Polk

Known all men by these present, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat complies with the survey related requirements of the Polk County subdivision regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments we properly placed under my supervision.

Carey A. Johnson  
Registered Professional  
Land Surveyor  
License No. 6524

4-18-2024  
Date



CERTIFICATE OF COUNTY APPROVAL OF PLAT

STATE OF TEXAS §  
COUNTY OF POLK §

I, Schelana Hock, County Clerk of Polk County, Texas, do hereby certify that on the 23<sup>rd</sup> day of April, A.D., 2024, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plati, and said order has been duly entered in the minutes of the said Court in Book 13, Page 103.

WITNESS MY HAND AND SEAL OF OFFICE this 23<sup>rd</sup> day of April, A.D., 2024

Gyulene Robertson  
COMMISSIONER, PRECINCT 1

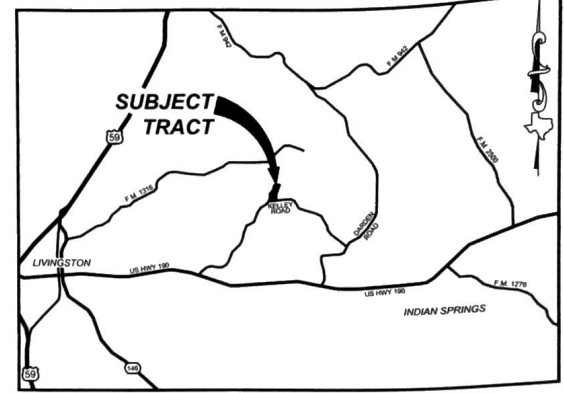
[Signature]  
COMMISSIONER, PRECINCT 2

[Signature]  
COUNTY JUDGE

[Signature]  
COMMISSIONER, PRECINCT 3

[Signature]  
COMMISSIONER, PRECINCT 4

Schelana Hock  
COUNTY CLERK



VICINITY MAP  
(NOT TO SCALE)

STATE OF TEXAS §  
COUNTY OF POLK § KNOW ALL MEN BY THESE PRESENTS:

I, Sydney Murphy, County Judge of Polk County, Texas do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners Court of Polk County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Polk County, Texas.

Sydney Murphy, Polk County Judge  
Date: 4-23-24

LIENHOLDER'S ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF Walker §

We, Texas Farm Credit Services, FLCA, owner and holder of a lien against the property described within the Revision to Plat, said lien being evidenced by instrument of record in Volume 2403, Page 441, of the Real Property Records of Polk County, Texas do hereby in all things subordinate to said Revision of Plat said lien, and we hereby confirm that are the present owner of said lien and have not assigned the same nor any part thereof.

Angela Shannon  
Signature of Lienholder  
Angela Shannon  
Printed Name

STATE OF TEXAS §  
COUNTY OF Walker §

SWORN TO AND SUBSCRIBED before me by Angela Shannon to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day 23<sup>rd</sup> of on the April day of 2024

Michelle Arnold  
Notary Public in and for the State of Texas.  
Michelle Arnold  
Print Name

My commission expires: 9/21/2025



FILED FOR RECORD  
The 23<sup>rd</sup> day of April, 2024  
At 3:00 o'clock P.M.  
SHELANA HOCK  
County Clerk, Polk County, Texas  
[Signature]

THE STATE OF TEXAS  
COUNTY OF POLK

CERTIFICATE OF ENGINEER

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the Polk County Subdivision Regulations.

[Signature]  
Registered Professional Engineer  
License No. 64662

4-22-24  
Date



CREEKSIDE FARMS

BEING A SUBDIVISION OF 42.910 ACRES SITUATED IN THE ISAAC H. PATE SURVEY, ABSTRACT NO. 467, BEING FURTHER DESCRIBED IN THE DEED RECORDED UNDER VOLUME 3255, PAGE 2403 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS

9 LOTS 1 BLOCK  
APRIL 2024

ENGINEER  
FAIRBANKS AND ASSOCIATES  
677 GREER ROAD  
LIVINGSTON, TEXAS 77351

OWNER  
RIFF RAM INVESTMENTS, LLC  
1600 NORMAL PARK DRIVE  
HUNTSVILLE, TX 77340

SURVEYOR  
TEXAS PROFESSIONAL SURVEYING  
FIRM REGISTRATION No. 100834-00  
3032 NORTH FRAZIER  
CONROE, TX 77303

297A

**GENERAL NOTES:**

- U.E. INDICATES "UTILITY EASEMENT"
- B.L. INDICATES "BUILDING LINE"
- VOL. INDICATES "VOLUME"
- PG. INDICATES "PAGE"
- R.O.W. INDICATES "RIGHT-OF-WAY"
- D.R.P.C.T. INDICATES "DEED RECORDS POLK COUNTY TEXAS"
- O.R.P.C.T. INDICATES "OFFICIAL RECORDS POLK COUNTY TEXAS"
- T.X.D.O.T. INDICATES TEXAS DEPARTMENT OF TRANSPORTATION
- INDICATES "1/2" IRON ROD SET WITH TPS CAP"
- INDICATES "1/2" IRON ROD FND" (UNLESS OTHERWISE NOTED)
- ⊙ INDICATES "CALCULATED POINT"

- 1) 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, and may be brought to surface by multiplying the following combined scale factor of 1.00010312.
- 2) Subject property shown hereon is located in Zone "A" and a portion does lie within the 100 year floodplain per graphic scaling, according to the FEMA Community Panel Number 48373C0600C, with an effective date of 9-3-2010
- 3) This property is not located within the municipal limits or ETJ boundaries of any community.
- 4) Each Lot shown hereon is subject to a 5' side setback line.
- 5) There are two existing residential water wells located within the subject property.
- 6) There is a 2.14 acres of public right-of-way contained within the boundaries of this subdivision.
- 7) Total Length of public right-of-way = 3,157' Linear Feet.
- 8) There will be a reservation of a minimum 25' wide drainage easement (being 12.5' on each side plus the width of the drainage way) along all existing natural and man-made drainage ways, including but not limited to creeks, branches, drains, gullies, road ditch turn-outs, fly ditches or any other man-made or natural drainage ways. All drainage easements shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities. All drainage easements include the right for ingress and egress to allow maintenance equipment to enter the easement and be able to perform necessary work.
- 9) There shall be no more than one (1) single-family detached dwelling shall be located on each lot.

**Utility Providers**  
 Electric: Sam Houston Electric Cooperative  
 Water: No Provider, Private On-Site Wells  
 Sanitary Sewer: No Provider, On-site Septic Facility

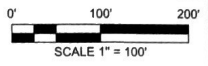
UNDEVELOPED LAND  
 REMAINDER OF  
 TAMARACK TIMBERCO TX LP  
 CALLED 250.5 ACRES  
 TRACT 268, PARCEL 4  
 VOL. 2310, PG. 379  
 O.P.R.P.C.T.

ISAAC H. PATE SURVEY  
 ABSTRACT No. 467

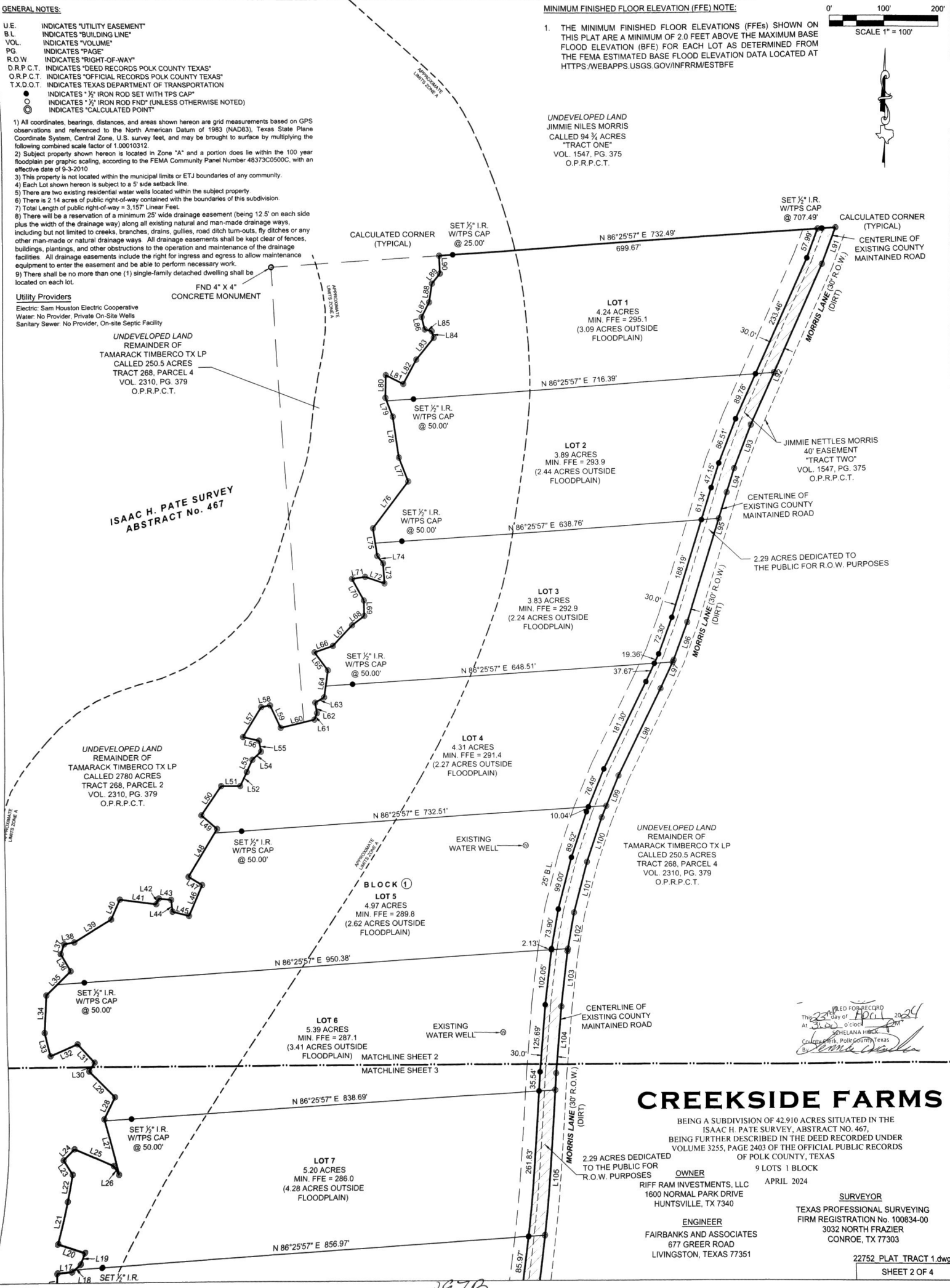
UNDEVELOPED LAND  
 REMAINDER OF  
 TAMARACK TIMBERCO TX LP  
 CALLED 2780 ACRES  
 TRACT 268, PARCEL 2  
 VOL. 2310, PG. 379  
 O.P.R.P.C.T.

**MINIMUM FINISHED FLOOR ELEVATION (FFE) NOTE:**

1. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHOWN ON THIS PLAT ARE A MINIMUM OF 2.0 FEET ABOVE THE MAXIMUM BASE FLOOD ELEVATION (BFE) FOR EACH LOT AS DETERMINED FROM THE FEMA ESTIMATED BASE FLOOD ELEVATION DATA LOCATED AT [HTTPS://WEBAPPS.USGS.GOV/INFRMMWESTBFE](https://webapps.usgs.gov/infrmmwestbfe)



UNDEVELOPED LAND  
 JIMMIE NILES MORRIS  
 CALLED 94 3/4 ACRES  
 "TRACT ONE"  
 VOL. 1547, PG. 375  
 O.P.R.P.C.T.



FILED FOR RECORD  
 This is the 23rd day of April 2024  
 At 3:02 o'clock PM  
 SHELANA HICKS  
 County Clerk, Polk County, Texas  
 [Signature]

**CREEKSIDE FARMS**

BEING A SUBDIVISION OF 42.910 ACRES SITUATED IN THE  
 ISAAC H. PATE SURVEY, ABSTRACT NO. 467,  
 BEING FURTHER DESCRIBED IN THE DEED RECORDED UNDER  
 VOLUME 3255, PAGE 2403 OF THE OFFICIAL PUBLIC RECORDS  
 OF POLK COUNTY, TEXAS

9 LOTS 1 BLOCK

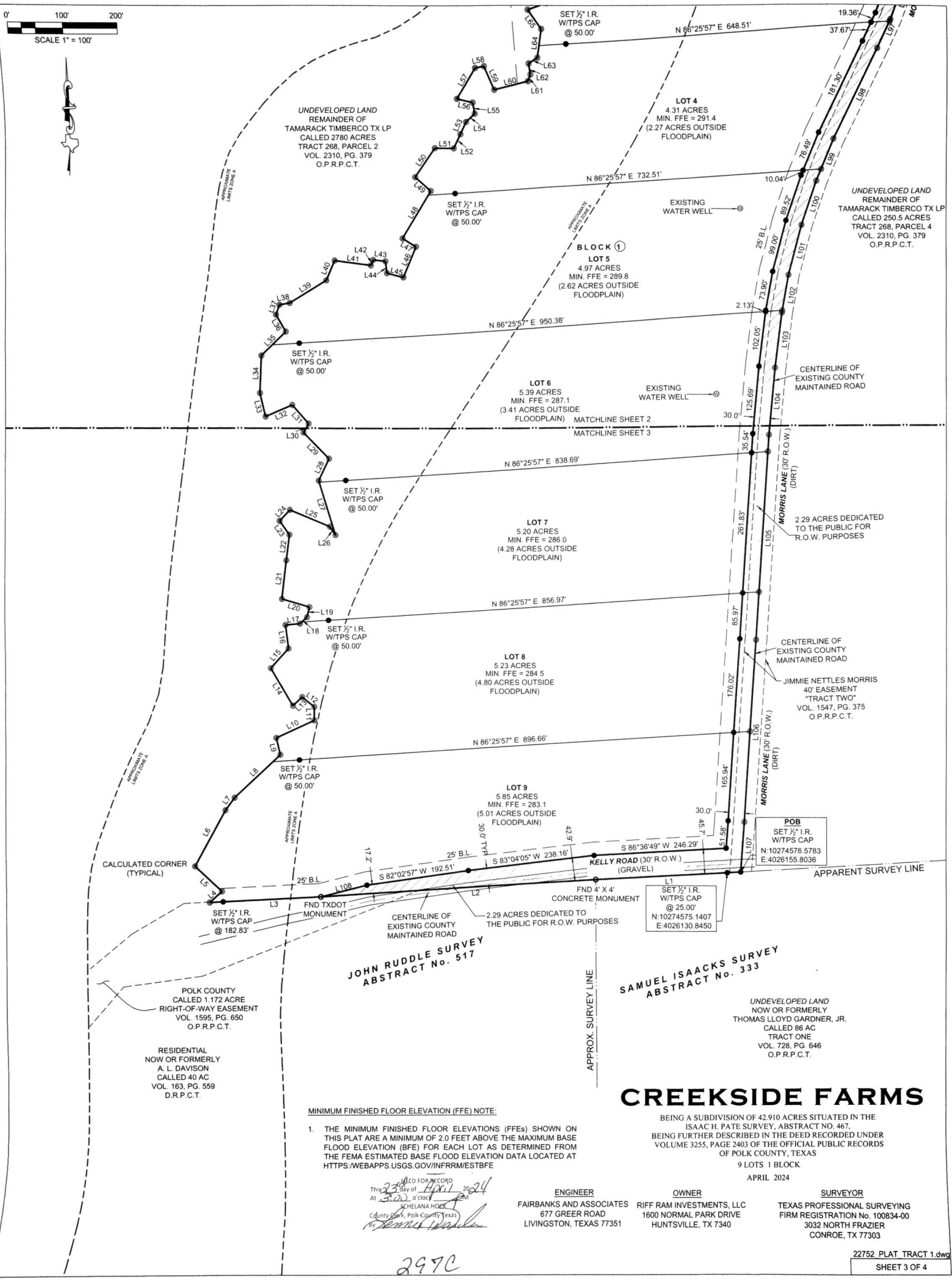
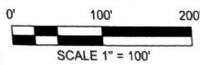
**OWNER**  
 RIFF RAM INVESTMENTS, LLC  
 1600 NORMAL PARK DRIVE  
 HUNTSVILLE, TX 7340

**ENGINEER**  
 FAIRBANKS AND ASSOCIATES  
 677 GREER ROAD  
 LIVINGSTON, TEXAS 77351

APRIL 2024

**SURVEYOR**  
 TEXAS PROFESSIONAL SURVEYING  
 FIRM REGISTRATION No. 100834-00  
 3032 NORTH FRAZIER  
 CONROE, TX 77303

297B



UNDEVELOPED LAND  
REMAINDER OF  
TAMARACK TIMBERCO TX LP  
CALLED 2780 ACRES  
TRACT 268, PARCEL 2  
VOL. 2310, PG. 379  
O.P.R.P.C.T.

LOT 4  
4.31 ACRES  
MIN. FFE = 291.4  
(2.27 ACRES OUTSIDE  
FLOODPLAIN)

UNDEVELOPED LAND  
REMAINDER OF  
TAMARACK TIMBERCO TX LP  
CALLED 250.5 ACRES  
TRACT 268, PARCEL 4  
VOL. 2310, PG. 379  
O.P.R.P.C.T.

BLOCK 1  
LOT 5  
4.97 ACRES  
MIN. FFE = 289.8  
(2.62 ACRES OUTSIDE  
FLOODPLAIN)

LOT 6  
5.39 ACRES  
MIN. FFE = 287.1  
(3.41 ACRES OUTSIDE  
FLOODPLAIN)

LOT 7  
5.20 ACRES  
MIN. FFE = 286.0  
(4.28 ACRES OUTSIDE  
FLOODPLAIN)

LOT 8  
5.23 ACRES  
MIN. FFE = 284.5  
(4.80 ACRES OUTSIDE  
FLOODPLAIN)

LOT 9  
5.85 ACRES  
MIN. FFE = 283.1  
(5.01 ACRES OUTSIDE  
FLOODPLAIN)

POLK COUNTY  
CALLED 1.172 ACRE  
RIGHT-OF-WAY EASEMENT  
VOL. 1595, PG. 650  
O.P.R.P.C.T.

RESIDENTIAL  
NOW OR FORMERLY  
A. L. DAVISON  
CALLED 40 AC  
VOL. 183, PG. 559  
D.R.P.C.T.

JOHN RUDDLE SURVEY  
ABSTRACT No. 517

SAMUEL ISAACKS SURVEY  
ABSTRACT No. 333

UNDEVELOPED LAND  
NOW OR FORMERLY  
THOMAS LLOYD GARDNER, JR.  
CALLED 86 AC  
TRACT ONE  
VOL. 728, PG. 646  
O.P.R.P.C.T.

**MINIMUM FINISHED FLOOR ELEVATION (FFE) NOTE:**

1. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHOWN ON THIS PLAT ARE A MINIMUM OF 2.0 FEET ABOVE THE MAXIMUM BASE FLOOD ELEVATION (BFE) FOR EACH LOT AS DETERMINED FROM THE FEMA ESTIMATED BASE FLOOD ELEVATION DATA LOCATED AT [HTTPS://WEBAPPS.USGS.GOV/INFRMM/ESTBFE](https://webapps.usgs.gov/infrmm/estbfe)

FILED FOR RECORD  
This 23rd day of April 2024  
At 3:00 o'clock P.M.  
County Clerk, Polk County, Texas  
*[Signature]*

ENGINEER  
FAIRBANKS AND ASSOCIATES  
677 GREER ROAD  
LIVINGSTON, TEXAS 77351

OWNER  
RIFF RAM INVESTMENTS, LLC  
1600 NORMAL PARK DRIVE  
HUNTSVILLE, TX 7340

SURVEYOR  
TEXAS PROFESSIONAL SURVEYING  
FIRM REGISTRATION No. 100834-00  
3032 NORTH FRAZIER  
CONROE, TX 77303

**CREEKSIDE FARMS**

BEING A SUBDIVISION OF 42.910 ACRES SITUATED IN THE ISAAC H. PATE SURVEY, ABSTRACT NO. 467, BEING FURTHER DESCRIBED IN THE DEED RECORDED UNDER VOLUME 3255, PAGE 2403 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS  
9 LOTS 1 BLOCK  
APRIL 2024

297C

BEING a 42.910 acre tract situated in the Isaac H. Pate Survey, Abstract Number 467, Polk County, Texas, being comprised of a portion of that certain called 250.5 acre tract described as "Tract 268, Parcel 4" and a portion of that certain called 2780 acre tract described as "Tract 268, Parcel 2", both in instrument to Tamarack Timberco TX LP, recorded in Volume 2310, Page 379 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 42.910 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of Kelley Road, the apparent common line between said Pate survey and the Samuel Isaacs Survey, Abstract Number 333, the common line between said 250.5 acre tract and that certain called 86 acre tract now or formerly described as "Tract One" in instrument to Thomas Lloyd Gardner, Jr., recorded in Volume 728, Page 646, O.P.R.P.C.T., being the southeasterly corner of the herein described 42.910 acre tract, from which a 6 inch by 6 inch concrete monument found for reference, bears North 86°42'12" East, 545.71 feet, said POINT OF BEGINNING having a Texas State Plane coordinate value of N: 10274576.5783, E: 4026155.8036, (TXC-4203), grid measurements:

THENCE in a westerly direction, with the apparent northerly line of said Isaacs Survey and the John Ruddle Survey, Abstract Number 517, common to the apparent southerly line of said Pate Survey, the northerly line of said 86 acre tract and that certain called 40 acre tract now or formerly described in instrument to A. L. Davison, recorded in Volume 163, Page 558 of the Deed Records of Polk County, Texas (D.R.P.C.T.), common to the southerly line of said 250.5 acre tract and said 839.25 acre tract, the following three (3) courses and distances:

- 1. South 86°42'12" West, at a distance of 25.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 270.20 feet, to a 4 inch by 4 inch concrete monument found for the apparent common northerly corner of said Isaacs and Ruddle Surveys, the common northerly corner of said 86 acre tract and said 40 acre tract, an angle point in the southerly line of said 250.2 acre tract and the herein described 42.910 acre tract;
2. South 86°30'52" West, 517.18 feet, to a TXDOT monument found for the common northerly corner of said 40 acre tract and that certain called 1.172 acre tract described as a right-of-way easement for highway purpose in instrument to Polk County, Texas, recorded in Volume 1595, Page 650, O.P.R.P.C.T., for an angle point in the southerly line of said 2780 acre tract and the herein described 42.910 acre tract;
3. South 87°30'59" West, at a distance of 182.83 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 207.83 feet, to a calculated point in the approximate centerline of a creek, being the southwesterly corner of the herein described 42.910 acre tract;

THENCE in a northeasterly direction, with and with the approximate centerline of said creek, severing, over and across said 2780 acre tract and said 250.5 acre tract, the following eighty-seven (87) courses and distances:

- 1. North 48°01'34" East, 30.68 feet, to a calculated point for corner;
2. North 46°52'51" West, 69.20 feet, to a calculated point for corner;
3. North 28°15'23" East, 118.91 feet, to a calculated point for corner;
4. North 35°29'43" East, 28.97 feet, to a calculated point for corner;
5. North 46°51'05" East, 117.71 feet, to a calculated point for corner;
6. North 13°01'13" West, 32.64 feet, to a calculated point for corner;
7. North 65°23'12" East, 78.31 feet, to a calculated point for corner;
8. North 00°14'32" East, 25.79 feet, to a calculated point for corner;
9. North 50°27'26" West, 29.12 feet, to a calculated point for corner;
10. South 46°38'44" West, 23.76 feet, to a calculated point for corner;
11. North 29°38'00" West, 81.89 feet, to a calculated point for corner;
12. North 42°02'14" East, 49.95 feet, to a calculated point for corner;
13. North 07°07'38" East, 44.58 feet, to a calculated point for corner;
14. North 85°02'19" East, 26.99 feet, to a calculated point for corner;
15. North 47°18'57" East, 17.94 feet, to a calculated point for corner;
16. North 13°52'15" East, 19.82 feet, to a calculated point for corner;
17. North 73°19'18" West, 53.53 feet, to a calculated point for corner;
18. North 08°17'59" East, 73.23 feet, to a calculated point for corner;
19. North 08°56'08" East, 48.43 feet, to a calculated point for corner;
20. North 34°50'24" West, 31.62 feet, to a calculated point for corner;
21. North 43°49'33" East, 28.23 feet, to a calculated point for corner;
22. South 67°16'08" East, 80.49 feet, to a calculated point for corner;
23. South 33°38'08" East, 18.96 feet, to a calculated point for corner;
24. North 16°30'33" West, 105.85 feet, to a calculated point for corner;
25. North 25°48'21" East, 45.53 feet, to a calculated point for corner;
26. North 44°17'37" West, 67.74 feet, to a calculated point for corner;
27. North 30°58'02" East, 19.13 feet, to a calculated point for corner;
28. North 41°10'11" West, 46.44 feet, to a calculated point for corner;
29. South 66°21'53" West, 54.27 feet, to a calculated point for corner;
30. North 13°04'47" West, 44.76 feet, to a calculated point for corner;
31. North 02°31'58" East, 69.74 feet, to a calculated point for corner;
32. North 45°12'29" East, 63.48 feet, to a calculated point for corner;
33. North 29°46'03" West, 36.56 feet, to a calculated point for corner;
34. North 18°41'02" East, 19.57 feet, to a calculated point for corner;
35. North 80°04'48" East, 18.27 feet, to a calculated point for corner;
36. North 58°31'27" East, 80.28 feet, to a calculated point for corner;
37. North 23°04'26" East, 39.94 feet, to a calculated point for corner;
38. South 82°09'20" East, 67.93 feet, to a calculated point for corner;
39. North 22°51'59" East, 11.12 feet, to a calculated point for corner;
40. South 83°45'07" East, 22.96 feet, to a calculated point for corner;
41. South 07°17'44" East, 22.18 feet, to a calculated point for corner;
42. South 75°24'51" East, 31.78 feet, to a calculated point for corner;
43. North 22°30'17" East, 61.47 feet, to a calculated point for corner;
44. North 57°57'54" West, 29.60 feet, to a calculated point for corner;

- 45. North 57°57'54" West, 29.60 feet, to a calculated point for corner;
46. North 30°48'30" East, 102.87 feet, to a calculated point for corner;
47. North 48°15'23" West, 38.73 feet, to a calculated point for corner;
48. North 34°02'25" East, 65.31 feet, to a calculated point for corner;
49. South 89°33'00" East, 35.40 feet, to a calculated point for corner;
50. North 25°14'22" East, 29.05 feet, to a calculated point for corner;
51. North 24°46'39" East, 25.06 feet, to a calculated point for corner;
52. North 47°03'26" East, 22.32 feet, to a calculated point for corner;
53. North 09°50'18" West, 20.85 feet, to a calculated point for corner;
54. North 76°35'29" West, 30.13 feet, to a calculated point for corner;
55. North 31°55'59" East, 65.70 feet, to a calculated point for corner;
56. North 79°54'32" East, 16.81 feet, to a calculated point for corner;
57. South 23°29'00" East, 46.14 feet, to a calculated point for corner;
58. North 76°20'17" East, 64.73 feet, to a calculated point for corner;
59. North 22°01'22" East, 12.94 feet, to a calculated point for corner;
60. North 08°51'52" West, 19.81 feet, to a calculated point for corner;
61. North 59°11'47" East, 19.52 feet, to a calculated point for corner;
62. North 08°57'15" East, 51.18 feet, to a calculated point for corner;
63. North 35°50'08" West, 41.57 feet, to a calculated point for corner;
64. North 70°56'22" East, 36.27 feet, to a calculated point for corner;
65. North 42°50'45" East, 52.37 feet, to a calculated point for corner;
66. North 52°35'06" East, 28.68 feet, to a calculated point for corner;
67. North 01°34'58" West, 28.78 feet, to a calculated point for corner;
68. North 28°46'02" West, 45.97 feet, to a calculated point for corner;
69. North 81°03'06" East, 25.07 feet, to a calculated point for corner;
70. South 70°52'40" East, 37.90 feet, to a calculated point for corner;
71. North 03°09'52" West, 37.39 feet, to a calculated point for corner;
72. North 38°23'36" West, 17.43 feet, to a calculated point for corner;
73. North 07°56'59" West, 51.72 feet, to a calculated point for corner;
74. North 37°42'15" East, 108.78 feet, to a calculated point for corner;
75. North 21°21'31" West, 47.31 feet, to a calculated point for corner;
76. North 08°08'35" West, 76.15 feet, to a calculated point for corner;
77. North 21°11'46" West, 37.22 feet, to a calculated point for corner;
78. North 01°07'33" East, 41.83 feet, to a calculated point for corner;
79. South 62°41'24" East, 36.25 feet, to a calculated point for corner;
80. North 28°18'09" East, 50.92 feet, to a calculated point for corner;
81. North 38°57'57" East, 51.59 feet, to a calculated point for corner;
82. North 16°48'15" West, 12.57 feet, to a calculated point for corner;
83. North 75°21'54" West, 13.46 feet, to a calculated point for corner;
84. North 13°44'14" West, 23.51 feet, to a calculated point for corner;
85. North 27°34'50" East, 30.23 feet, to a calculated point for corner;
86. North 08°54'34" East, 34.87 feet, to a calculated point for corner;
87. North 39°04'23" East, 23.51 feet, to a calculated point for corner; North 02°09'21" West, 33.00 feet, to a calculated point in the southerly line of that certain called 94-3/4 acre tract described as "Tract One" in instrument to Jimmie Niles Morris, recorded in Volume 1547, Page 375 O.P.R.P.C.T., being the northwesterly corner of the herein described 42.910 acre tract, from which a 4 inch by 4 inch concrete monument found for reference, bears South 86°25'57" West, 311.40 feet;

THENCE North 86°25'57" East, with the common line between said 250.5 acre tract and said 94-3/4 acre tract, at a distance of 25.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, at a distance of 707.49 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of Morris Lane, for reference, in all, a total distance of 732.49 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of a creek, being the northeasterly corner of the herein described 42.910 acre tract, from which an axis found for reference, bears North 8°25'57" East, 2074.14 feet;

THENCE in a southerly direction, severing, and over and across said 250.5 acre tract, with and with the approximate centerline of said Morris Lane, the following seventeen (17) courses and distances:

- 1. South 20°19'47" West, 72.25 feet, to a calculated point for corner;
2. South 24°02'26" West, 323.39 feet, to a calculated point for corner;
3. South 20°54'14" West, 84.73 feet, to a calculated point for corner;
4. South 17°15'03" West, 46.05 feet, to a calculated point for corner;
5. South 16°41'47" West, 250.22 feet, to a calculated point for corner;
6. South 19°53'59" West, 74.40 feet, to a calculated point for corner;
7. South 24°44'13" West, 58.60 feet, to a calculated point for corner;
8. South 25°53'45" West, 180.64 feet, to a calculated point for corner;
9. South 22°13'18" West, 84.63 feet, to a calculated point for corner;
10. South 18°38'10" West, 87.53 feet, to a calculated point for corner;
11. South 14°37'05" West, 96.76 feet, to a calculated point for corner;
12. South 10°04'19" West, 71.88 feet, to a calculated point for corner;
13. South 06°54'17" West, 102.87 feet, to a calculated point for corner;
14. South 05°02'58" West, 124.77 feet, to a calculated point for corner;
15. South 03°24'03" West, 383.01 feet, to a calculated point for corner;
16. South 03°47'55" West, 342.23 feet, to a calculated point for corner;
17. South 04°24'30" West, 93.88 feet, to the POINT OF BEGINNING;

Table with 6 columns: LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE. Contains 100 rows of survey data points.

CREEKSIDE FARMS

BEING A SUBDIVISION OF 42.910 ACRES SITUATED IN THE ISAAC H. PATE SURVEY, ABSTRACT NO. 467, BEING FURTHER DESCRIBED IN THE DEED RECORDED UNDER VOLUME 3255, PAGE 2403 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS

9 LOTS 1 BLOCK

APRIL 2024

2024 APR 10 2024
RECORDED FOR RECORD
Day of April 2024
At 3:00 o'clock P.M.
LUCY L. HOGAN
County Clerk, Polk County Texas

ENGINEER: FAIRBANKS AND ASSOCIATES, 677 GREER ROAD, LIVINGSTON, TEXAS 77351
OWNER: RIFF RAM INVESTMENTS, LLC, 1600 NORMAL PARK DRIVE, HUNTSVILLE, TX 77400
SURVEYOR: TEXAS PROFESSIONAL SURVEYING, 3032 NORTH FRAZIER CONROE, TX 77303

2970