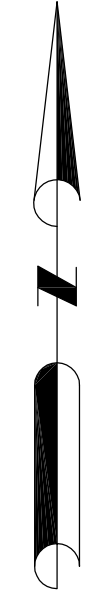


SURVEYOR'S CERTIFICATE:  
I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.

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

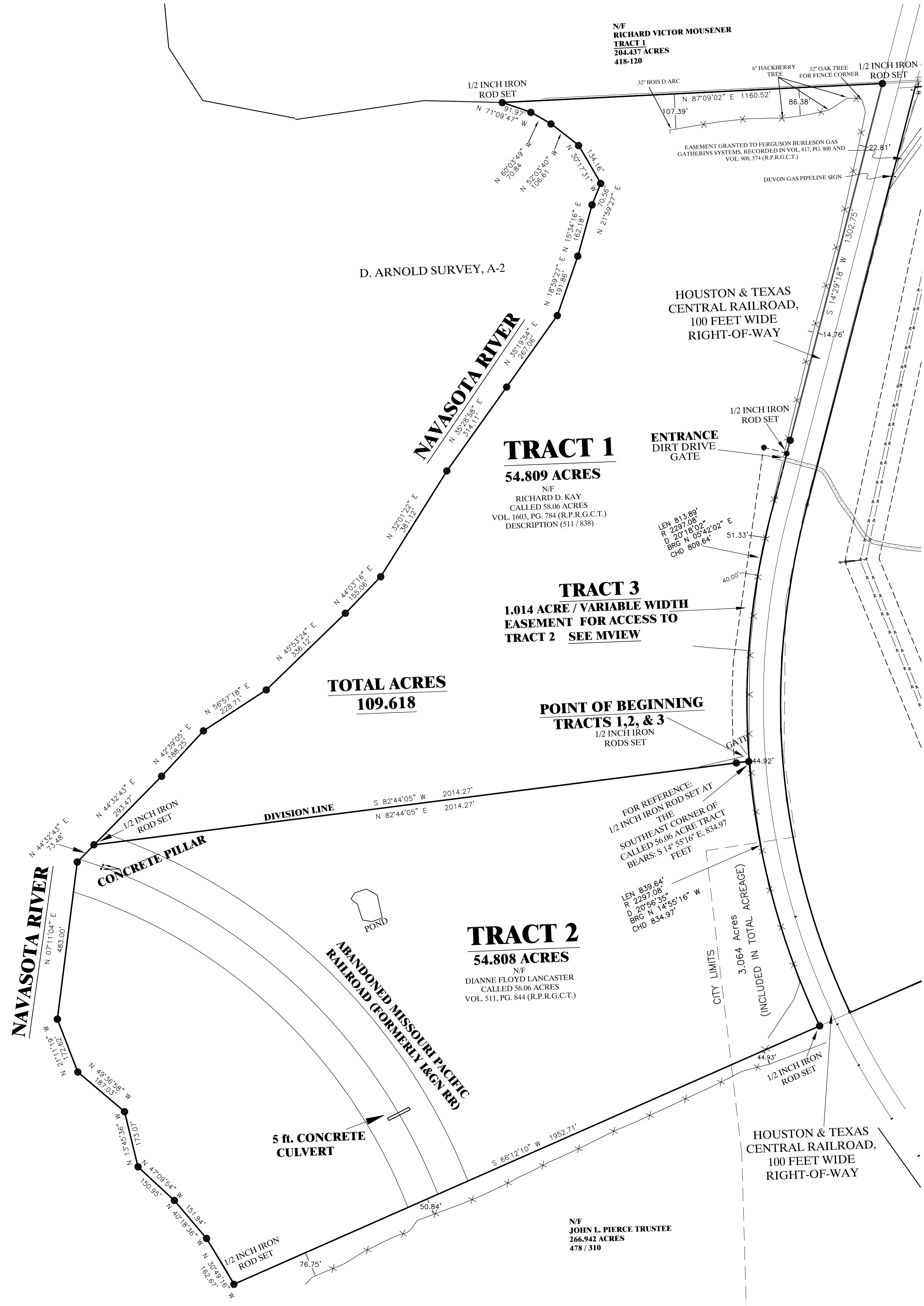
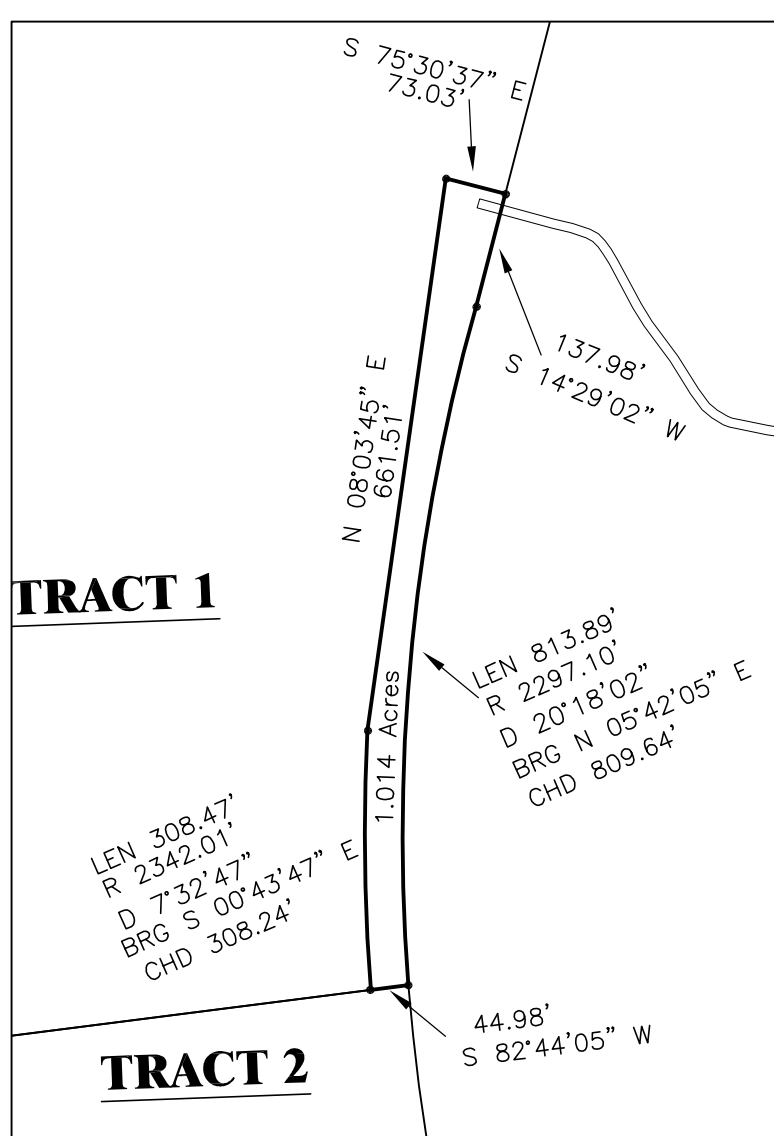


R.H. Bonds



SCALE 1" = 200'

**TRACT 3**  
THROUGH TRACT 1  
EASEMENT FOR ACCESS TO TRACT 2



**TRACT 1**  
54.809 ACRES  
N/F RICHARD D. KAY  
CALLED 58.06 ACRES  
VOL. 1603, PG. 784 (R.P.R.G.C.T.)  
DESCRIPTION (511 / 838)

**TRACT 3**  
1.014 ACRE / VARIABLE WIDTH  
EASEMENT FOR ACCESS TO  
TRACT 2 SEE MVIEW

**TRACT 2**  
54.808 ACRES  
N/F DIANNE FLOYD LANCASTER  
CALLED 56.06 ACRES  
VOL. 511, PG. 844 (R.P.R.G.C.T.)

**TOTAL ACRES**  
109.618

**POINT OF BEGINNING**  
TRACTS 1, 2, & 3  
1/2 INCH IRON  
RODS SET

FOR REFERENCE:  
1/2 INCH IRON ROD SET AT  
THE  
SOUTHEAST CORNER OF  
CALLED 56.06 ACRE TRACT  
BEARS: S 1° 55' 16" E, 834.97  
FEET

LEN 839.64'  
R 2297.06'  
D 2056.95'  
BRG N 14° 55' 16" W  
CHD 834.87'

N/F JOHN L. PIERCE TRUSTEE  
266.942 ACRES  
478 / 310

**GENERAL NOTES:**

BEARINGS SHOWN HEREON ARE HONORING THE DEED CALLED BEARINGS AS DESCRIBED IN THE DEED RECORDED IN VOL. 1603, PG. 784, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THERE MAY BE EASEMENTS OR EXCEPTIONS THAT APPLY TO THIS TRACT THAT THE SURVEYOR IS NOT AWARE OF.

**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

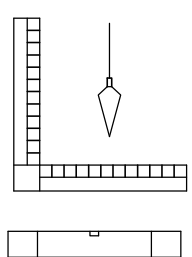
SURVEY DATE: OCT 3, 2017  
PLAT DATE: 10/03/2017

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

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

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

JOB NUMBER: 17-0062  
SCALE: 1 INCH = 200 FEET



**LAND BOUNDARY SURVEY PLAT**  
OF

TRACT 1, A 54.809 ACRE TRACT IN THE D. ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO RICHARD D. KAY AND WIFE VALERIE KAY, RECORDED IN VOLUME 1603, PAGE 784 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.), TRACT 2, A 54.808 ACRE TRACT IN THE D. ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A PARTITION DEED TO DIANNE FLOYD LANCASTER, RECORDED IN VOLUME 511, PAGE 844 OF THE R.P.R.G.C.T. & TRACT 3, A 1.014 ACRE EASEMENT ACROSS AND OUT OF TRACT 1 FOR ACCESS TO TRACT 2, (VARIABLE WIDTH).