

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. 48185C0275 C.

REGISTERED PROFESSIONAL
LAND SURVEYOR R.H.BONDS, 5559



R.H. Bonds

SCALE 1" = 200'



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.
2. EASEMENTS TO CARLOS WATER SUPPLY, RECORDED IN VOLUME 360, PAGE 706 AND IN VOLUME 360, PAGE 707 OF THE R.P.R.G.C.T., (BLANKET);
3. EASEMENTS TO GULF STATES UTILITIES RECORDED IN VOLUME 366, PAGE 205, -(10 FT ALONG ROADS) & VOLUME 369, PAGE 154, (ALONG WEST BOUNDARY);
4. EASEMENT AND RIGHT OF WAY TO BRAZOS ELECTRIC POWER COOPERATIVE RECORDED IN VOLUME 977, PAGE 515 OF THE R.P.R.G.C.T.. (BIG POWER LINE) SHOWN ON PLAT;

THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:

1. EASEMENT TO GULF STATES UTILITIES RECORDED IN VOLUME 483, PAGE 558 OF THE R.P.R.G.C.T., -(SOUTH OF THIS TRACT)

SELLER	RCSC REAL ESTATE
BUYER	
TITLE COMPANY	
G.F. No.	
DATE	

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

<p>R.H. BONDS SURVEYING COMPANY, PLLC</p> <p>Phone: 936-873-2800 Fax: 936-873-2803 Email: rhbonds@embarqmail.com</p> <p>138 WEST APALONIA AVENUE P.O. BOX 404 ANDERSON, TEXAS 77830</p>	<p>SCALE: 1 INCH = 100'</p>	<p>LAND TITLE SURVEY PLAT</p> <p>OF</p> <p>TRACT 1-7.949 ACRES, TRACT 2 - 10.353 ACRES, TRACT 3 - 5.00 ACRES & TRACT 4 - 5.00 ACRES & A 30 FT. WIDE 0.45 ACRE EASEMENT, ALL PARTLY IN THE RUBEN W. SURVEY, A-101 AND PARTLY IN THE BIGGLUM WHITE SURVEY, A-472, GRIMES COUNTY, TEXAS, BEING OUT OF A CALLED 28.303 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RCSC REAL ESTATE HOLDINGS, LLC. RECORDED IN DOC.# 2023-333476 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS</p>
<p>SURVEY DATE: JULY 2023 PLAT DATE: 07/28/2023</p>	<p>JOB NUMBER: 23-0149 DRAWN BY: XX</p>	