

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**CREATION OF UTILITIES EASEMENT**

WHEREAS, RIFF RAM INVESTMENTS, LLC, a Texas limited liability company (the "Owner") are the owners of Creekside Farms, 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 (the "Property"). Said subdivision was recorded on April 23, 2024, under Volume 13, Page 103 in the Official Public Records of Polk County, Texas, and is shown on the attached **Exhibit "A"**.

WHEREAS, the Owner desires to add a 20 foot wide utility easement across the Property located West of and adjacent to the west right-of-way, 30 feet from the centerline of Morris Lane, as well as an additional 20 foot wide utility easement across the Property located North of and adjacent to the north right-of-way, 30 feet from the centerline of Kelley Road (the "Utility Easement"), as shown on the attached **Exhibit "B"**.

It is expressly understood that the creation of this Utility Easement by the Owner shall be construed as a public dedication of such easement. Further, the Utility Easement shall merge with those set forth on the recorded plat of the Property, and shall automatically be subject to the terms, conditions, and restrictions reflected thereon. The Utility Easement granted herein shall be for the construction, placement, maintenance, and operation of utilities for the Property.

*[signatures on the following page]*

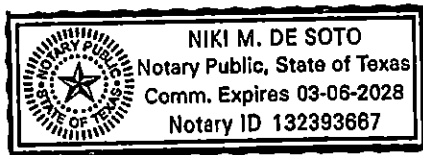
EXECUTED this 20<sup>th</sup> day of May, 2024

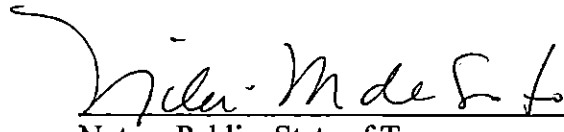
**OWNER:**

By:   
Name: Robbi Flack  
Title: Managing Member

STATE OF TEXAS                   §  
  §  
COUNTY OF WALKER           §

The foregoing instrument was acknowledged before me this 20 day of May, 2024, by, Robbi Flack, Managing Member, of, Riff Ram Investments, LLC, a Texas limited liability company.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Riff Ram Investments, LLC  
1600 Normal Park Drive  
Huntsville, Texas 77340

STATE OF TEXAS  
COUNTY OF POLK

CERTIFICATE OF COUNTY APPROVAL OF PLAT

STATE OF TEXAS  
COUNTY OF POLK

KNOWN ALL MEN BY THESE PRESENTS, that Riff Ram Investments, LLC, a corporation organized and existing under the laws of the State of Texas, with its home address at 1800 Normal Park Drive, Huntsville, TX 77340, and to be by deed dated 3/18/2024 and recorded in Volume 2403, Page 641-644, Real Property Records of Polk County, DOES HEREBY SUBDIVIDE 42.910 acres of land out of said survey, to be known as Kelsey Grounds Subdivision, in accordance with plat shown hereon, subject to any and all easements or restrictions hereunto granted and shall hereby dedicate to the public the use of the streets and easements shown hereon.

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

Robbi Fleck  
Robbi Fleck, Managing Member

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

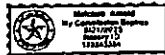
STATE OF TEXAS  
COUNTY OF POLK

BEFORE ME, the undersigned authority, on this day personally appeared Robbi Fleck, 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 22<sup>nd</sup> day of April, 2024.

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

Mitchell Arnold  
Print Name  
My commission expires: 7/21/2029



I, Schebana Hoch, 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 Plat, and said order has been duly entered in the minutes of the said Court in Book 13, Page 102.

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

Schebana Hoch  
COMMISSIONER, PRECINCT 1

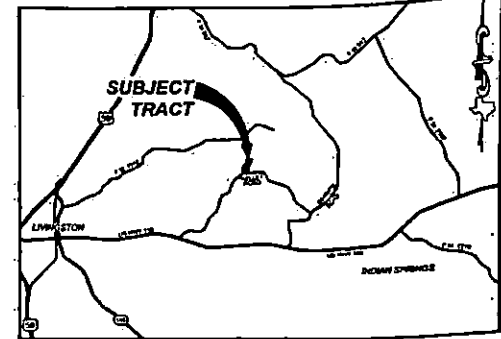
[Signature]  
COMMISSIONER, PRECINCT 2

[Signature]  
COUNTY JUDGE

[Signature]  
COMMISSIONER, PRECINCT 3

[Signature]  
COMMISSIONER, PRECINCT 4

Schebana Hoch  
COUNTY CLERK



VICINITY MAP  
(NOT TO SCALE)

THE STATE OF TEXAS  
COUNTY OF POLK

I, Schebana Hoch, 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 5:25 o'clock P.M., in the Real Property Records of Polk County, Texas in Volume 2403, Page 102.

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

Schebana Hoch  
County Clerk  
Polk County, Texas

CERTIFICATE OF SURVEYOR

State of Texas  
County of Polk

Known all men by these presents, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat complies with the surveying regulations 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 were properly placed under my supervision.

[Signature]  
Clermont Johnson  
Registered Professional  
Land Surveyor  
License No. 6524

4-18-2024  
Date



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, and 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  
County Judge

4-23-24  
Date

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 we are the present owner of said lien and have not assigned the same nor any part thereof.

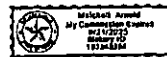
Angela Shannon  
Signature of Lienholder  
Angela Shannon  
Printed Name

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 23<sup>rd</sup> day of April, A.D. 2024.

Mitchell Arnold  
Notary Public in and for the State of Texas.  
Mitchell Arnold  
Print Name  
My commission expires: 7/21/2029



THE STATE OF TEXAS  
COUNTY OF POLK

CERTIFICATE OF ENGINEER

KNOW ALL MEN BY THESE PRESENTS, 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. 62462

4-22-24  
Date



CREEKSIDE FARMS

BEING A SUBDIVISION OF 42.910 ACRES SITUATED IN THE ISAACH 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 77385

Exhibit A

**GENERAL NOTES:**

- L.E. INDICATES "UTILITY EASEMENT"
- B.L. INDICATES "BUILDING LINE"
- VOL. INDICATES "VOLUME"
- P.G. 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.A.D.O.T. INDICATES TEXAS DEPARTMENT OF TRANSPORTATION
- INDICATES "X" IRON ROD SET WITH TPS CAP
- INDICATES "X" IRON ROD FND (UNLESS OTHERWISE NOTED)
- INDICATES "CALCULATED POINT"

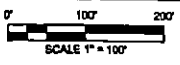
- 1) All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. survey feet, and may be brought to surface by multiplying the following 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 granite ceiling, according to the FEMA Community Panel Number 43173C0500C, with an effective date of 8-3-2010.
- 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 9' side setback.
- 5) There are two existing residential water wells located within the subject property.
- 6) There is 2.14 acres of public right-of-way contained within the boundaries of this subdivision.
- 7) Total Length of public right-of-way is 3,157' Linear Feet.
- 8) There will be 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, ditches, road ditch run-outs, by 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 easements 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: East Houston Electric Cooperative  
 Water: No Provider, Private On-Gra Wells  
 Sanitary Sewer: No Provider, On-site Septic Facility

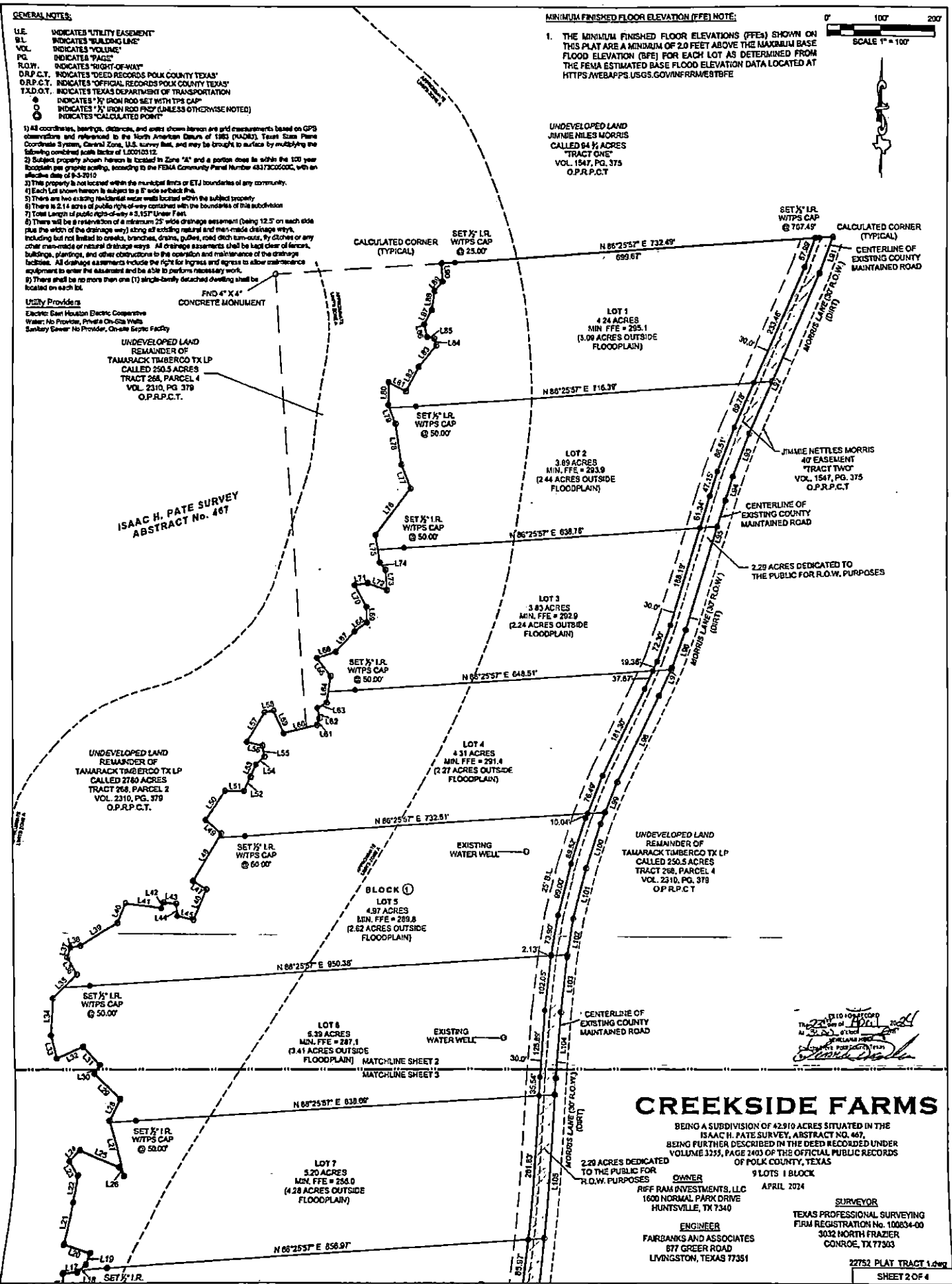
ISAAC H. PATE SURVEY  
 ABSTRACT No. 467

**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/NFR/WEST87FE](https://webapps.usgs.gov/nfr/west87fe)



UNDEVELOPED LAND  
 JIMMIE HILES MORRIS  
 CALLED 64.4 ACRES  
 "TRACT ONE"  
 VOL. 1547, PG. 375  
 O.P.R.P.C.T.



**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 3235, PAGE 2403 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS

2.29 ACRES DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES

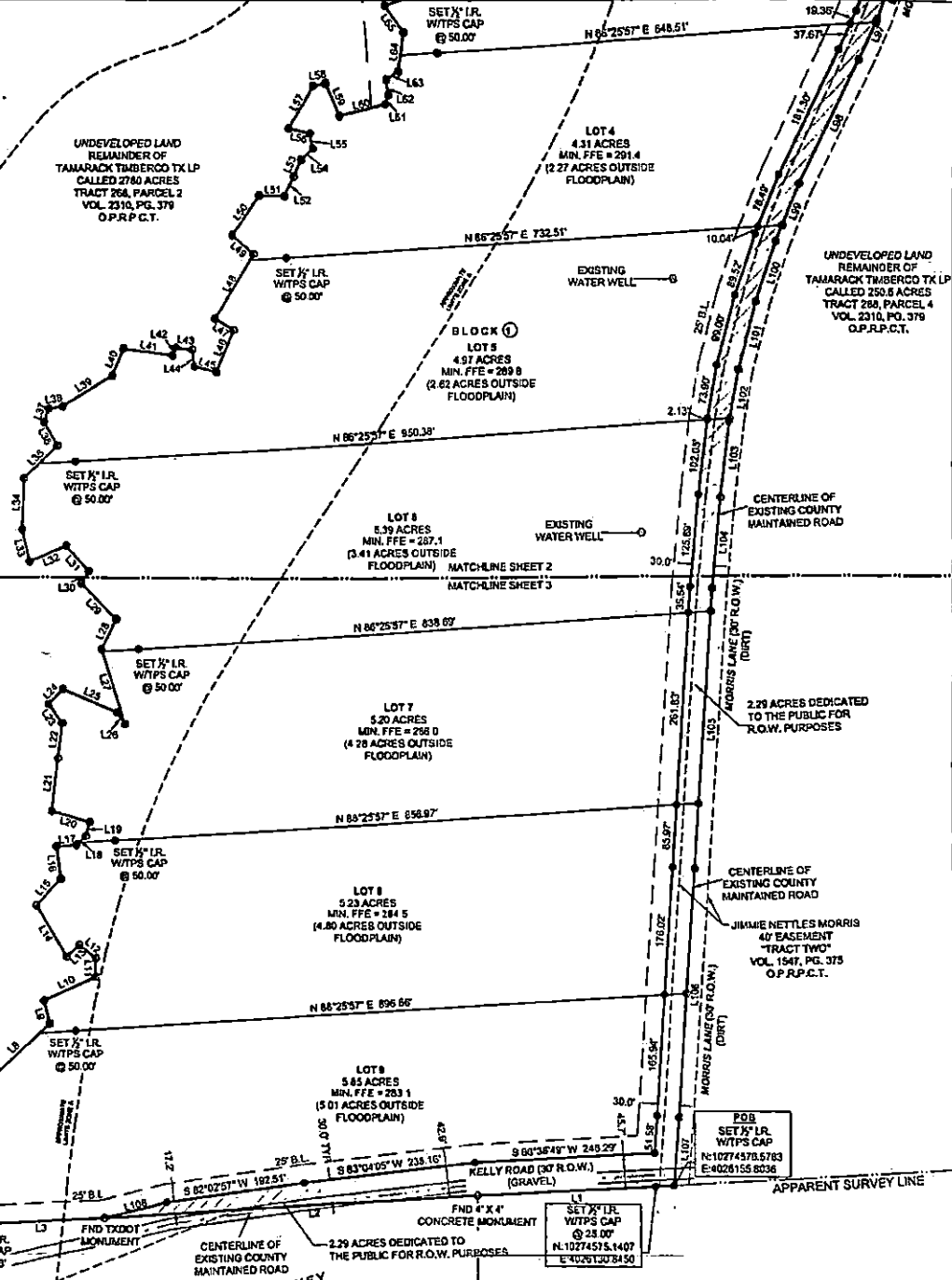
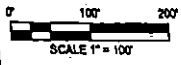
**OWNER**  
 RIF FARM INVESTMENTS, LLC  
 1600 NORMAL PARK DRIVE  
 HUNTSVILLE, TX 77340

**ENGINEER**  
 FARBANKS AND ASSOCIATES  
 877 GREER ROAD  
 LIVINGSTON, TEXAS 77351

9 LOTS 1 BLOCK  
 APRIL 2024

**SURVEYOR**  
 TEXAS PROFESSIONAL SURVEYING  
 FIRM REGISTRATION No. 106834-00  
 3032 NORTH FRAZER  
 CONROE, TX 77333

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)

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  
(4.78 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)

UNDEVELOPED LAND  
REMAINDER OF  
TAMARACK TIMBERCO TX LP  
CALLED 250.8 ACRES  
TRACT 268, PARCEL 4  
VOL. 2310, PG. 379  
O.P.R.P.C.T.

CALCULATED CORNER  
(TYPICAL)

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 RUDDE 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. 649  
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/NRM/FEMA/BFE](https://webapps.usgs.gov/nrm/fema/bfe)

299C

**CREEKSIDE FARMS**

BEING A SUBDIVISION OF 42.919 ACRES SITUATED IN THE ISAACH, PATE SURVEY, ABSTRACT NO. 467, BEING FURTHER DESCRIBED IN THE DEED RECORDED UNDER VOLUME 3235, PAGE 2403 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS

9 LOTS 1 BLOCK  
APRIL 2024

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

**OWNER**  
RIFF RAM INVESTMENTS, LLC  
1800 NORMAL PARK DRIVE  
HUNTSVILLE, TX 7340

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



STATE OF TEXAS  
COUNTY OF POLK

CERTIFICATE OF COUNTY APPROVAL OF PLAT

STATE OF TEXAS  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENT, that RIF Farm Investments, LLC, a corporation organized and existing under the laws of the State of Texas, with its home address at 1900 Normal Park Drive, Huntsville, TX 77340, and owned by (and dated 11/18/2022) deed recorded in Volume 2403, Page 641-644, Real Property Records of Polk County, DOES HEREBY SUBDIVIDE 42.910 acres of land out of said survey, to be known as Valley Grains Subdivision, in accordance with plat shown herein, subject to any and all easements or restrictive covenants granted and does hereby dedicate to the public the use of the streets and easements shown herein.

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

*[Signature]*  
Robby Flack, Managing Member

ATTEST: *[Signature]*  
Robby Flack, Managing Member  
(Name, Title)

I, Schelene Hock, County Clerk of Polk County, Texas, do hereby certify that on the 22<sup>nd</sup> day of April, A.D., 2024, the Commissioners Court of Polk County, Texas, passed an Order authorizing the filing for record of this Plat, and said order has been duly entered in the minutes of the said Court in Book 13, Page 102.

WITNESS MY HAND AND SEAL OF OFFICE this 22<sup>nd</sup> day of April, A.D., 2024

*[Signature]*  
COMMISSIONER, PRECINCT 1

*[Signature]*  
COMMISSIONER, PRECINCT 2

*[Signature]*  
COUNTY JUDGE

*[Signature]*  
COMMISSIONER, PRECINCT 3

*[Signature]*  
COMMISSIONER, PRECINCT 4

*[Signature]*  
SHELANE HOCK  
COUNTY CLERK

STATE OF TEXAS  
COUNTY OF POLK

BEFORE ME, the undersigned authority, on this day personally appeared Robby 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

*[Signature]*  
Notary Public in and for Polk County, Texas

*[Signature]*  
Print Name

My commission expires: 7/11/2025



THE STATE OF TEXAS  
COUNTY OF POLK

I, Schelene Hock, County Clerk of Polk County, Texas, do hereby certify that the foregoing instrument, coming with its certificate of authorization was filed for record in my office on the 22<sup>nd</sup> day of April, 2024, at 1:12 O'clock P.M., and duly recorded on the 22<sup>nd</sup> day of April, A.D., 2024, at 2:30 O'clock P.M., in the Real Property Records of Polk County, Texas in Volume 13, Page 102.

WITNESS MY HAND AND SEAL OF OFFICE this 22<sup>nd</sup> day of April, A.D., 2024

*[Signature]*  
SHELANE HOCK  
County Clerk  
Polk County, Texas

CERTIFICATE OF SURVEYOR

State of Texas  
County of Polk

Know all men by these presents, 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 the 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 are properly placed under my supervision.

*[Signature]*  
Cary A. Johnson  
Registered Professional  
Land Surveyor  
License No. 6524

4-18-2024  
Date



STATE OF TEXAS  
COUNTY OF Walker

SWORN TO AND SUBSCRIBED before me by Anastasia 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 20<sup>th</sup> of on the April, day of 2024

*[Signature]*  
Notary Public in and for the State of Texas,  
*[Signature]*  
Print Name  
My commission expires: 4/21/2026



*[Signature]*  
Anastasia Shannon  
Signature of Lienholder  
*[Signature]*  
Print Name

STATE OF TEXAS  
COUNTY OF Walker

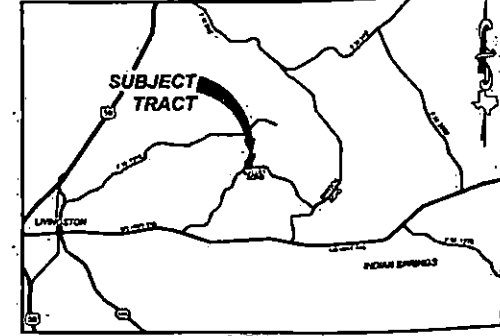
We, Texas Farm Credit Service, FLCA, owner and holder of a lien against the property described within the Revision to Plat, said lien being evidenced by instrument of record in Volume 2403, Page 641, of the Real Property Records of Polk County, Texas do hereby in all things subordinate to said Revision of Plat said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

LIENHOLDERS ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF Walker

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.

*[Signature]*  
Sydney Murphy, Polk County Judge  
4-23-24  
Date



VICINITY MAP  
(NOT TO SCALE)

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. 64622

4-22-24  
Date  
*[Signature]*  
Professional Engineer Seal  
4-22-24

CREEKSIDE FARMS

BEING A SUBDIVISION OF 42.910 ACRES SITUATED IN THE ISAAC H. FATE SURVEY, ABSTRACT NO. 467, BEING FURTHER DESCRIBED IN THE DEED RECORDED UNDER VOLUME 3135, 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  
RIF FARM INVESTMENTS, LLC  
1500 NORMAL PARK DRIVE  
HUNTSVILLE, TX 77401

SURVEYOR  
TEXAS PROFESSIONAL SURVEYING  
FIRM REGISTRATION NO. 100634-00  
3032 NORTH FRAZIER  
CONROE, TX 77303

297A

Exhibit B

**GENERAL NOTES:**

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

- 1) All coordinates, bearings, distances, and areas shown herein 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 herein is located in Zone "A" and a portion does fit within the 100 year floodplain per graphic scaling, according to the FEMA Community Panel Number 437720000C, with an effective date of 8-3-2010
- 3) This property is not located within the municipal limits or ETJ boundaries of any community.
- 4) Each Lot shown herein is subject to a 5' side setback line.
- 5) There are two existing residential water wells located within the subject property
- 6) There is 2.14 acres of public right-of-way centered with the boundaries of this subdivision
- 7) Total length of public right-of-way = 3,137' Linear Feet
- 8) There will be a reclamation 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, gutters, road ditch turn-outs, by 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 easements and be able to perform necessary work.
- 9) There shall be no more than one (1) single-family detached dwelling that be located on each lot.

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

UNDEVELOPED LAND  
 REMAINDER OF  
 TAMARACK TIMBERCO TX LP  
 CALLED 250.5 ACRES  
 TRACT 258, PARCEL 4  
 VOL. 2310, PG. 378  
 O.P.R.P.C.T.

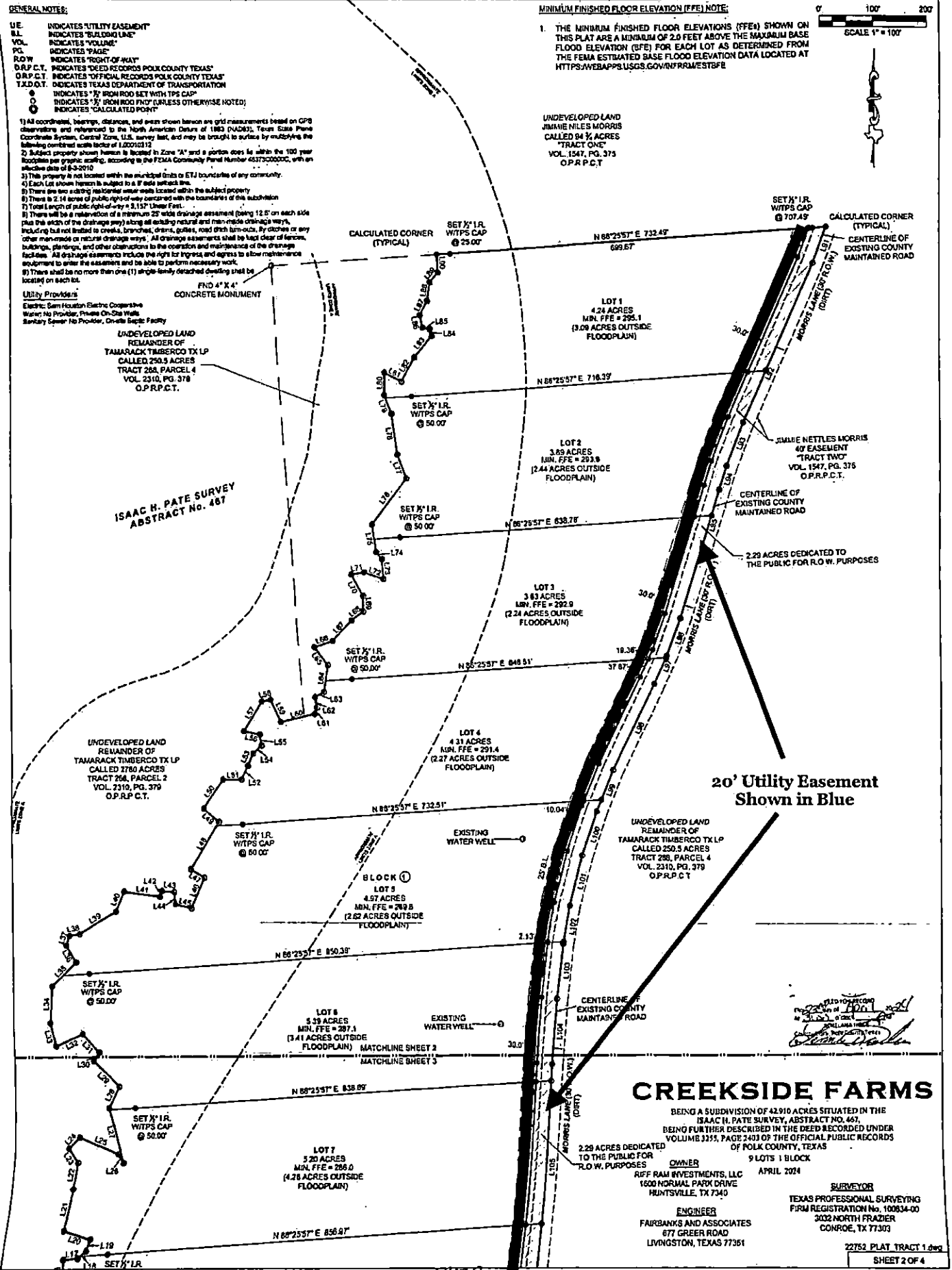
UNDEVELOPED LAND  
 REMAINDER OF  
 TAMARACK TIMBERCO TX LP  
 CALLED 1780 ACRES  
 TRACT 258, PARCEL 2  
 VOL. 2310, PG. 379  
 O.P.R.P.C.T.

**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/NFRWESTSFBF](https://webapps.usgs.gov/nfrwestsfbf)



UNDEVELOPED LAND  
 JIMMIE NILES MORRIS  
 CALLED 94 1/2 ACRES  
 "TRACT ONE"  
 VOL. 1547, PG. 375  
 O.P.R.P.C.T.



**20' Utility Easement  
 Shown in Blue**

**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 3355, PAGE 3403 OF THE OFFICIAL PUBLIC RECORDS  
 OF POLK COUNTY, TEXAS

**OWNER**  
 RFF RAM INVESTMENTS, LLC  
 1600 NORMAL PARK DRIVE  
 HUNTSVILLE, TX 77404

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

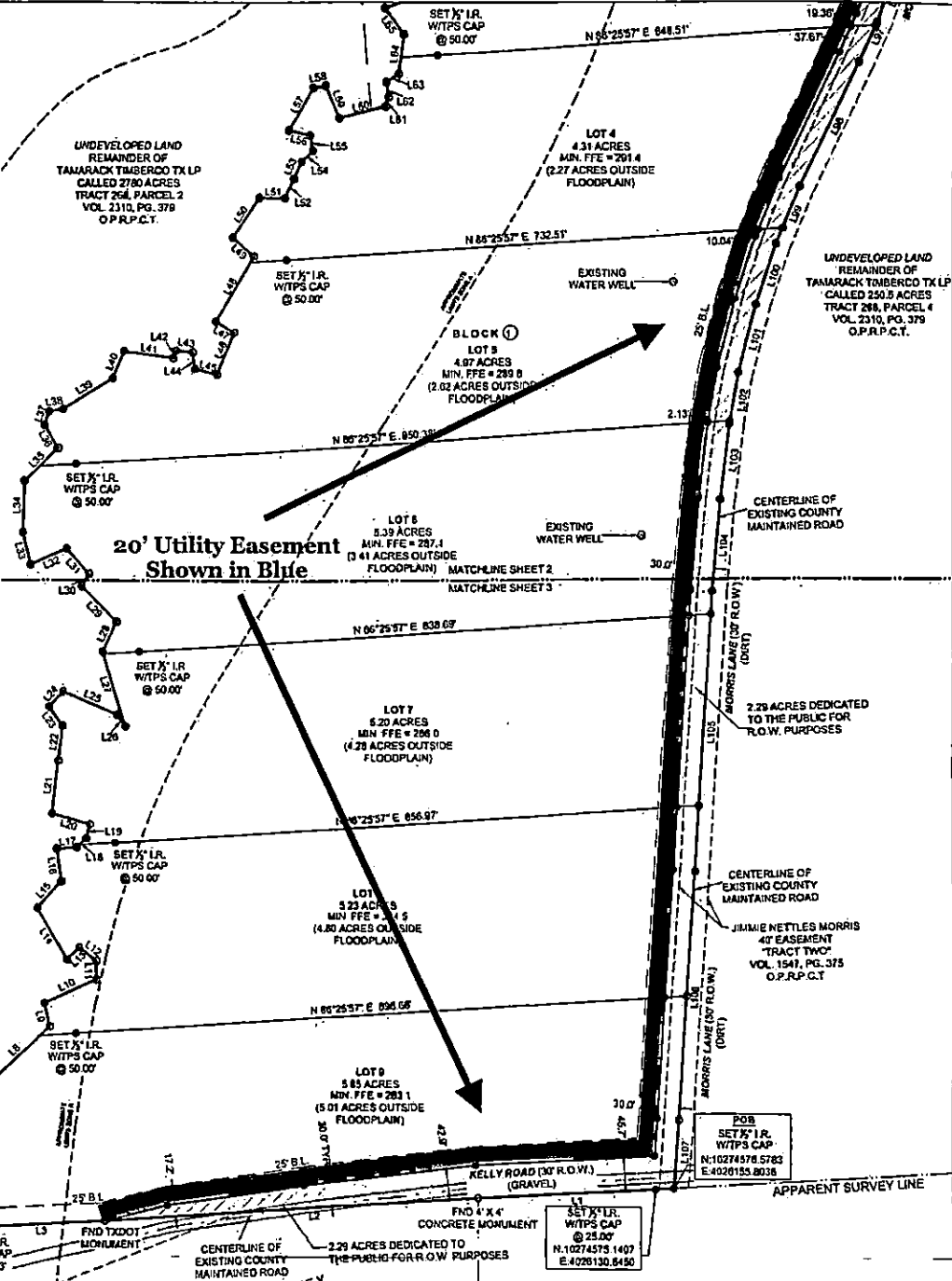
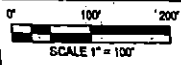
**SURVEYOR**  
 TEXAS PROFESSIONAL SURVEYING  
 FIRM REGISTRATION No. 100634-00  
 3032 NORTH FRAZIER  
 CONROE, TX 77303

APRIL 2024

22752 PLAT TRACT 1.dwg  
 SHEET 2 OF 4

29716





**20' Utility Easement Shown in Blue**

**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/NFRW/BFE/](https://webapps.usgs.gov/nfrw/bfe/)

**CREEKSIDE FARMS**

BEING A SUBDIVISION OF 42,910 ACRES SITUATED IN THE ISAAC H. PATS SURVEY, ABSTRACT NO. 467, BEING FURTHER DESCRIBED IN THE DEED RECORDED UNDER VOLUME 325, PAGE 2403 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS  
 9 LOTS 1 BLOCK  
 APRIL 2024

JOHN RUDDE SURVEY  
 ABSTRACT No. 517

SAMUEL ISAACKS SURVEY  
 ABSTRACT No. 333

POLK COUNTY CALLED 1.172 ACRE RIGHT-OF-WAY EASEMENT VOL. 1595, PG. 660 O.P.R.P.C.T.

RESIDENTIAL, NOW OR FORMERLY A.L. DAVISON CALLED 40 AC VOL. 153, PG. 559 D.R.P.C.T.

UNDEVELOPED LAND NOW OR FORMERLY THOMAS LLOYD GARDNER, JR. CALLED 86 AC TRACT ONE VOL. 723, PG. 049 O.P.R.P.C.T.

APPROX. SURVEY LINE  
 CONCRETE MONUMENT  
 SET BY I.R. W/T/PS CAP @ 25.00'  
 N: 10274573.1407  
 E: 4026130.6450

ENGINEER  
 FAIRBANKS AND ASSOCIATES  
 877 GREER ROAD  
 LIVINGSTON, TEXAS 77351

OWNER  
 RIFF RAN INVESTMENTS, LLC  
 1500 NORMAL PARK DRIVE  
 HUNTSVILLE, TX 7340

SURVEYOR  
 TEXAS PROFESSIONAL SURVEYING  
 FIRM REGISTRATION NO. 100634-00  
 3032 NORTH FRAZIER  
 CONROE, TX 77303

297C

22752 PLAT TRACT 1.dwg  
 SHEET 3 OF 4

BEING a 42.810 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 256, Parcel A" and a portion of that certain called 278.0 acre tract described as "Tract 258, Parcel B", both in instrument to Tishamco Timberco TX LP, recorded in Volume 2310, Page 370 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 42.810 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch iron rod with cap stamped "TPS 100634-00" set in the southerly margin of Kaley 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 725, Page 649, O.P.R.P.C.T., being the southerly corner of the herein described 42.810 acre tract, from which a 8 inch by 8 inch concrete monument found for reference, bears North 88°42'12" East, 943.21 feet, said POINT OF BEGINNING having a Texas State Plane coordinate value of N: 0274578.5763, E: 4028155.8036, (7800-4203), and measurements:

THENCE in a westerly direction, with the apparent northerly line of said Isaac 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. DeWinn, recorded in Volume 163, Page 558 of the Index Records of Polk County, Texas (O.P.R.P.C.T.), common to the southerly line of said 250.5 acre tract and said 40 acre tract, the following three (3) courses and distances:

- 1. South 88°42'12" West, at a distance of 25.00 feet, pass a 1/4 inch iron rod with cap stamped "TPS 100634-00" set for reference, in all, a total distance of 270.20 feet, to a calculated point for the apparent common northerly corner of said Isaac 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 250.5 acre tract and the herein described 42.810 acre tract.
2. South 88°42'12" West, at a distance of 292.88 feet, to a 1/4 inch by 4 inch concrete 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 purposes in instrument to Polk County, Texas, recorded in Volume 1595, Page 030, O.P.R.P.C.T., for an angle point in the southerly line of said 278.0 acre tract and the herein described 42.810 acre tract.
3. South 87°30'59" West, at a distance of 182.83 feet, pass a 1/4 inch iron rod with cap stamped "TPS 100634-00" 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 southerly corner of the herein described 42.810 acre tract.

THENCE in a northerly direction, with and with the approximate centerline of said creek, severing, over and across said 278.0 acre tract and said 250.5 acre tract, the following eighty-seven (87) courses and distances:

- 1. North 44°01'34" East, 30.86 feet, to a calculated point for corner;
2. North 45°22'51" East, 81.29 feet, to a calculated point for corner;
3. North 28°15'23" East, 115.01 feet, to a calculated point for corner;
4. North 35°29'43" East, 28.97 feet, to a calculated point for corner;
5. North 48°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 63°23'12" East, 78.31 feet, to a calculated point for corner;
8. North 01°42'02" 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 48°38'44" East, 23.76 feet, to a calculated point for corner;
11. North 29°38'00" West, 81.83 feet, to a calculated point for corner;
12. North 42°02'14" East, 43.85 feet, to a calculated point for corner;
13. North 07°07'38" West, 44.88 feet, to a calculated point for corner;
14. North 85°02'18" East, 28.89 feet, to a calculated point for corner;
15. North 41°18'37" East, 17.84 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°18'18" East, 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 06°58'08" East, 48.43 feet, to a calculated point for corner;
20. North 54°52'41" West, 81.92 feet, to a calculated point for corner;
21. North 43°49'53" East, 22.23 feet, to a calculated point for corner;
22. South 67°18'06" East, 60.48 feet, to a calculated point for corner;
23. South 20°38'08" East, 18.86 feet, to a calculated point for corner;
24. North 10°30'33" West, 105.83 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" East, 67.74 feet, to a calculated point for corner;
27. North 30°58'02" East, 31.83 feet, to a calculated point for corner;
28. North 41°17'11" East, 48.44 feet, to a calculated point for corner;
29. South 85°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, 63.74 feet, to a calculated point for corner;
32. North 65°12'29" East, 63.48 feet, to a calculated point for corner;
33. North 78°48'03" West, 36.88 feet, to a calculated point for corner;
34. North 18°41'02" East, 18.67 feet, to a calculated point for corner;
35. North 80°04'48" East, 19.27 feet, to a calculated point for corner;
36. North 58°31'27" East, 80.28 feet, to a calculated point for corner;
37. North 22°04'28" East, 39.84 feet, to a calculated point for corner;
38. South 62°02'27" East, 87.83 feet, to a calculated point for corner;
39. North 22°51'53" East, 11.12 feet, to a calculated point for corner;
40. South 83°48'07" 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 78°24'51" East, 31.76 feet, to a calculated point for corner;
43. North 22°39'17" East, 61.47 feet, to a calculated point for corner;
44. North 57°37'54" West, 29.60 feet, to a calculated point for corner;

- 45. North 67°57'54" West, 20.60 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, 36.73 feet, to a calculated point for corner;
48. North 34°02'25" East, 83.31 feet, to a calculated point for corner;
49. South 87°33'00" East, 35.40 feet, to a calculated point for corner;
50. North 22°14'22" East, 25.05 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°03'28" East, 22.32 feet, to a calculated point for corner;
53. North 02°50'18" West, 20.83 feet, to a calculated point for corner;
54. North 78°38'29" West, 30.13 feet, to a calculated point for corner;
55. North 31°53'59" East, 65.70 feet, to a calculated point for corner;
56. North 78°54'22" East, 18.61 feet, to a calculated point for corner;
57. South 22°28'09" East, 43.14 feet, to a calculated point for corner;
58. North 78°22'17" East, 84.73 feet, to a calculated point for corner;
59. North 22°01'22" East, 12.84 feet, to a calculated point for corner;
60. North 08°51'53" West, 19.81 feet, to a calculated point for corner;
61. North 58°11'47" East, 19.52 feet, to a calculated point for corner;
62. North 08°37'15" East, 31.18 feet, to a calculated point for corner;
63. North 33°50'08" West, 41.59 feet, to a calculated point for corner;
64. North 70°56'22" East, 33.37 feet, to a calculated point for corner;
65. North 42°30'45" East, 82.37 feet, to a calculated point for corner;
66. North 52°35'00" East, 28.84 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°16'02" West, 45.87 feet, to a calculated point for corner;
69. North 81°03'08" East, 23.07 feet, to a calculated point for corner;
70. South 70°32'49" East, 37.80 feet, to a calculated point for corner;
71. North 03°59'52" West, 37.38 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°58'59" West, 61.72 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°21'53" West, 47.31 feet, to a calculated point for corner;
76. North 08°08'39" West, 76.15 feet, to a calculated point for corner;
77. North 27°11'54" West, 37.22 feet, to a calculated point for corner;
78. North 01°10'33" East, 41.83 feet, to a calculated point for corner;
79. South 62°41'24" East, 38.25 feet, to a calculated point for corner;
80. North 28°18'09" East, 50.82 feet, to a calculated point for corner;
81. North 30°31'31" East, 51.88 feet, to a calculated point for corner;
82. North 16°48'15" West, 12.57 feet, to a calculated point for corner;
83. North 73°21'54" West, 13.48 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, 20.23 feet, to a calculated point for corner;
86. North 08°54'34" East, 34.87 feet, to a calculated point for corner;
87. North 33°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 84-3/4 acre tract described as "Tract One" in instrument to Jimmie Mike Morris, recorded in Volume 1547, Page 373 O.P.R.P.C.T., being the northerly corner of the herein described 42.810 acre tract, from which a 4 inch by 4 inch concrete monument found for reference, bears South 86°28'59" West, 311.40 feet;

THENCE North 68°25'37" East, with the common the between said 250.5 acre tract and said 84-3/4 acre tract, at a distance of 25.00 feet, pass a 1/4 inch iron rod with cap stamped "TPS 100634-00" set for reference, at a distance of 707.49 feet, pass a 1/4 inch iron rod with cap stamped "TPS 100634-00" set in the easterly margin of Morris Lane, for reference, in all, a total distance of 732.49 feet, to a 1/4 inch iron rod with cap stamped "TPS 100634-00" set in the approximate centerline of said Morris Lane, being the northerly corner of the herein described 42.810 acre tract, from which an ace found for reference, bears North 87°25'37" 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°18'47" West, 72.25 feet, to a calculated point for corner;
2. South 84°02'09" West, 221.39 feet, to a calculated point for corner;
3. South 20°58'14" West, 84.73 feet, to a calculated point for corner;
4. South 17°15'02" West, 40.55 feet, to a calculated point for corner;
5. South 16°14'47" West, 250.22 feet, to a calculated point for corner;
6. South 19°83'38" West, 74.40 feet, to a calculated point for corner;
7. South 24°41'13" West, 54.60 feet, to a calculated point for corner;
8. South 25°33'49" West, 153.84 feet, to a calculated point for corner;
9. South 22°12'18" West, 84.83 feet, to a calculated point for corner;
10. South 18°38'10" West, 87.83 feet, to a calculated point for corner;
11. South 14°27'05" West, 88.78 feet, to a calculated point for corner;
12. South 10°04'18" West, 71.88 feet, to a calculated point for corner;
13. South 08°54'13" 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, 363.01 feet, to a calculated point for corner;
16. South 03°47'35" West, 342.23 feet, to a calculated point for corner;
17. South 04°24'30" West, 83.85 feet, to the POINT OF BEGINNING;

Table with columns: LINE, BEARING, DISTANCE. Contains 154 numbered survey points with their respective bearings and distances.

CREEKSIDE FARMS

BEING A SUBDIVISION OF 42,810 ACRES SITUATED IN THE ISAAC H. PATE SURVEY, ABSTRACT NO. 467, BEING FURTHER DESCRIBED IN THE DEED RECORDED UNDER VOLUME 3153, PAGE 2403 OF THIS OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS
9 LOTS 1 BLOCK
APRIL 2024

ENGINEER: FAIRBANKS AND ASSOCIATES, 177 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

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