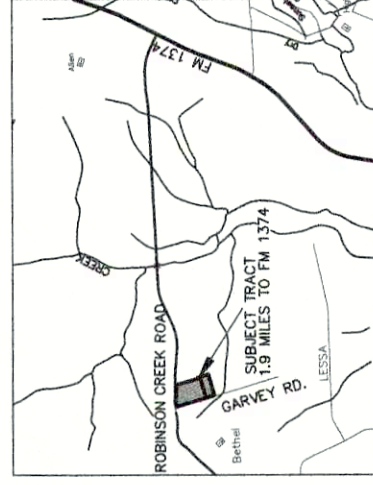


COMPASS SURVEYOR
L. R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS INSTRUMENT DOES NOT VIOLATE ANY RECORDS OF THE PUBLIC RECORDS OF THE STATE OF TEXAS. COMMUNITY PANEL NO. 4847102205 IS EFFECTIVE APRIL, 2011.

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



VICINITY MAP

OWNERS OF
MEYSAM NASRI, SR.
LOT 34-A, 9.21 ACRES

PROPERTY ASSOCIATES SUBDIVISION
RECORDED IN DOCUMENT # 2022-80262
DEED RECORDS OF
WALKER COUNTY, TEXAS

GENERAL NOTES:

THE FOLLOWING EASEMENTS & RESTRICTIONS DO APPLY TO THIS TRACT:

1. ALL SETBACK LINES, EASEMENTS AND RESTRICTIONS NOTED ON THE PLAT RECORDED IN VOLUME 1, PAGE 153 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.

BEARINGS SHOWN HEREON ARE GRID NORTH N+M 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

STATE OF TEXAS

COUNTY OF WALKER

I, KARI A. FRENCH, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED IN MY OFFICE ON THE 10th DAY OF JUNE, 2022, IN VOLUME 1, PAGE 153 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.

KARI A. FRENCH, COUNTY CLERK

BY: Kari A. French DEPUTY

FOR TAX PURPOSES
THIS PLAT COMPLES
WITH SECTION 12.002
OF THE PROPERTY
CODE

LEGEND

- UTILITY FILE
- GPS WIRE ANCHOR
- AERIAL ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- EMBEDDED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE FOUNDATION
- PROPERTY CORNERS FOUND AND USED TO ESTABLISH BOUNDARY LINES

THE STATE OF TEXAS
COUNTY OF WALKER

OWNERS STATEMENT

I, MEYSAM NASRI, SR., OWNER OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP DESIGNATED AS LOT 34-A, OF PROPERTY ASSOCIATES SUBDIVISION ACCORDING TO THE RE-PLAT RECORDED IN DOC. # 2022-80262 OF THE D.R.W.C.T. WALKER COUNTY, TEXAS, DO HEREBY RE-PLAT SAID LOT 34-A, 9.21 ACRES, INTO LOT 34-A-1, 2.987 ACRES & LOT 34-A-2, 6.225 ACRES, IN THE WILLIAM ROBINSON SURVEY, A-43, WALKER COUNTY, TEXAS AND DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF GRIMES COUNTY, BY GRIMES COUNTY, OR WITH ANY CITIZEN, THEREOF, BY INJUNCTION.

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.

2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS, (1 3/4) SQUARE FEET (18 INCH DIAMETER PIPE CULVERT).

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THE PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS OUR HANDS WITH _____, WALKER COUNTY, TEXAS, THIS 24th DAY OF JUNE, 2022.

MEYSAM NASRI, SR. - OWNER

M Nasri

NOTARY PUBLIC ACKNOWLEDGEMENT:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF JUNE, 2022.

BY: Annette C. Olivier

SIGNATURE

NOTARY PUBLIC, STATE OF TEXAS

NOTARY'S NAME: Annette C. Olivier

NOTARY'S COMMISSION EXPIRES: 4-28-2024



ANNETTE CLOWERS OLIVIER
Notary Public, State of Texas
Comm. Expires 04-28-2024
Notary ID 124876036

JUNE 2022

RE-PLAT

LOT 34-A-1, 2.987 ACRES & 34-A-2, 6.225 ACRES

PROPERTY ASSOCIATES SUBDIVISION
AN UNRECORDED SUBDIVISION
WILLIAM ROBINSON SURVEY A-43
WALKER COUNTY, TEXAS

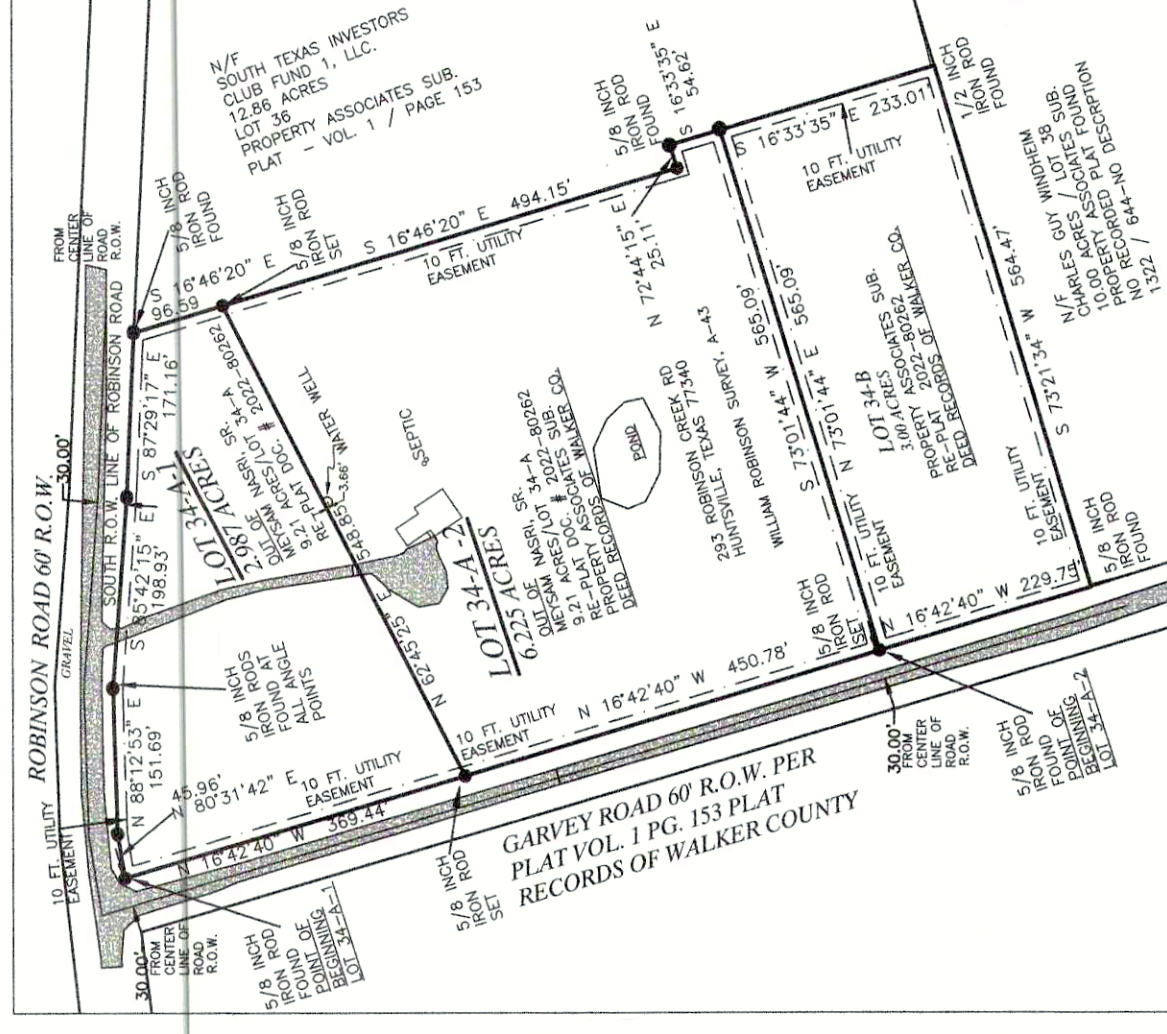
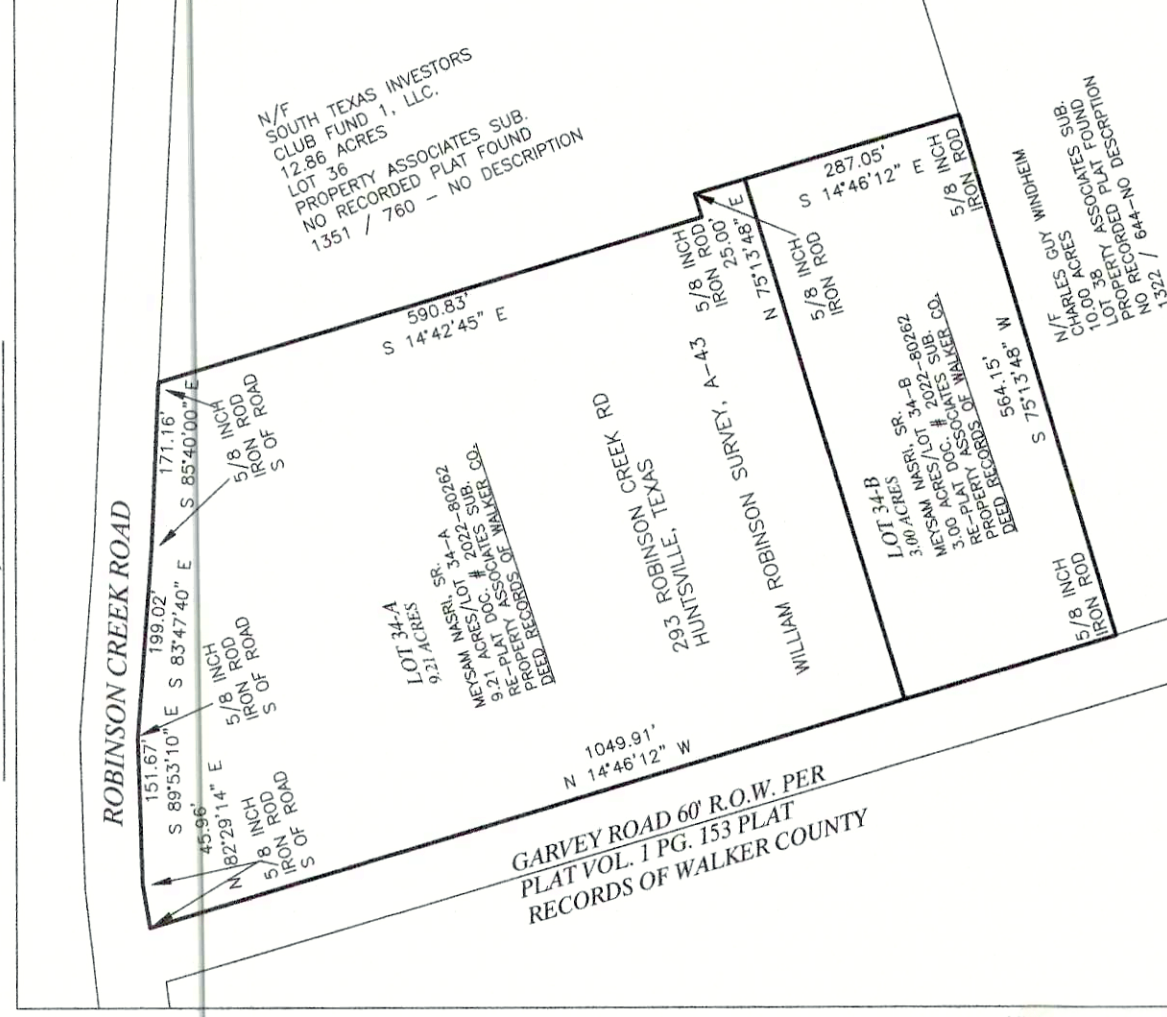
FORMERLY LOT 34-A - 9.21 ACRES
RE-PLAT - 2022-80262 RECORDED IN
PLAT RECORDS OF WALKER CO.

ORIGINAL

LOT 34-A-1, 9.21 ACRES

RE-PLAT

LOT 34-A-1, 2.987 ACRES & 34-A-2, 6.225 ACRES



METES & BOUNDS LOT 34-A-1

LOT 34-A-1
METES AND BOUNDS DESCRIPTION
OF A 2.987 ACRE TRACT, OUT OF
THE UNRECORDED PROPERTY ASSOCIATES SUBDIVISION
IN THE WILLIAM ROBINSON SURVEY, A-43
WALKER COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCELS OF LAND CONTAINING 2.987 ACRES, OUT OF A CALLED 9.21 ACRE TRACT COMMONLY KNOWN AS LOT 34-A, OF THE UNRECORDED PROPERTY ASSOCIATES SUBDIVISION IN THE WILLIAM ROBINSON SURVEY, A-43 WALKER COUNTY, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN DOC. # 2022-80262 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS, AND OWNER STATED AS MEYSAM NASRI, SR. SAID 2.987 ACRES DESIGNATED AS LOT 34-A-1 ON THE RE-PLAT PREPARED ON EVEN DATE HERewith AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 68 INCH IRON ROD FOUND ON THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF ROBINSON CREEK ROAD (60 FT. R.O.W.) AT ITS INTERSECTION WITH THE EAST R.O.W. LINE OF GARVEY ROAD (60 FT. R.O.W.) ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 153, OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS, MARKING THE NORTHWEST CORNER OF SAID PARENT 9.21 ACRE LOT 34-A AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED LOT 34-A-1;

THENCE ALONG THE SOUTH R.O.W. OF SAID ROBINSON ROAD, WITH THE NORTH BOUNDARY OF THE HEREIN DESCRIBED LOT 34-A-1 FOR THE FOLLOWING CALLS:

- N 89°31'42" E, FOR A DISTANCE OF 45.96 FEET TO A 5/8 INCH IRON ROD;
- N 89°31'42" E, FOR A DISTANCE OF 15.69 FEET TO A 5/8 INCH IRON ROD;
- S 89°42'19" E, FOR A DISTANCE OF 198.59 FEET TO A 5/8 INCH IRON ROD;
- S 89°42'19" E, FOR A DISTANCE OF 17.16 FEET TO A 5/8 INCH IRON ROD, MARKING THE NORTHWEST CORNER OF SAID 9.21 ACRE TRACT COMMONLY KNOWN AS LOT 34-A, OF SAID UNRECORDED SUBDIVISION AND DESCRIBED IN A DEED TO SOUTH TEXAS INVESTORS CLUB FUND, L.L.C. RECORDED IN VOLUME 1351, PAGE 780 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS, (D.R.W.C.T.) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE** S 16°29'29" E, ALONG THE WEST LINE OF SAID LOT 34-A, FOR A DISTANCE OF 66.88 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF A 1.00 ACRE TRACT DESIGNATED AS LOT 34-A-2 ON SAID RE-PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE** S 82°46'25" W, ALONG THE COMMON BOUNDARY LINE OF LOT 34-A-1 AND LOT 34-A-2 FOR A DISTANCE OF 548.85 FEET TO A 5/8 INCH IRON ROD SET ON THE EAST R.O.W. LINE OF GARVEY ROAD MARKING THE SOUTHWEST CORNER OF THE DESCRIBED TRACT;
- THENCE** N 16°29'29" W, ALONG THE EAST R.O.W. OF GARVEY ROAD FOR A DISTANCE OF 198.44 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 2.987 ACRES AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JUNE 2022.

BEARINGS REFERENCED HEREIN ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

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

METES & BOUNDS LOT 34-A-2

LOT 34-A-2
METES AND BOUNDS DESCRIPTION
OF A 6.225 ACRE TRACT, OUT OF
THE UNRECORDED PROPERTY ASSOCIATES SUBDIVISION
IN THE WILLIAM ROBINSON SURVEY, A-43
WALKER COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCELS OF LAND CONTAINING 6.225 ACRES, OUT OF A CALLED 9.21 ACRE TRACT COMMONLY KNOWN AS LOT 34-A, OF THE UNRECORDED PROPERTY ASSOCIATES SUBDIVISION IN THE WILLIAM ROBINSON SURVEY, A-43, WALKER COUNTY, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN DOC. # 2022-80262 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS, AND OWNER STATED AS MEYSAM NASRI, SR. SAID 6.225 ACRES DESIGNATED AS LOT 34-A-2 ON THE RE-PLAT PREPARED ON EVEN DATE HERewith AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 68 INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY (R.O.W.) LINE OF GARVEY ROAD (60 FT. R.O.W.) ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 153, OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS, MARKING THE SOUTHWEST CORNER OF SAID 9.21 ACRE LOT 34-A AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED LOT 34-A-2;

THENCE N 82°46'25" E, ALONG THE SOUTH LINE OF SAID LOT 34-A-1 AND THE NORTH LINE OF THE HEREIN DESCRIBED LOT FOR A DISTANCE OF 548.85 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF A 1.00 ACRE TRACT DESIGNATED AS LOT 34-A-1 ON SAID RE-PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 82°46'25" E, ALONG THE SOUTH LINE OF SAID LOT 34-A-1 AND THE NORTH LINE OF THE HEREIN DESCRIBED LOT FOR A DISTANCE OF 548.85 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF A 1.00 ACRE TRACT DESIGNATED AS LOT 34-A-1 ON SAID RE-PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 16°29'29" W, ALONG THE NORTH LINE OF SAID LOT 34-B FOR A DISTANCE OF 66.88 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 6.225 ACRES AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JUNE 2022.

BEARINGS REFERENCED HEREIN ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

- S 16°46'20" E, FOR A DISTANCE OF 494.15 FEET TO A 5/8 INCH IRON ROD;
- N 72°44'19" E, FOR A DISTANCE OF 25.11 FEET TO A 5/8 INCH IRON ROD;
- S 16°33'39" E, FOR A DISTANCE OF 54.82 FEET TO A 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF SAID 6.225 ACRE TRACT COMMONLY KNOWN AS LOT 34-A, OF SAID UNRECORDED SUBDIVISION AND DESCRIBED IN A DEED TO SOUTH TEXAS INVESTORS CLUB FUND, L.L.C. RECORDED IN VOLUME 1351, PAGE 780 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS, (D.R.W.C.T.), MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 72°01'44" W, ALONG THE NORTH LINE OF SAID LOT 34-B FOR A DISTANCE OF 66.88 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 6.225 ACRES AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JUNE 2022.

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

STATE OF TEXAS
COUNTY OF WALKER

THIS IS TO CERTIFY THAT THE COMMISSIONERS COURT OF WALKER COUNTY, TEXAS HAS ON THIS

5th DAY OF July, 2022, APPROVED THIS:

BY: Robert D. Pierce COUNTY JUDGE

BY: Danny Kuykendall COMMISSIONER PRECINCT 1

BY: Ronnie White COMMISSIONER PRECINCT 2

BY: Bill DaLugette COMMISSIONER PRECINCT 3

BY: Jimmy D. Henry COMMISSIONER PRECINCT 4

SURVEYORS ACKNOWLEDGEMENT:

THIS IS TO CERTIFY THAT I, R. H. BONDS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5559, HAVE PLATTED THE ABOVE PROPERTY FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE MARKED WITH IRON RODS 5/8 INCH IN DIAMETER, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

R. H. BONDS
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5559
SURVEYING COMPANY, PLLC
138 WEST ANAHEIM AVENUE
ANDERSON, TEXAS 77803
Phone: 834-811-3800
Fax: 834-811-3800
Email: rhd@rhbonds.com