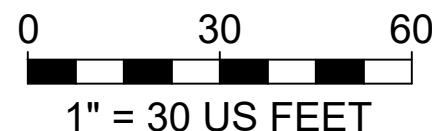


GRID NORTH PER
GPS OBSERVATION

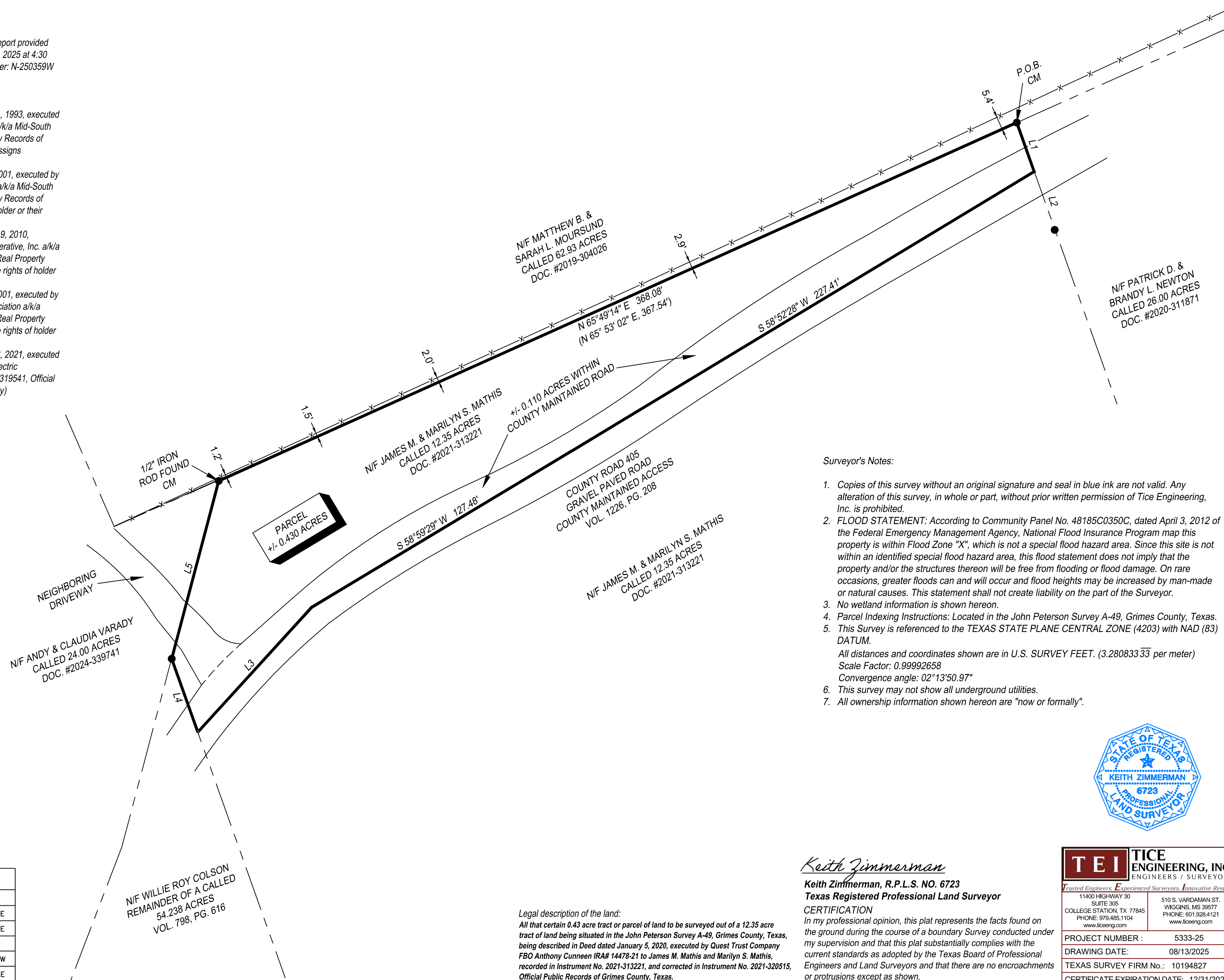


GLTK PROPERTIES, LLC. +/- 0.430 ACRES OUT OF A 12.35 ACRE TRACT IN THE JOHN PETERSON SURVEY, A-49 GRIMES COUNTY, TEXAS

This survey has been performed with the benefit of a title report provided by Westcor Land Title Insurance Company dated August 8, 2025 at 4:30 p.m. and issued on August 12, 2025 at 8:00 a.m. GF number: N-250359W

SCHEDULE B EXCEPTIONS:

- h. Utility Easement and Covenant of Access, dated August 11, 1993, executed by Mae E. Colson to Mid-South Electric Cooperative, Inc. a/k/a Mid-South Synergy, recorded in Volume 732, Page 512, Real Property Records of Grimes County, Texas, subject to rights of holder or their assigns thereunder. (Does not affect property)
- u. Utility Easement and Covenant of Access dated April 30, 2001, executed by Willie Roy Colson, to Mid-South Electric Cooperative, Inc. a/k/a Mid-South Synergy, recorded in Volume 978, Page 372, Real Property Records of Grimes County, Texas, and being subject to the rights of holder or their assigns thereunder. (Does not affect property)
- v. Electric Line Easement and Right-of-Way dated February 19, 2010, executed by Willie Roy Colson, to Mid-South Electric Cooperative, Inc. a/k/a Mid-South Synergy, recorded in Volume 1334, Page 602, Real Property Records of Grimes County, Texas, and being subject to the rights of holder or their assigns thereunder. (Does not affect property)
- w. Electric Line Easement and Right-of-Way dated April 30, 2001, executed by Willie Roy Colson, to Mid-South Electric Cooperative Association a/k/a Mid-South Synergy, recorded in Volume 1481, Page 471, Real Property Records of Grimes County, Texas, and being subject to the rights of holder or their assigns thereunder. (Does not affect property)
- cc. Electric Line Easement and Right-of-Way dated February 8, 2021, executed by James M. Mathis and Marilyn S. Mathis to Mid-South Electric Cooperative Association, recorded in Instrument No. 2021-319541, Official Records of Grimes County, Texas. (Does not affect property)



Surveyor's Notes:

1. 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.
2. 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 "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.
3. No wetland information is shown hereon.
4. Parcel Indexing Instructions: Located in the John Peterson Survey A-49, Grimes County, Texas.
5. 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: 0.99992658
Convergence angle: 02°13'50.97"
6. This survey may not show all underground utilities.
7. All ownership information shown hereon are "now or formally".



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.

Legal description of the land:

All that certain 0.43 acre tract or parcel of land to be surveyed out of a 12.35 acre tract of land being situated in the John Peterson Survey A-49, Grimes County, Texas, being described in Deed dated January 5, 2020, executed by Quest Trust Company FBO Anthony Cunneen IRA# 14478-21 to James M. Mathis and Marilyn S. Mathis, recorded in Instrument No. 2021-313221, and corrected in Instrument No. 2021-320515, Official Public Records of Grimes County, Texas.

Parcel Line Table			Record Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	21.92	S19° 27' 38"E	L1	---	S19° 35' 42"E
L2	25.97	S19° 27' 38"E	L2	---	S19° 35' 42"E
L3	71.17	S42° 22' 42"W	L3	---	NO RECORD
L4	32.77	N19° 35' 01"W	L4	---	N19° 35' 42"W
L5	77.40	N14° 48' 47"E	L5	78.13	N14° 54' 00"E

TEI TICE ENGINEERING, INC.
ENGINEERS / SURVEYORS

Trusted Engineers. Experienced Surveyors. Innovative Results.

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PROJECT NUMBER : 5333-25
DRAWING DATE: 08/13/2025
TEXAS SURVEY FIRM NO.: 10194827
CERTIFICATE EXPIRATION DATE: 12/31/2025