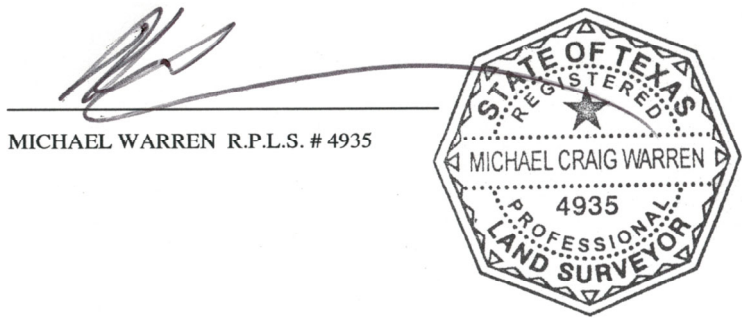


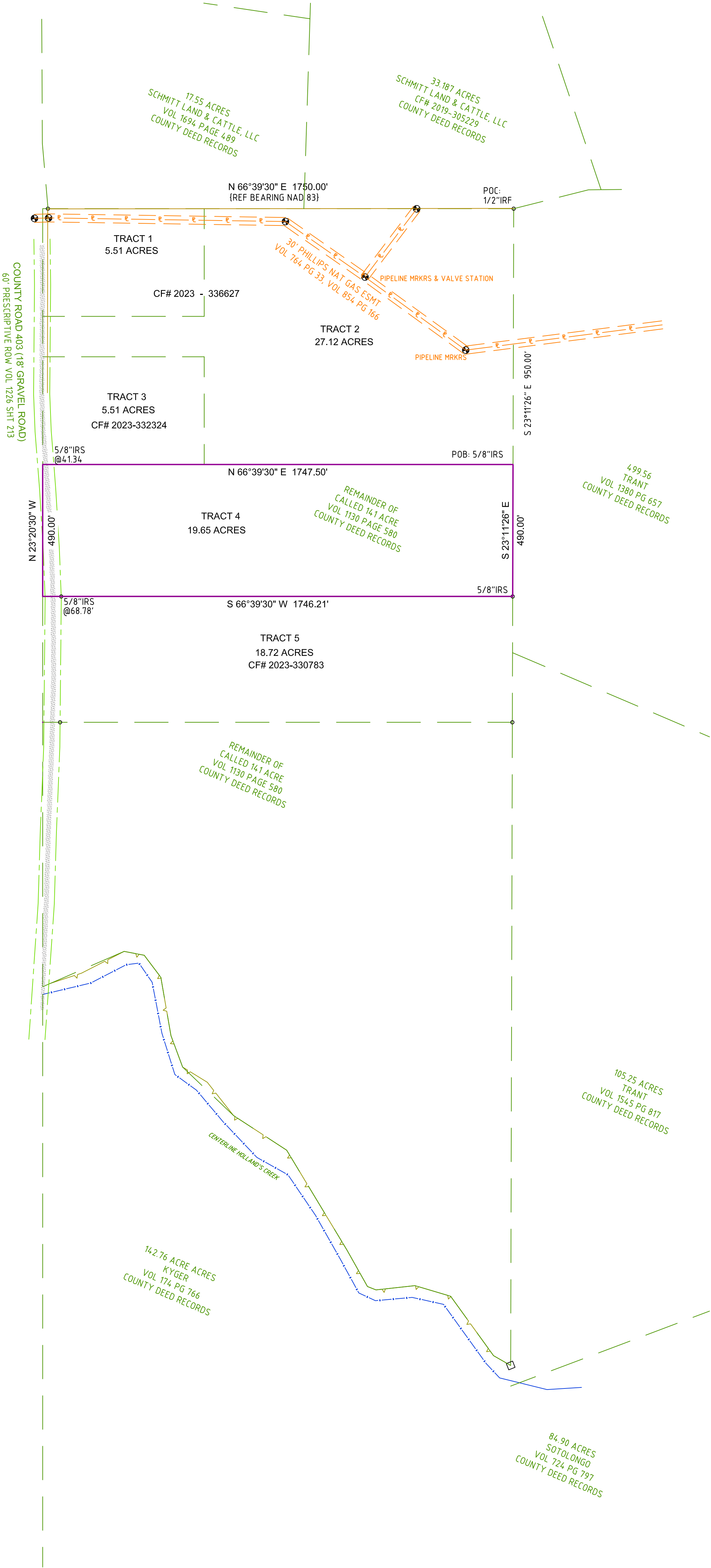
SURVEY OF  
19.65 ACRES

LOCATED IN THE ROBERT RAY SURVEY, ABSTRACT NO. 51  
BASED ON THE DEED THEREOF RECORDED IN  
VOLUME/CABINET 1130 PAGE / SHEET 580 OF  
THE DEED RECORDS GRIMES COUNTY, TEXAS  
REF : TBTP Investments, LLC G. F. 12410399 DATE : APRIL 25 2024

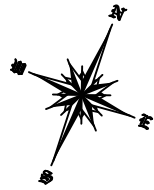
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY NATIONAL INVESTORS TITLE INS CO, GF# T2410399.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 6) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 7) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 8) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN
- 9) PROPERTY SUBJECT TO THE BLANKET EASEMENT FOR ELECTRICAL SERVICE AS RECORDED IN CF# 2023-331521



- ROAD SIGN
- IRRIGATION CONTROL
- GRATE INLET
- GAS VALVE
- WATER VALVE
- ✕ LIGHT POLE
- ⌵ POWER POLE
- ⊞ ELECTRIC TRANS. BOX
- ⊞ FIRE HYDRANT
- ⊞ SANITARY SEWER
- ⊞ STORM SEWER
- ⊞ TELEPHONE PED
- ⊞ CABLE BOX/PED
- ⊞ FLAG POLE
- FIBER OPTIC MARKER
- TRAFFIC SIGNAL
- PIPELINE MARKER
- ⊞ WATER METER
- ⊞ MANHOLE
- ⊞ METER POLE
- SEPTIC



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936-539-5444 \ FAX 936-539-5442  
email: SURVTECH@SURVCORP.COM

LINE & SYMBOL LEGEND
1) IRF= IRON ROD FOUND
2) IRS= IRON ROD SET, CAPPED "SURVTECH"
3) BL= BUILDING LINE
4) UE= UTILITY EASEMENT
5) DE= DRAINAGE EASEMENT
6) AE= ACCESS EASEMENT

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED. TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION UNLESS OTHERWISE SHOWN, NO FLOODPLAIN CHECK WAS PERFORMED