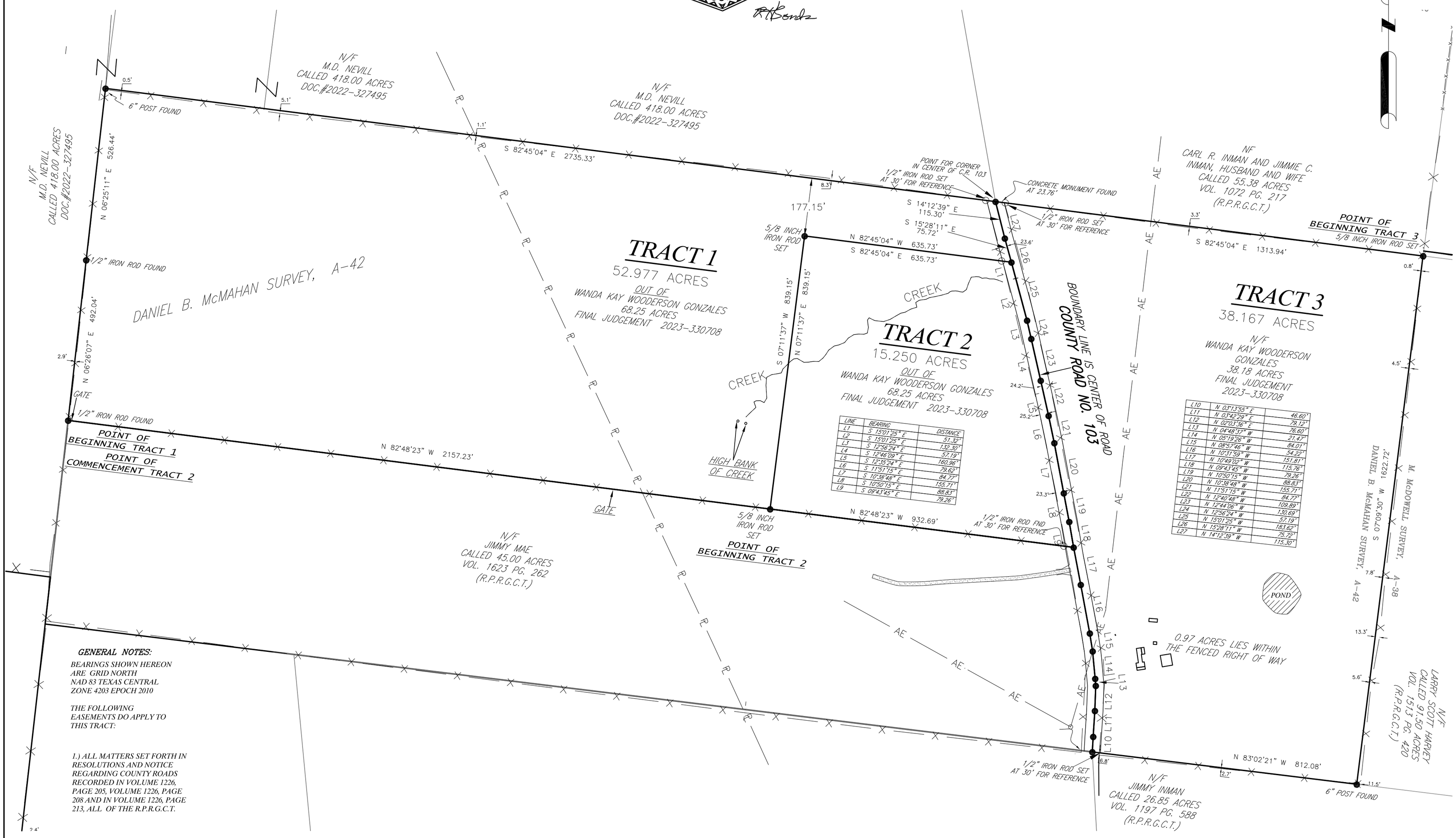
SURVEYOR'S CERTIFICATE:
I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.

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

STATE OF TEXAS REGISTERED R. H. BONDS 5559 PROFESSIONAL LAND SURVEYOR

R.H.Bonds

SCALE 1" = 200'



LINE	BEARING	DISTANCE
L1	S 15°01'25" E	51.39'
L2	S 15°01'25" E	132.30'
L3	S 12°56'24" E	57.19'
L4	S 12°46'00" E	160.96'
L5	S 12°35'24" E	79.62'
L6	S 11°51'15" E	84.77'
L7	S 10°38'48" E	155.71'
L8	S 10°50'15" E	88.83'
L9	S 09°43'45" E	79.26'

LINE	BEARING	DISTANCE
L10	N 03°13'55" E	46.60'
L11	N 03°42'29" E	79.12'
L12	N 02°03'36" E	76.60'
L13	N 04°49'17" W	21.27'
L14	N 05°19'36" W	84.01'
L15	N 08°57'46" W	54.22'
L16	N 10°31'59" W	151.81'
L17	N 10°49'02" W	115.76'
L18	N 09°43'45" W	79.26'
L19	N 10°50'15" W	88.83'
L20	N 10°38'48" W	155.71'
L21	N 11°51'15" W	84.77'
L22	N 12°40'36" W	109.89'
L23	N 12°44'06" W	130.69'
L24	N 12°56'24" W	57.19'
L25	N 15°01'25" W	183.62'
L26	N 15°28'11" W	75.72'
L27	N 14°12'39" W	115.30'

GENERAL NOTES:

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

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

1.) 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.

R.H. BONDS
SURVEYING COMPANY, PLLC

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

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

SURVEY DATE: APRIL 2023
PLAT DATE: 04/04/2023

JOB NUMBER: 23-0044
SCALE: 1" = 200'

BUYER	
SELLER	
TITLE COMPANY	
G.F. No.	
DATE	

PARTION SURVEY PLAT

OF

TRACT 1, 52.977 ACRES, TRACT 2, 15.25 ACRES, & TRACT 3, 38.167 ACRES, ALL IN THE DANIEL B. MC MAHAN SURVEY, A-42, GRIMES COUNTY, TEXAS, - TRACT 1& 2 OUT OF A CALLED 68.25 ACRES TRACT, AND TRACT 3 BEING A 38.167 ACRE TRACT (CALLED 38.18 ACRES) ALL DESCRIBED IN A FINAL JUDGEMENT DEED RECORDED IN DOC.# 2023-330708 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS