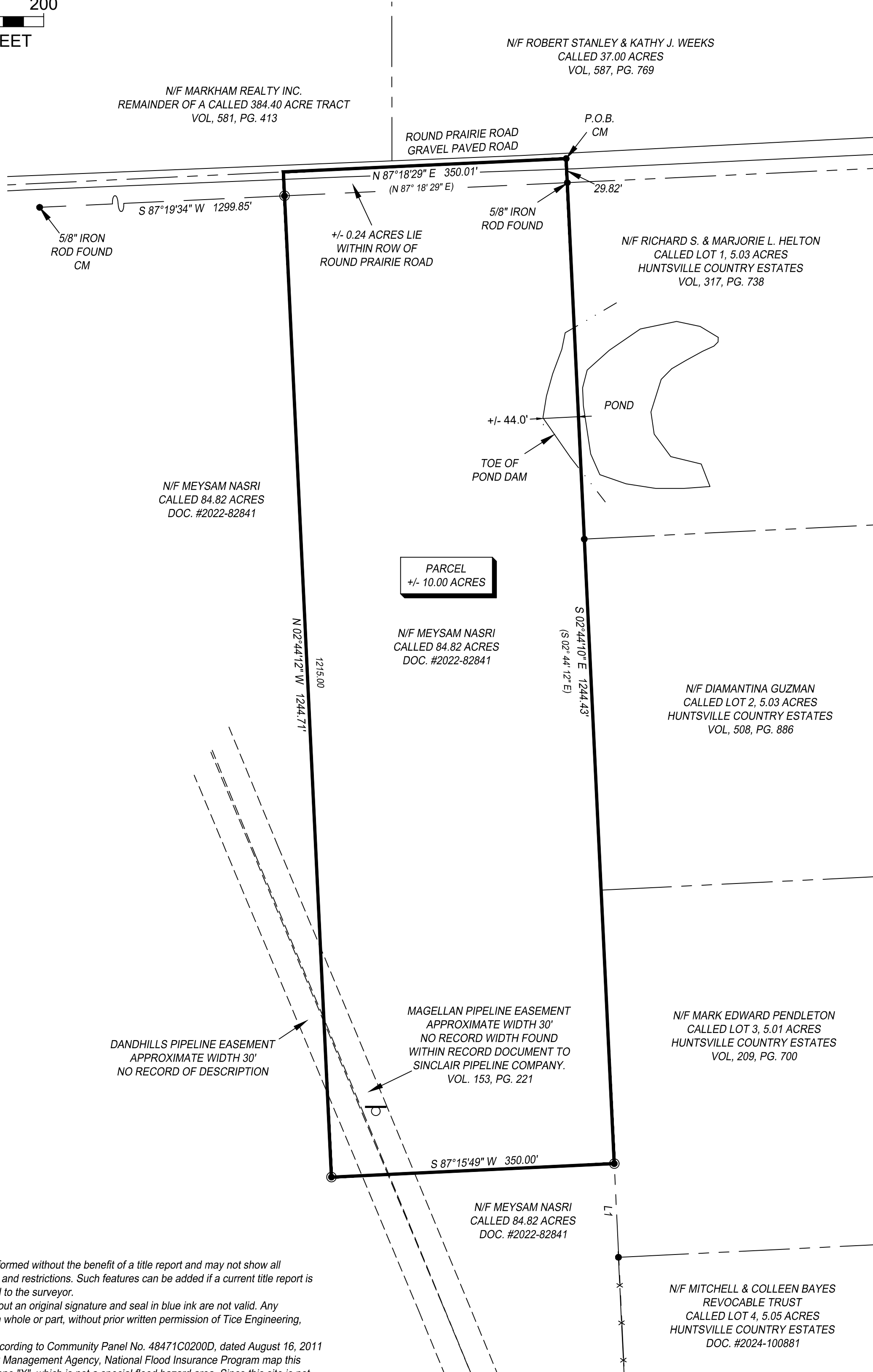


GRID NORTH PER
GPS OBSERVATION









0 100 200

1" = 100 US FEET

MEYSAM NASRI
+/- 10.00 ACRES OUT OF A 84.82 ACRE TRACT
IN THE WILLIAM TOM SURVEY, A-542
WALKER COUNTY, TEXAS



Parcel Line Table		
Line #	Length	Direction
L1	115.99	S02° 33' 27"E

<u>LEGEND</u>	
	GAS WITNESS SIGN
	1/2" IRON ROD SET CAPPED "TICE ENG."
	5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	RECORD INFORMATION
	FENCE LINE
	P.O.B. POINT OF BEGINNING
	ROW RIGHT-OF-WAY
	CM CONTROLLING MONUMENT

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. 48471C0200D, dated August 16, 2011 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 William Tom Survey, A-542, Walker 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: 0.99988518
Convergence angle: 02°20'08.56"
- This survey may not show all underground utilities.
- All ownership information shown hereon are "now or formally".

Legal description of the land:
Being 10.00 acres of land lying and being situated in Walker County, Texas, out of the William Tom Survey, Abstract No. 542, and being out of a called 84.82 acre tract as conveyed and described to Meysam Nasri in Deed dated August 12, 2022 recorded in Document No. 2022-82841 of the Official Public Records of Walker County, Texas.

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.



TEI TICE ENGINEERING, INC.	
ENGINEERS / SURVEYORS	
Trusted Engineers. Experienced Surveyors. Innovative Results.	
11400 HIGHWAY 30 SUITE 305 COLLEGE STATION, TX 77945 PHONE: 979.485.1104 www.ticeeng.com	510 S. VARDAMAN ST. WIGGINS, MS 39577 PHONE: 601.928.4121 www.ticeeng.com
PROJECT NUMBER :	5332-25
DRAWING DATE:	08/26/2025
TEXAS SURVEY FIRM No.:	10194827
CERTIFICATE EXPIRATION DATE:	12/31/2025