

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 ENDRACHMENTS 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. 48173-0005-A.

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



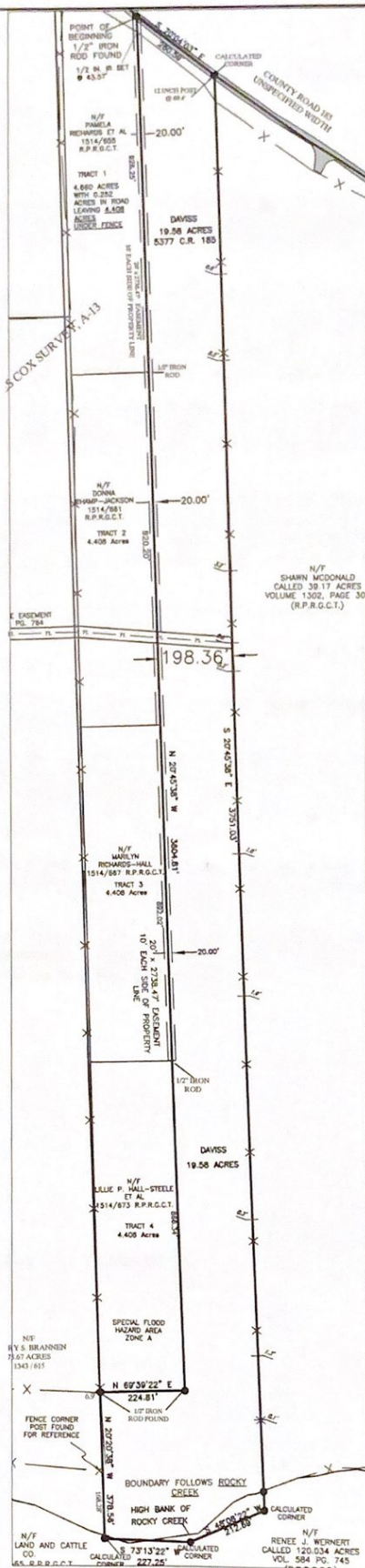
R. H. Bonds

SCALE 1" = 300'

GENERAL NOTES:

BEARINGS SHOWN HEREON ARE HONORING THE PLAT/DEED CALLED BEARINGS AS SHOWN/DESCRIBED ON THE PLAT RECORDED IN VOLUME XX, PAGE XX, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:



LEGEND

- UTILITY POLE
- CUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- BARBED WIRE FENCE
- WOOD FENCE
- CONTROLLING MONUMENT-PROPERTY CORNERS FOUND AND USED TO ESTABLISH BOUNDARY LINES

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LAND TITLE SURVEY PLAT

OF
 19.58 ACRES OF LAND IN THE JAMES COX SURVEY, A-13, GRIMES COUNTY, TEXAS.

COUNTY OF GRIMES, TEXAS
 PLAT NO. 138
 DATE: 09/27/2011
 TIME: 10:00 AM

DRAWN BY: R. H. BONDS
 CHECKED BY: R. H. BONDS
 DATE: 09/27/2011

SEPTEMBER 22, 2014

METES AND BOUNDS DESCRIPTION
OF A 19.58 ACRE TRACT IN THE
JAMES COX SURVEY, A-13
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 19.58 ACRES OF LAND IN THE JAMES COX SURVEY, A-13, GRIMES COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO HARRY EUGENE DAVISS, RECORDED IN VOLUME 711, PAGE 771, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

BEGINNING AT A ½ INCH IRON ROD FOUND IN OR NEAR THE CENTER OF COUNTY ROAD 185, (UNSPECIFIED WIDTH) MARKING THE NORTHEAST CORNER OF TRACT 1 OF 4 TRACTS, OUT OF A CALLED 17.86 ACRE TRACT DESCRIBED IN A QUIT CLAIM DEED TO PAMELA RICHARDS RECORDED IN VOLUME 1453, PAGE 429 OF THE R.P.R.G.C.T., AND FURTHER DESCRIBED AS SEPARATE TRACTS IN VOLUME 1514, PAGES 655, 661, 667, AND 673 OF THE R.P.R.G.C.T. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE: S 70°04'03" E, ALONG SAID R.O.W. FOR A DISTANCE OF **260.59 FEET** TO A ½ INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 39.17 ACRE TRACT DESCRIBED IN A DEED TO SHAWN MCDONALD, RECORDED IN VOLUME 1302, PAGE 307 OF THE R.P.R.G.C.T. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE: S 20°45'38" E, ALONG THE WEST LINE OF SAID MCDONALD TRACT FOR A DISTANCE OF **3751.03 FEET** TO A CALCULATED ANGLE IN ROCKY CREEK, MARKING THE SOUTHWEST CORNER OF SAID MCDONALD TRACT, BEING AN ANGLE POINT IN THE NORTH LINE OF A CALLED 120.034 ACRE TRACT DESCRIBED IN A DEED TO RENEE J. WENERT, RECORDED IN VOLUME 584, PAGE 7 OF THE R.P.R.G.C.T. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG ROCKY CREEK FOR THE FOLLOWING DEED CALLS, FOR SOUTH LINE OF THE HEREIN DESCRIBED TRACT:

- **S 48°08'22" W**, FOR A DISTANCE OF **212.69 FEET** TO AN ANGLE IN ROCKY CREEK;
- **S 73°13'22" W**, FOR A DISTANCE OF **227.25 FEET** TO AN ANGLE IN ROCKY CREEK AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 20°20'38" W, ALONG THE EAST LINE OF A CALLED 75.67 ACRE TRACT DESCRIBED IN A DEED TO HARRY S. BRANNEN RECORDED IN VOLUME 1343, PAGE 615, OF THE R.P.R.G.C.T. FOR A DISTANCE OF **378.56 FEET** TO A ½ INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 4.408 ACRE TRACT, BEING TRACT 4 OF THE ABOVE MENTIONED RICHARDS TRACTS AND THE MOST SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 69°39'22" E, ALONG SOUTH LINE OF SAID TRACT 4 FOR A DISTANCE OF **224.81 FEET** TO A ½ INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID TRACT 4 AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 20°45'38" W, ALONG THE EAST LINE OF TRACTS 1-4 OF SAID RICHARDS TRACTS FOR A DISTANCE OF **3604.81 FEET** TO THE **POINT OF BEGINNING**, CONTAINING IN ALL 19.58 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN SEPTEMBER OF 2014.

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