

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. 48185C0400 C.

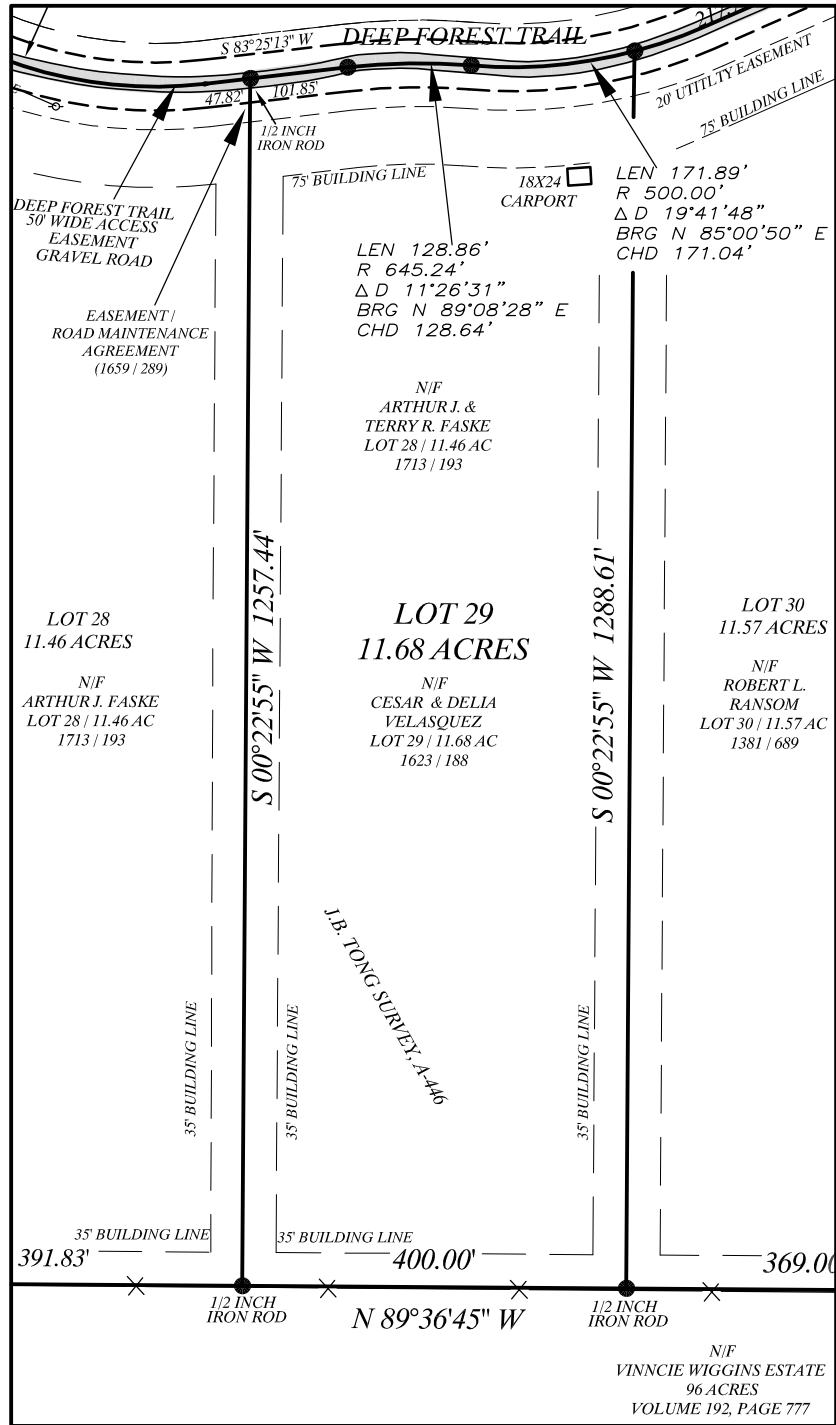
R. H. BONDS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5559

SCALE 1" = 200'



R. H. Bonds

TITLE SURVEY PLAT
LOT 29 / 11.68 ACRES / CANEY CREEK CROSSING



GENERAL NOTES:

BEARINGS SHOWN HEREON ARE HONORING THE PLAT CALLED BEARINGS ON PLAT OF CANEY CREEK CROSSING SUBDIVISION REPLAT RECORDED IN VOLUME 1236, PAGE 40, AND VOLUME 1250, PAGE 70 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.);

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

- EASEMENTS, SET BACK LINES, AND ALL OTHER MATTERS SET FORTH UNDER GENERAL NOTES ON PLAT RECORDED IN VOLUME 1236, PAGE 40, (R.P.R.G.C.T.), (75' & 35' BUILDING LINES AND 20' UTILITY EASEMENT)
- EASEMENT/ ROAD MAINTENANCE AGREEMENT - (DEEP FOREST TRAIL) RMA PROPERTIES, RECORDED IN VOLUME 1659, PAGE 289 OF THE R.P.R.G.C.T. / ALL LOT OWNERS

SELLER	CESAR VELASQUEZ DELIA VELASQUEZ
BUYER	TUONG NQUYEN NGUYEN
TITLE COMPANY	SOUTHLAND TITLE CO.
G.F. No.	NV2101592
DATE	FEBRUARY 25, 2021

- LEGEND**
- UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - UNDERGROUND ELECTRIC LINES
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - CONTROLLING MONUMENT-PROPERTY CORNERS FOUND AND USED TO ESTABLISH BOUNDARY LINES

R.H. BONDS
SURVEYING COMPANY, PLLC

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138 WEST APALONIA AVENUE
P.O. BOX 404
ANDERSON, TEXAS 77830

JOB NUMBER: 21-0030
SCALE: 1 INCH = 200 FEET

SURVEY DATE: FEB 2021
PLAT DATE: 02/25/2021

FINAL SURVEY PLAT

A 11.68 ACRE TRACT N THE J.B. TONG SURVEY, A-446, GRIMES COUNTY, TEXAS, COMMONLY KNOWN AS LOT 29 OF OF CANEY CREEK CROSSING SUBDIVISION, RECORDED IN VOLUME 1236, PAGE 40 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, AND IN A DEED TO CESAR VELASQUEZ AND DELIA VELASQUEZ, RECORDED IN VOLUME 1623, PAGE 188 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS