

GRID NORTH PER
GPS OBSERVATION

0 20 40

1" = 20 US FEET

SHAWN STUART

+/- 2.63 ACRES, LOTS 5 & 6, BLOCK 14 TOWN OF ANDERSON

DARIUS GREGG SURVEY, A-21 GRIMES COUNTY, TEXAS

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. 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 Darius Gregg Survey, A-21, 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: 0.99992185
Convergence angle: 02°14'11.34"
- This survey may not show all underground utilities.
- All ownership information shown hereon are "now or formally".

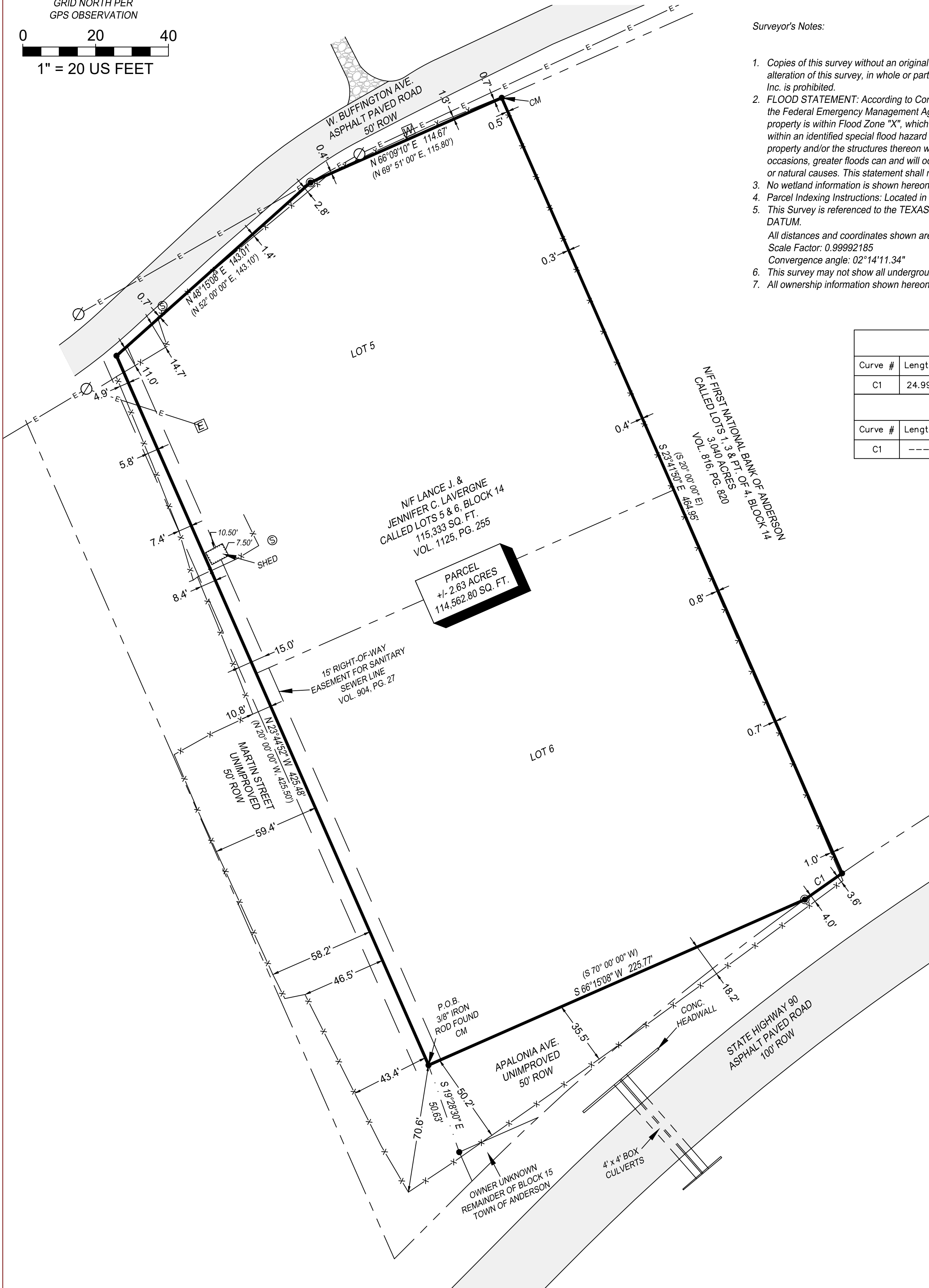
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.99	1482.39	0.97	S54° 53' 40"W	24.99

Record Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	---	1482.39	---	---	---

	LEGEND
⊙	SANITARY SEWER MANHOLE
⊗	POWER POLE
E	ELECTRIC METER/ TRANSFORMER
W	WATER METER
●	1/2" IRON ROD SET CAPPED "TICE ENG."
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
()	RECORD INFORMATION
—x—	FENCE LINE
—ε—	OVERHEAD POWER LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
CM	CONTROLLING MONUMENT



This survey has been performed with the benefit of a title report provided by Connecticut Attorney's Title Insurance Company dated October 30, 2025 at 4:30 p.m. and issued on November 5, 2025 at 4:30 p.m. GF number: N-250457C

SCHEDULE B EXCEPTIONS:

- f. Right-of-Way Easement dated October 7, 1998, executed by James R. Cleere III and Cathy B. Cleere to the Town of Anderson, Recorded in Volume 904, Page 27, Real Property Records of Grimes County, Texas, subject to rights of holder or their assigns thereunder. (Shown on survey, sewer line does not appear to lie within the easement.)

Legal description of the land:

Being all that certain tract or parcel of land situated in Grimes County, Texas, out of the D. Gregg Survey, A-21, and being Lot No. Five (5) and Lot No. (6), Block No. Fourteen (14), west side of Main Street, Town of Anderson.

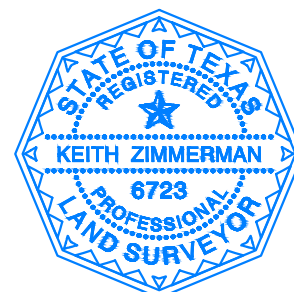
Keith Zimmerman

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.	
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PROJECT NUMBER :	5372-25
DRAWING DATE:	11/13/2025
TEXAS SURVEY FIRM No.:	10194827
CERTIFICATE EXPIRATION DATE:	12/31/2025