



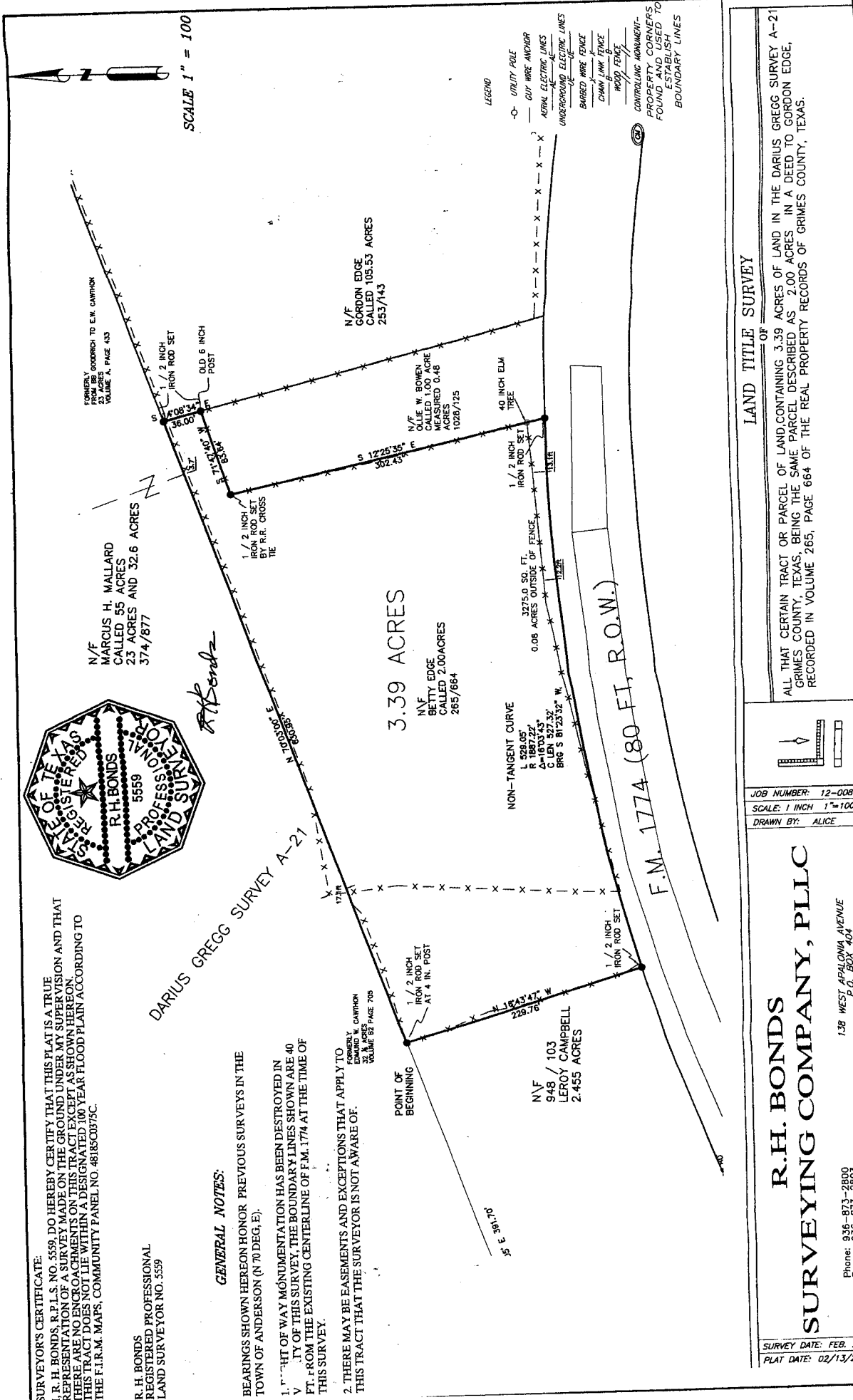
**SURVEYOR'S CERTIFICATE:**  
 I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4818503B75C.

R. H. BONDS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5559

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON HONOR PREVIOUS SURVEYS IN THE TOWN OF ANDERSON (N 70 DEG. E).
- 1. "HEIGHT OF WAY MONUMENTATION HAS BEEN DESTROYED IN VAILITY OF THIS SURVEY, THE BOUNDARY LINES SHOWN ARE 40 FT. FROM THE EXISTING CENTERLINE OF F.M. 1774 AT THE TIME OF THIS SURVEY.
- 2. THERE MAY BE EASEMENTS AND EXCEPTIONS THAT APPLY TO THIS TRACT THAT THE SURVEYOR IS NOT AWARE OF.

FORMERLY EDWARD CAVIATION  
 VOLUME 92 PAGE 705



**LAND TITLE SURVEY**

OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.39 ACRES OF LAND IN THE DARIUS GREGG SURVEY A-21 GRIMES COUNTY, TEXAS, BEING THE SAME PARCEL DESCRIBED AS 2.00 ACRES IN A DEED TO GORDON EDGE, RECORDED IN VOLUME 265, PAGE 664 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

JOB NUMBER: 12-0086  
 SCALE: 1 INCH 1"=100'  
 DRAWN BY: ALICE

**R.H. BONDS**  
**SURVEYING COMPANY, PLLC**

138 WEST APALOMA AVENUE  
 S.O. 9200  
 ANDERSON, TEXAS 77830

Phone: 936-873-2800  
 Fax: 936-873-2803  
 Email: rhbonds@embarrsmail.com

SURVEY DATE: FEB. 2013  
 PLAT DATE: 02/13/2013

FEBRUARY 15, 2013

METES AND BOUNDS DESCRIPTION  
OF A 3.39 ACRE TRACT IN THE  
DARIUS GREGG SURVEY A-21  
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 3.39 ACRES OF LAND IN THE DARIUS GREGG SURVEY A-21, GRIMES COUNTY, TEXAS, BEING THE SAME TRACT CALLED 2.00 ACRES IN A DEED TO GORDON EDGE RECORDED IN VOLUME 265, PAGE 664 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS (D.R.G.C.T.).

BEGINNING AT A ½ INCH IRON ROD SET ON THE NORTH RIGHT OF WAY (R.O.W) LINE OF FARM TO MARKET (F.M.) ROAD 1774, MARKING THE SOUTHWEST CORNER OF A CALLED 2.455 ACRE TRACT DESCRIBED IN A DEED TO LEROY CAMPBELL RECORDED IN VOLUME 948, PAGE 103 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE: N 16°43'47" W: GENERALLY FOLLOWING THE REMAINS OF AN OLD FENCE OCCUPYING THE EAST LINE OF THE ABOVE MENTIONED CAMPBELL TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 229.76 FEET TO A ½ INCH IRON ROD SET AT THE BASE OF AN OLD 4 INCH CORNER POST, ON THE SOUTH LINE OF A CALLED 55 ACRE DESCRIBED IN A DEED TO MARCUS MALLARD IN VOLUME 374, PAGE 877 OF THE R.P.R.G.C.T. , FURTHER DESCRIBED AS A CALLED 32.6 ACRE TRACT IN A DEED TO EDMUND W. CAWTHON RECORDED IN VOLUME B2, PAGE 705 IN THE D.R.G.C.T., AND A CALLED 23 ACRE TRACT DESCRIBED IN A DEED TO E.W. CAWTHON DESCRIBED IN VOLUME A, PAGE 433 OF THE D.R.G.C.T. MARKING THE NORTHEAST CORNER OF SAID CAMPBELL TRACT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 70°03'00" E: ALONG THE SOUTH LINE OF SAID CALLED 55 ACRE MALLARD TRACT AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 630.95 FEET TO A ½ INCH IRON ROD SET MARKING AN EXTERIOR CORNER OF A CALLED 105.53 ACRE TRACT DESCRIBED IN A DEED TO GORDON EDGE IN VOLUME 253, PAGE 143 OF THE R.P.R.G.C.T., AND A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

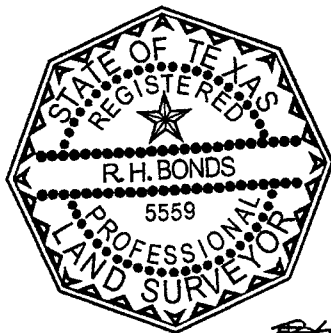
THENCE: S 14°08'34" E: ALONG THE WEST LINE OF SAID EDGE 105.53 ACRE TRACT AND A EAST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 36.00 FEET TO A ½ INCH IRON ROD SET AT THE BASE OF AN OLD 6 INCH CORNER POST MARKING THE NORTHEAST CORNER OF CALLED ONE ACRE TRACT DESCRIBED IN A DEED TO OLLIE W. BOWEN RECORDED IN VOLUME 1028, PAGE 125 OF THE R.P.R.G.C.T. AND AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE: S 71°47'40" W: ALONG THE NORTH LINE OF SAID BOWEN CALLED ONE ACRE TRACT AND A SOUTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 83.64 FEET TO A ½ INCH IRON ROD SET AT THE BASE OF A OLD RAILROAD CROSS TIE FENCE CORNER, MARKING THE NORTHWEST CORNER SAID BOWEN TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 12°25'35" E: ALONG THE WEST LINE OF SAID CALLED ONE ACRE TRACT AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 302.43 FEET TO A ½ INCH IRON ROD SET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT IN THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD 1774, MARKING THE SOUTHWEST CORNER OF SAID BOWEN TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°03'43" , FOR AN ARC DISTANCE OF 529.05 FEET, (CHORD BEARS: S 81°23'32" W, 527.32'), TO THE POINT OF BEGINNING, CONTAINING IN ALL 3.39 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN FEBRUARY OF 2013.

R.H. BONDS R.P.L.S. 5559  
ANDERSON, TEXAS



*R.H. Bonds*

BEARINGS ARE TAKEN FROM PREVIOUS SURVEYS BY THIS SURVEYOR IN THE TOWN OF ANDERSON