

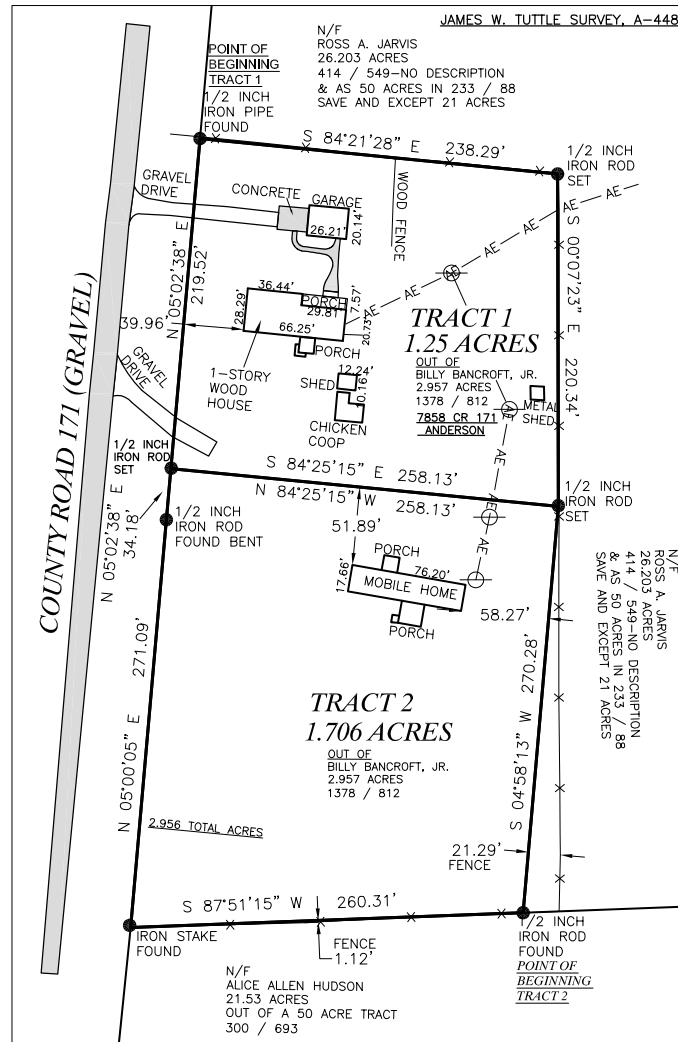
SURVEYOR'S CERTIFICATE:
 I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48185C0250 C.

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



R. H. Bonds

SCALE 1" = 100'



GENERAL NOTES:

BEARINGS SHOWN HEREON ARE HONORING THE DEED CALLED BEARINGS AS DESCRIBED IN THE DEED RECORDED IN VOLUME 1378, PAGE 812, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.)

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

- ALL MATTERS SET FORTH IN RESOLUTION AND NOTICE REGARDING COUNTY ROADS RECORDED IN VOLUME 1226, PAGE 205, VOLUME 1226, PAGE 208 AND IN VOLUME 1226, PAGE 213 OF THE R.P.R.G.C.T.
- RIGHT OF WAY EASEMENT TO CARLOS WATER SUPPLY CORPORATION, RECORDED IN VOLUME 302, PAGE 796 OF THE R.P.R.G.C.T.
- ELECTRIC LINES, METER POLES, AND POWER POLES SHOWN ON A PLAT PREPARED BY MARTIN L. RILEY, JR., R.P.L.S. 4089.

SELLER	BILLY BANCROFT, JR. LINDA R. BANCROFT
BUYER	TAMMY MITCHELL
TITLE COMPANY	GUARANTY TITLE COMPANY
G.F. No.	17-667
DATE	SEPTEMBER 13, 2017

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: SEPT 2017
 PLAT DATE: 09/13/2017

R.H. BONDS
SURVEYING COMPANY, PLLC

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

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

JOB NUMBER: 17-0105
 SCALE: 1 INCH = 100 FEET



LAND TITLE SURVEY PLAT

TRACT 1, A 1.25 ACRE TRACT OF LAND AND TRACT 2, A 1.706 ACRE TRACT OF LAND, BOTH IN THE JAMES W. TUTTLE SURVEY, A-448, OUT OF A CALLED 2.957 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BILLY BANCROFT, JR. AND WIFE LINDA R. BANCROFT, RECORDED IN VOLUME 1378, PAGE 812 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.