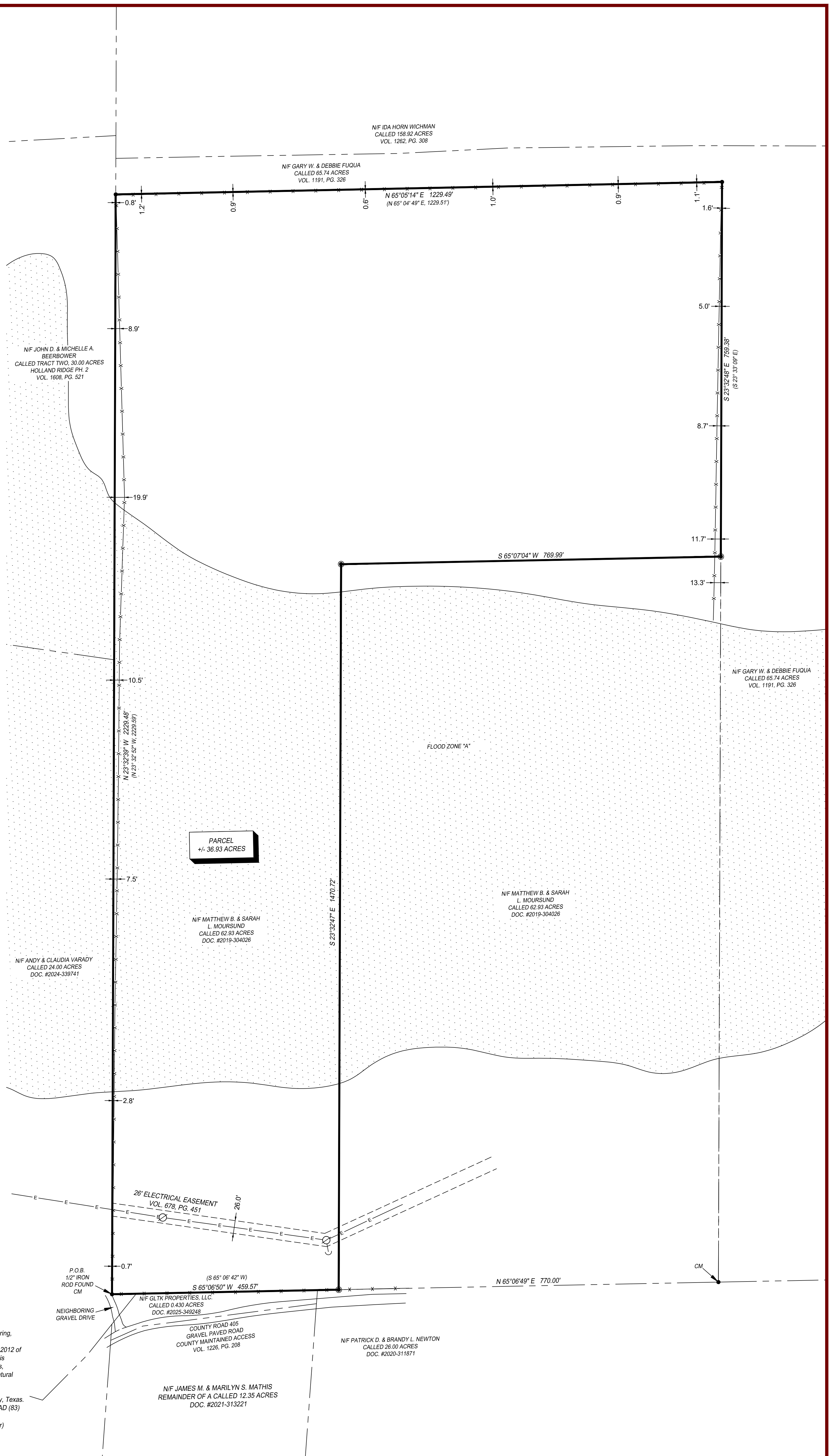


GRID NORTH PER  
GPS OBSERVATION

0 100 200

1" = 100 US FEET



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. 48185C0350C, dated April 3, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A", which is a special flood hazard area. 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 Francis Holland Survey, A-28, 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: 0.99992642  
Convergence angle: 02°13'50.81"
- This survey may not show all underground utilities.
- All ownership information shown hereon are "now or formerly".

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



Legal description of the land:  
All that certain 36.93 acre tract or parcel of land lying and being situated in Grimes County, Texas, out of the Francis Holland Survey, A-28, and being out of a called 62.93-acre tract, more or less, as described in a General Warranty Deed with Vendor's Lien dated October 4, 2019, executed by Horace G. Winingham to Matthew B. Moursund and Sarah L. Moursund, recorded in Instrument No. 2019-304028, Official Records of Grimes County, Texas.

This survey has been performed with the benefit of a title report provided by Connecticut Attorneys Title Insurance Company dated August 13, 2025 at 4:30 p.m. and issued on August 14, 2025 at 8:00 a.m. GF number: N-250358C

SCHEDULE B EXCEPTIONS:  
I. Easement dated June 13, 1991, executed by C&G Enterprises, LTD., executed by H. G. Winingham and Cynthia P. Winingham to Gulf States Utilities Company, recorded in Volume 678, Page 451, Real Property Records of Grimes County, Texas. (Shown on survey)

**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

| LEGEND |  |
|--------|--|
|        | POWER POLE                                   |
|        | 1/2" IRON ROD SET CAPPED "TICE ENG."         |
|        | 3/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED) |
|        | RECORD INFORMATION                           |
|        | FENCE LINE                                   |
|        | OVERHEAD ELECTRIC LINE                       |
|        | PUBLIC UTILITY EASEMENT                      |
|        | RIGHT-OF-WAY                                 |
|        | CONTROLLING MONUMENT                         |
|        | FLOOD ZONE "A"                               |

**GLTK PROPERTIES, LLC.**  
**+/- 36.93 ACRES OUT OF A 62.93 ACRE TRACT**  
**IN THE FRANCIS HOLLAND SURVEY, A-28**  
**COUNTY ROAD 405, GRIMES COUNTY, TEXAS**

|   |   |
|---|---|
| 510 S. VARDAMAN ST.<br>WIGGINS, MS 39577<br>PHONE: 601.928.4121 | 11400 HIGHWAY 30<br>SUITE 305<br>COLLEGE STATION, TX 77845<br>PHONE: 979.485.1104 |
| PROJECT NUMBER: 5334-25   | PAGE  |
| DRAWING DATE: 08/26/2025  | 1 OF 1  |
| TEXAS SURVEY FIRM No.: 10194827                                 |   |
| CERTIFICATE EXPIRATION DATE: 12/31/2025                         |   |

C:\Users\PO\Desktop\TEI\CAD\TEXAS\JOBS\5334-25\_BS\_GLTK\_Properties\_-\_36.93\_Acre\_County\_Rd\_405\_Grimes\_Cty\_TX\63334-25\_TITLE\_SURVEY.dwg Layout1 Aug 26, 2025 - 3:49pm