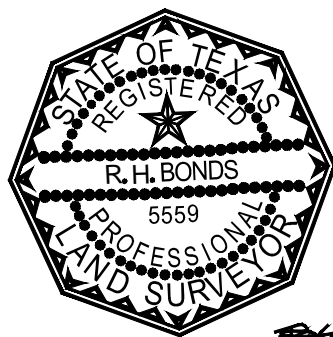
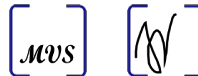


SURVEYOR'S CERTIFICATE:
 I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.

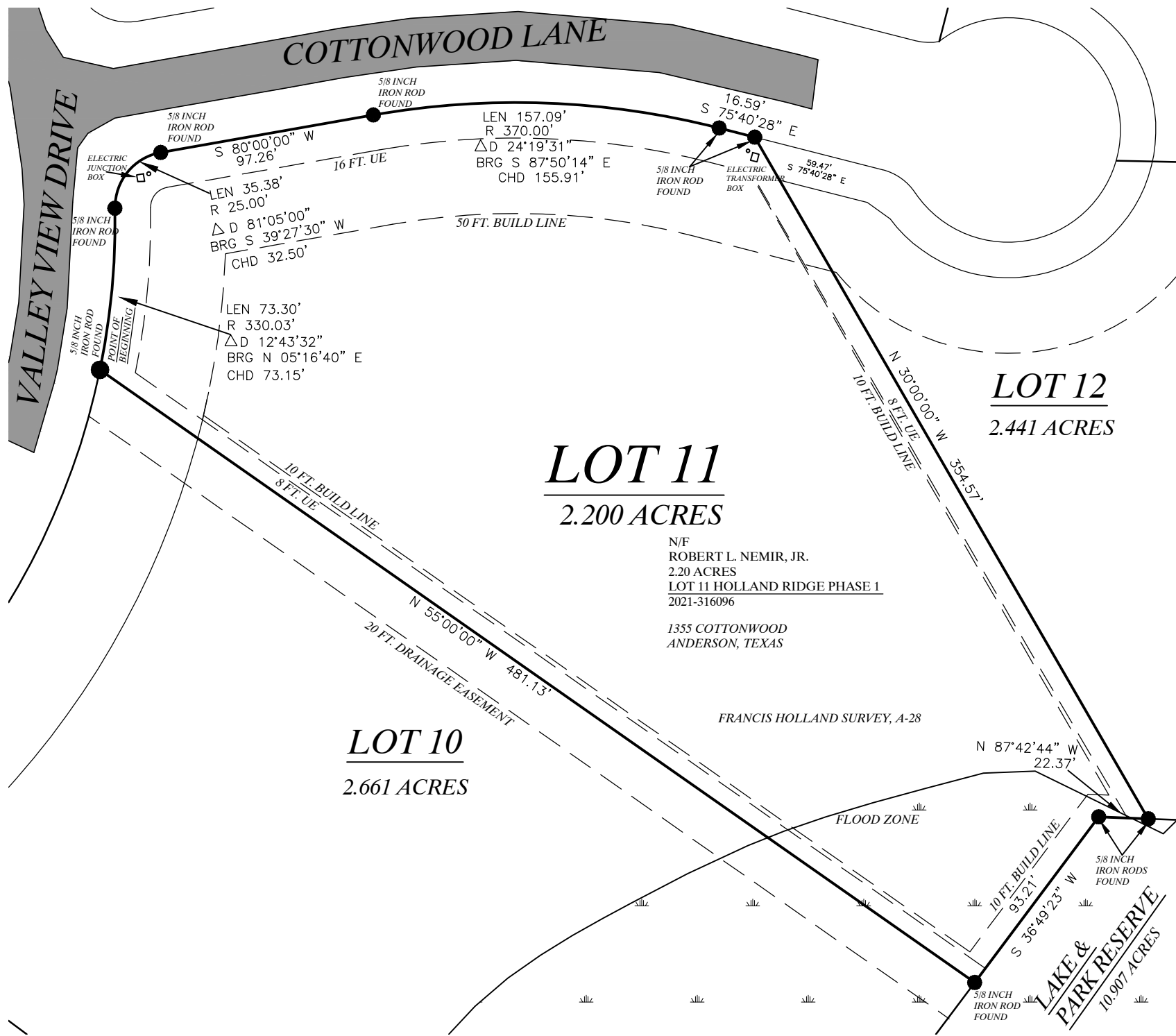
R. H. BONDS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5559



R. H. Bonds



SCALE 1" = 60'



LOT 11
 2.200 ACRES

N/F
 ROBERT L. NEMIR, JR.
 2.20 ACRES
 LOT 11 HOLLAND RIDGE PHASE 1
 2021-316096
 1355 COTTONWOOD
 ANDERSON, TEXAS

LOT 10
 2.661 ACRES

LOT 12
 2.441 ACRES

GENERAL NOTES:

BEARINGS SHOWN HEREON ARE GRID NORTH
 NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

- ALL MATTERS SET FORTH IN RESOLUTIONS AND NOTICE REGARDING COUNTY ROADS RECORDED IN VOLUME 1226, PAGE 205, VOLUME 1226, PAGE 208 AND IN VOLUME 1226, PAGE 213, ALL OF THE R.P.R.G.C.T.
- THERE IS A 10 FT. BUILDING LINE ALONG THE BACK AND SIDES OF ALL LOTS; A 50 FT. BUILD LINE ALONG THE FRONT OF ALL LOTS AND ALONG ALL ROADS, A 8 FT. UTILITY EASEMENT ALONG THE SIDES OF ALL LOTS AND A 16 FT. UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS

LEGEND

- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- BARBED WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE

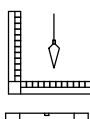
Ⓞ CONTROLLING MONUMENT—
 PROPERTY CORNERS FOUND AND
 USED TO ESTABLISH PROPERTY
 LINES

R.H. BONDS
SURVEYING COMPANY, PLLC

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

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

JOB NUMBER: 22-00718
 SCALE: 1 INCH = 1"=60'
 DRAWN BY: XX



LAND BOUNDARY SURVEY PLAT

OF
 A 2.20 ACRE TRACT, LOT 11, PHASE ONE, OF THE HOLLAND RIDGE SUBDIVISION, AS SHOWN ON A PLAT RECORDED IN VOLUME 1377, PAGE 399 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, AND FURTHER DESCRIBED IN A DEED TO ROBERT L. NEMIR, JR. RECORDED IN DOC. # 2021-316096 OF THE R.P.R.G.C.T.

FEBRUARY 3, 2022

METES AND BOUNDS DESCRIPTION
OF A 2.20 ACRE TRACT
LOT 11, PHASE 1
HOLLAND RIDGE SUBDIVISION
IN THE FRANCIS HOLLAND SURVEY, A-28
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.20 ACRES OF LAND IN THE FRANCIS HOLLAND SURVEY, A-28, GRIMES COUNTY, TEXAS, BEING LOT 11, PHASE 1 OF THE HOLLAND RIDGE SUBDIVISION, AS SHOWN ON A PLAT RECORDED IN VOLUME 1377, PAGE 399 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (R.P.R.G.C.T.), AND AS DESCRIBED IN A DEED TO ROBERT L. NEMIR, JR. RECORDED IN DOC. # 2021-316096 OF THE R.P.R.G.C.T., AND FURTHER DESCRIBED IN BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT 5/8 INCH IRON ROD FOUND ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET IN THE EAST RIGHT OF WAY, (R.O.W.) OF VALLEY VIEW DRIVE MARKING THE NORTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT 11;

THENCE: ALONG THE EAST R.O.W. LINE OF SAID VALLEY VIEW DRIVE AND THE SOUTH R.O.W. LINE OF COTTONWOOD LANE WITH THE WEST AND NORTH BOUNDARY LINES OF THE HEREIN DESCRIBED LOT 11 AS FOLLOWS;

- ALONG THE ARC SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF **12°43'32"** FOR AN ARC DISTANCE OF **73.29 FEET** AND A. TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 32.50 FT. (CHORD BEARS: **N 05°16'31" E, 73.14 FT**);
- WITH ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF **81°05'00"** FOR AN ARC DISTANCE OF **35.38 FEET** TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH R.O.W. LINE OF SAID COTTONWOOD LANE (**CHORD BEARS: N 39°27'23" E, 32.50 FT.**);
- **N 80°00'00" E**, ALONG COTTONWOOD LANE FOR A DISTANCE OF **97.26 FEET** TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FT.;
- ALONG SAID CURVE TO THE RIGHT THROUG A CENTRAL ANGLE OF **24°19'31"** FOR AN ARC DISTANCE OF **157.09 FEET** TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE (CHORD BEARS: **S 87°50'14" E, 155.91 FT.**);
- **S 75°40'32" E**, FOR A DISTANCE OF **16.59 FEET** TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 12 OF SAID SUBDIVISION AND THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 30°00'00" E, ALONG THE SOUTHWEST LINE OF SAID LOT 12 FOR A DISTANCE OF **354.57 FEET** TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A 10.907 ACRE TRACT IN SAID SUBDIVISION SET ASIDE FOR A LAKE AND PARK RESERVE, MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 87°42'44" W, ALONG SAID 10.907 ACRE TRACT FOR A DISTANCE OF **22.37 FEET** TO A 5/8 INCH IRON ROD FOUND;

THENCE: S 36°49'23" W, CONTINUING ALONG SAID 10.907 ACRE TRACT FOR A DISTANCE OF **93.21 FEET** TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 10 AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 55°00'00" W, ALONG THE NORTHEAST LINE OF SAID LOT 10 FOR A DISTANCE OF **481.13 FEET** TO **THE POINT OF BEGINNING** CONTAINING IN ALL **2.20 ACRES** AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN FEBRUARY OF 2022.

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



R.H. Bonds