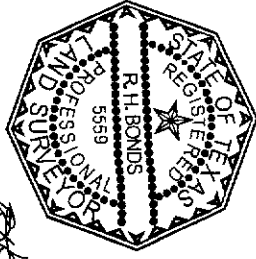


SURVEYOR'S CERTIFICATE:
 I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS P.L. IS A TRUE
 REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT
 THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.
 A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN
 ACCORDING TO THE F.I.R.M. MAP COMMUNITY PANEL NO. 48183C0303.0.

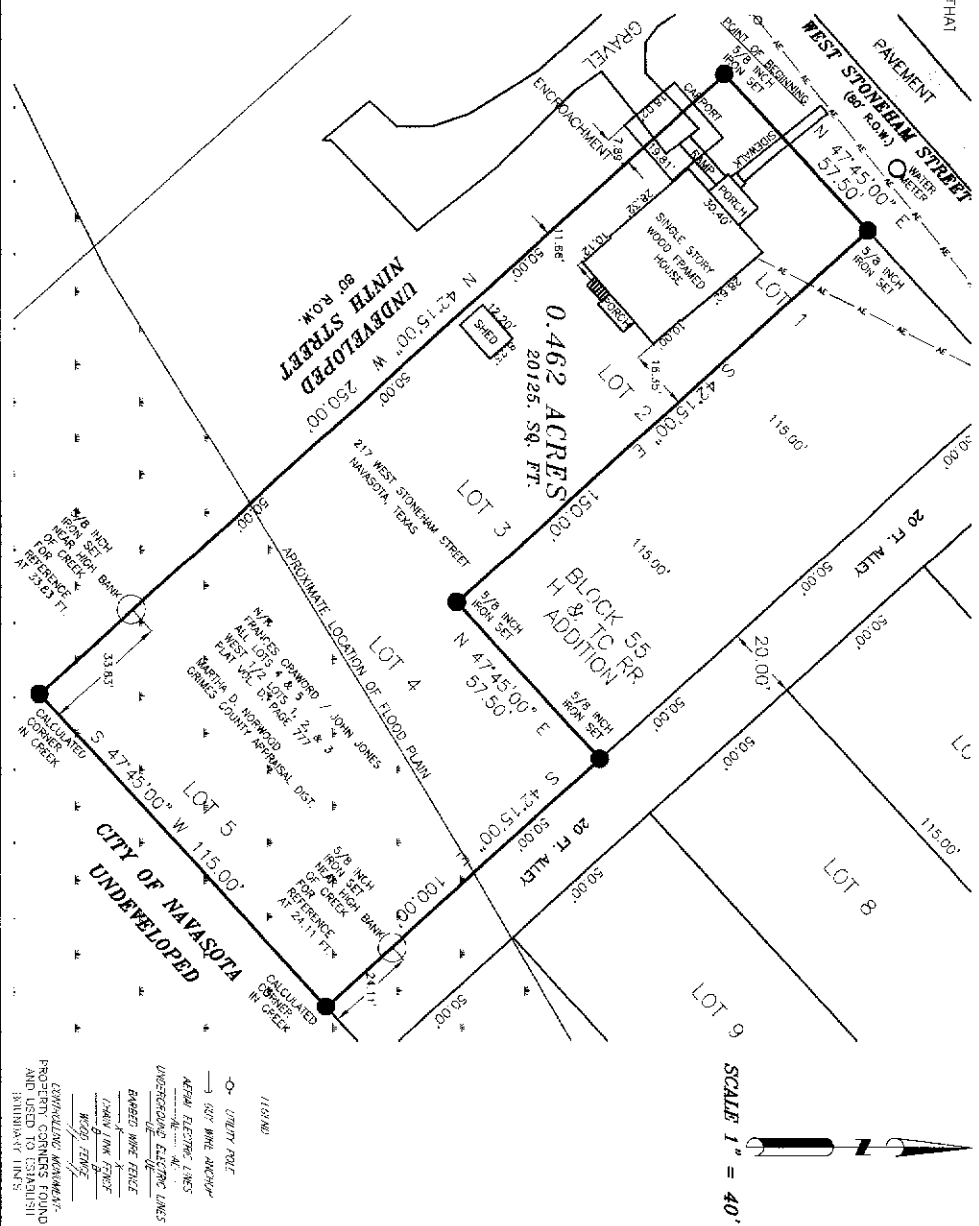
R. H. BONDS,
 REGISTERED PROFESSIONAL
 AND SURVEYOR NO. 5559



R. Bonds

GENERAL NOTES:
 HEARINGS SHOWN HEREON ARE
 ASSUMED FROM PREVIOUS
 SURVEYS MADE IN THIS
 SUBDIVISION

SELLER	FRANCES CRAWFORD JOHN JONES
BUYER	KAREN HUGHES
TITLE COMPANY	GUARANTY TITLE CO.
G.F. No.	NV2001243
DATE	MARCH 10, 2020



R.H. BONDS SURVEYING COMPANY, PLLC

PLAT DATE: 03/15/2020
 SURVEY DATE: MAR 2020
 Phone: 936-873-2860
 Fax: 936-873-2803
 Email: rhbonds@rhbondsonline.com

128 WEST PATRICIA AVENUE
 BOX 404
 ANDERSON, TEXAS 77820

JOB NUMBER: 20-0006
 SCALE: 1" = 40'
 DRAWN BY: XX

LAND TITLE SURVEY PLAT

A 20125.0 SQ. FT., 0.462 ACRES IN THE D. ARNOLD SURVEY, A-2, CRIMES COUNTY, TEXAS, BEING ALL OF LOTS 4 AND 5, THE SOUTHWEST 1/2 OF LOTS 1, 2, & 3, BLOCK 55, OF THE H.&T.C. RAILROAD ADDITION TO THE CITY OF NAVASOTA RECORDED IN VOLUME D, PAGE 77, OF THE DEED RECORDS OF CRIMES COUNTY, TEXAS, THE INTEREST OF WHICH IS VESTED IN FRANCES CRAWFORD AND JOHN JONES, ACCORDING TO THE CURRENT TITLE COMMITMENT

- DUTY PERK
- 90' WIRE ANCHOR
- METAL ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- ROAD EASEMENT
- CONVEYING INSTRUMENT, PROPERTY, CRIMES COUNTY AND USED TO ESTABLISH EXHIBITARY LINES

MARCH 10, 2020

METES AND BOUNDS DESCRIPTION
OF A 0.462 ACRE (20125 SQ. FT.) TRACT
ALL LOT 4 & 5, AND THE WEST 1/2 LOTS 1-3
H & TC RR ADDITION / BLOCK 55
CITY OF NAVASOTA
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.462 ACRES, 20125 SQ. FT. IN THE H & TC RR ADDITION TO THE CITY OF NAVASOTA, GRIMES COUNTY, TEXAS, BEING ALL OF LOTS 4 & 5, AND THE WEST 1/2 OF LOTS 1, 2, & 3 OF BLOCK 55, ACCORDING TO THE PLAT OF SAID ADDITION, RECORDED IN VOLUME D, PAGE 77 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS AND THE INTEREST OF WHICH IS VESTED IN FRANCES CRAWFORD AND JOHN JONES, ACCORDING TO THE CURRENT TITLE COMMITMENT PROVIDED TO THE SURVEYOR, SAID 0.462 ACRE TRACT FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT 5/8 INCH IRON ROD SET ON THE SOUTHEAST RIGHT OF WAY, (R.O.W.) LINE OF WEST STONEHAM STREET (80 FT. R.O.W.), MARKING THE NORTHWEST CORNER OF SAID BLOCK 55 AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE: N 47°45'00" E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/2 OF LOT 1 FOR A DISTANCE OF **57.50 FEET** TO A 5/8 INCH IRON ROD SET MARKING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 42°15'00" E, ACROSS AND THROUGH SAID LOTS 1 – 3 FOR A DISTANCE OF **150.00 FEET** TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF LOT 4, MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

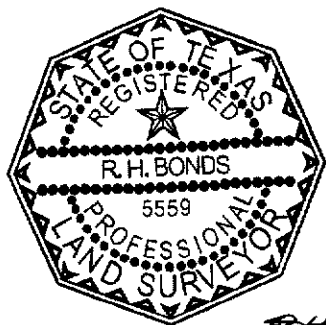
THENCE: N 47°45'00" E, ALONG THE NORTHWEST LINE OF LOT 4 FOR A DISTANCE OF **57.50 FEET** TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF A 20 FOOT WIDE ALLEY, MARKING THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 42°15'00" E, ALONG THE SOUTHWEST LINE OF SAID ALLEY AND THE NORTHEAST LINES OF LOTS 4 & 5. AT 75.89 FEET PASS A 5/8 INCH IRON ROD SET FOR REFERENCE NEAR THE HIGH BANK OF A CREEK. CONTINUING FOR A **TOTAL DISTANCE OF 100.00 FEET** TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID LOT 5;

THENCE: S 47°45'00" W, ALONG THE SOUTHEAST LINE OF LOT 5 FOR A DISTANCE OF **115.00 FEET** TO POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 42°15'00" W, ALONG THE NORTHEASTERN R.O.W. OF NINTH STREE, WITH THE SOUTHWEST LINES OF LOTS 1-5, AT 33.83 FEET PASS A 5/8 INCH IRON ROD SET ON THE HIGHBANK OF SAID CREEK FOR REFERENCE, CONTINLUING FOR A **TOTAL DISTANCE OF 250.00 FEET** TO **THE POINT OF BEGINNING**, CONTAINING IN ALL **0.462** ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN MARCH OF 2020.

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



R.H. Bonds