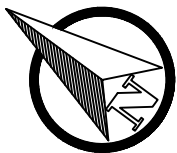
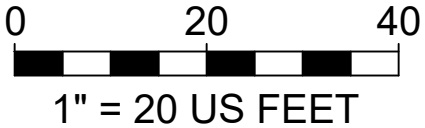


MICHAEL H. JR. & CASSIE A. WRIGHT
802 VICTORIA AVENUE, NAVASOTA
GRIMES COUNTY, TEXAS



GRID NORTH PER
GPS OBSERVATION



LEGEND

○ _{SCO}	SEWER CLEAN OUT
∅	POWER POLE
[G]	GAS METER
[E]	ELECTRIC METER
[W]	WATER METER
[A]	AC
●	1/2" IRON ROD SET CAPPED "TICE ENG."
•	3/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
()	RECORD INFORMATION
—X—	FENCE LINE
—E—	OVERHEAD POWER LINE
P.O.B.	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
CM	CONTROLLING MONUMENT
[Concrete Pattern]	CONCRETE



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11400 HIGHWAY 30 SUITE 305 COLLEGE STATION, TX 77845 PHONE: 979.485.1104 www.ticeeng.com	510 S. VARDAMAN ST. WIGGINS, MS 39577 PHONE: 601.928.4121 www.ticeeng.com
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PROJECT NUMBER :	5428-26
DRAWING DATE:	04/21/2026
TEXAS SURVEY FIRM No.:	10194827
CERTIFICATE EXPIRATION DATE:	12/31/2026

Surveyor's Notes:

- Copies of this survey without an original signature and seal in blue ink are not valid. Any alteration of this survey, in whole or part, without prior written permission of Tice Engineering, Inc. is prohibited.
- FLOOD STATEMENT: According to Community Panel No. 48185C0340C, dated April 3, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program map all of this property is within Flood Zone "AE", which is a special flood hazard area. Since this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will flood or be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- No wetland information is shown hereon.
- Parcel Indexing Instructions: Located in the Daniel Arnold League, A-2, Grimes County, Texas.
- This Survey is referenced to the TEXAS STATE PLANE CENTRAL ZONE (4203) with NAD (83) DATUM.
All distances and coordinates shown are in U.S. SURVEY FEET. (3.28083333 per meter)
Scale Factor: 0.99993654
Convergence angle: 02°11'20.65"
- This survey may not show all underground utilities.
- All ownership information shown hereon are "now or formally".

Legal description of the land:

All that certain tract or parcel of land containing 11,250 Sq. Ft. lying and being situated in Grimes County, Texas, and out of the D. Arnold League, A-2, also being out of Lots One (1), Two (2), and Three (3), Felder Addition to the City of Navasota, Grimes County, Texas and being the same property conveyed by General Warranty Deed dated September 5, 2025, executed by Darrell Binford, Larry Binford, and Melody Binford to Michael Cooper and Amie Cooper, recorded in Instrument No. 2025-349579, Official Records of Grimes County, Texas.

This survey has been performed with the benefit of a title report provided by Fidelity National Title Insurance Company dated April 1, 2026 and issued on April 6, 2026 at 12:00 p.m. GF number: N-260073

SCHEDULE B EXCEPTIONS:

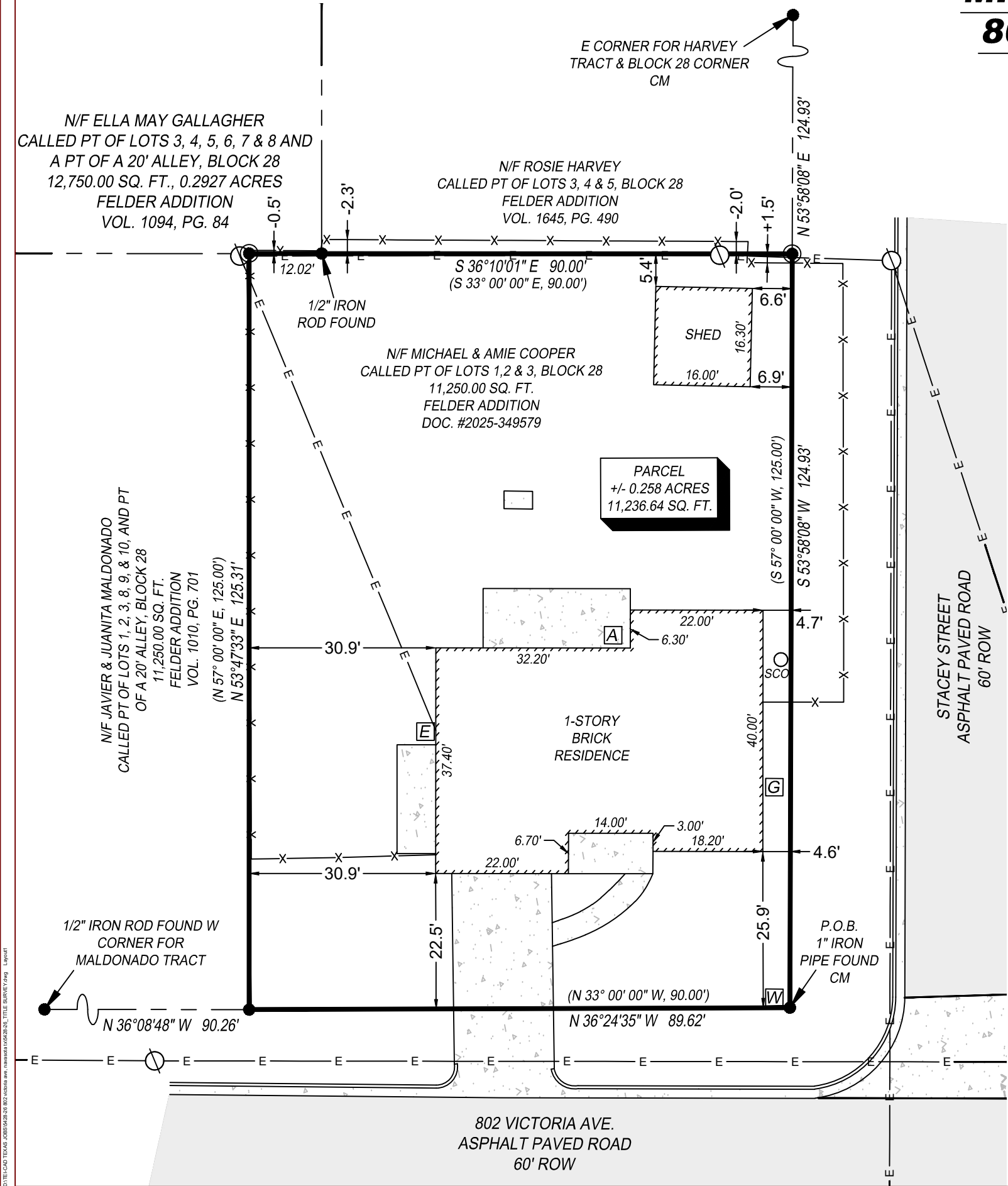
There is no items under Schedule B of the Title Commitment that affect the survey of said tract.

Keith Zimmerman

Keith Zimmerman, R.P.L.S. NO. 6723
Texas Registered Professional Land Surveyor

CERTIFICATION

In my professional opinion, this plat represents the facts found on the ground during the course of a boundary Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Engineers and Land Surveyors and that there are no encroachments or protrusions except as shown.



D:\TIC\CAD\TEXAS\J008\5428-26 802 Victoria Ave. 04/21/2026.kpl, TITLE SURVEY.dwg User: kpl