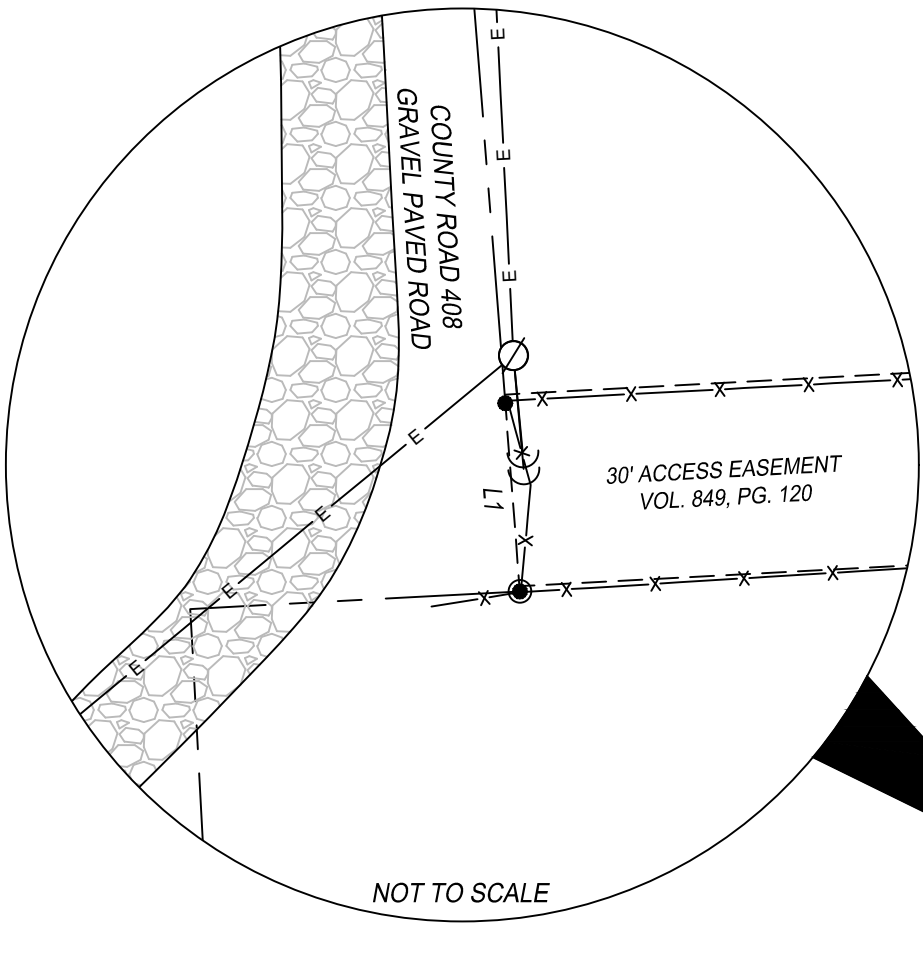
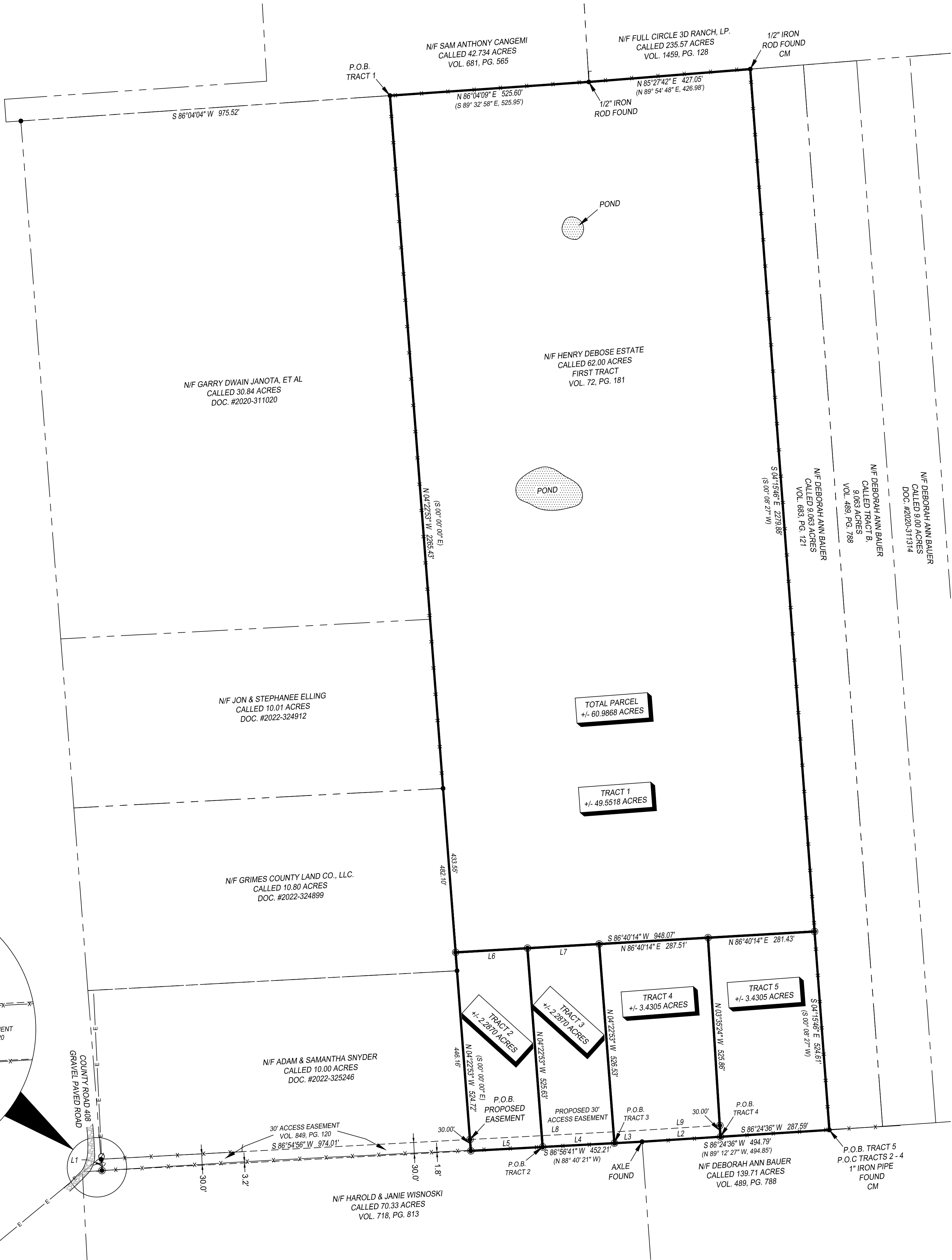


GRID NORTH PER
GPS OBSERVATION

0 150 300

1" = 150 US FEET

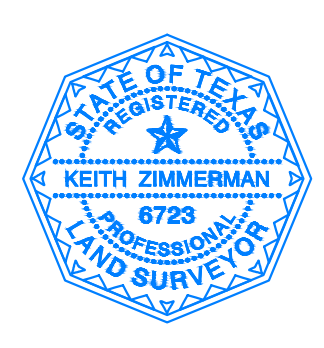


Parcel Line Table			Record Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	29.51	N04° 25' 52\"/>			

LEGEND	
	POWER POLE

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.



Surveyor's Notes:

- This survey has been performed without the benefit of a title report and may not show all rights-of-way, easements, and restrictions. Such features can be added if a current title report is performed and is provided to the surveyor.
- 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. 48185C0375C, dated April 3, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will 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 Jesse Grimes Survey, A-22, 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: 0.99993702
 Convergence angle: 02°15'19.23"
- This survey may not show all underground utilities.
- All ownership information shown hereon are "now or formerly".

Legal description of the land:
 Being 60.9868 acres or parcel of land lying and being situated in the Jesse Grimes Survey, Abstract Number 22, Grimes County, Texas and being all of a called 62 acre tract as conveyed and described as First Tract to Henry Debose in Volume 72, Page 181 of the Official Public Records of Grimes County, Texas. The property is also shown on the survey plat prepared by Carlomagno Surveying Inc. recorded in Volume 876, Page 718, Official Public Records, Grimes County, Texas.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

**DIVISION OF THE 61.6459 ACRES
 LOCATED IN THE JESSE GRIMES SURVEY, A-22
 GRIMES COUNTY, TEXAS**

**HENRY DEBOSE ESTATE
 COUNTY ROAD 408, NAVASOTA TEXAS**

TEI

TICE ENGINEERING, INC.
 ENGINEERS / SURVEYORS

Trusted Engineers. Experienced Surveyors. Innovative Results

TEXAS ENGINEERING FIRM No. : F-24467
 www.ticeeng.com EMAIL: info@ticeeng.com

510 S. VARDAMAN ST. WIGGINS, MS 39577 PHONE: 601.928.4121		11400 HIGHWAY 30 SUITE 305 COLLEGE STATION, TX 77845 PHONE: 979.485.1104	
PROJECT NUMBER:	5356-25	PAGE	1 OF 1
DRAWING DATE:	03/10/2026		
TEXAS SURVEY FIRM No.:	10194827		
CERTIFICATE EXPIRATION DATE:	12/31/2026		