

AUGUST 21, 2015

METES AND BOUNDS DESCRIPTION
OF A 0.29 ACRE TRACT,
(12796.50 SQ. FEET) IN THE
D. ARNOLD SURVEY, A-2
CITY OF NAVASOTA
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 0.29 ACRES, 12796.50 SQUARE FEET, OF LAND IN THE CITY OF NAVASOTA, D. ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS, DESCRIBED IN A DEED TO DOROTHY GRUPA, RECORDED IN VOLUME 1512, PAGE 310 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.) BEING THE REMAINDER OF A CALLED 6.07 ACRE TRACT DESCRIBED IN A DEED TO J.C. GUDGER, RECORDED IN VOLUME 152, PAGE 262 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS;

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST RIGHT OF WAY, (R.O.W.) LINE OF STATE HIGHWAY 6 / NORTH LA SALLE STREET, MARKING THE WEST CORNER OF A CALLED 2.49 ACRE TRACT DESCRIBED IN A DEED TO STEWART THOMPSON, TRUSTEE, RECORDED IN VOLUME 451, PAGE 760 OF THE R.P.R.G.C.T. AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 32°52'04" W, ALONG SAID R.O.W. FOR A DISTANCE OF **60.59 FEET** TO A 1/2 INCH SQUARE IRON ROD FOUND, MARKING THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO RONALD CANATELLA, RECORDED IN VOLUME 1045, PAGE 674 OF THE R.P.R.G.C.T. AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE: N 53°58'24" E, ALONG THE SOUTHEAST LINE OF SAID CANATELLA TRACT FOR A DISTANCE OF **205.24 FEET** TO A 3/4 INCH ANGLE IRON FOUND ON THE SOUTHWEST LINE OF A CALLED 2.326 ACRE TRACT DESCRIBED IN A DEED TO THE CHRISTIAN COMMUNITY CENTER, RECORDED IN VOLUME 664, PAGE 70 OF THE R.P.R.G.C.T., MARKING THE EAST CORNER OF SAID CANATELLA TRACT AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 37°14'13" E, ALONG THE SOUTHWEST LINE OF SAID COMMUNITY CENTER TRACT, AT 13.3 FEET PASS A 3/8 INCH IRON ROD FOUND MARKING THE MOST WESTERLY NORTHWEST CORNER OF THE ABOVE MENTIONED THOMPSON TRACT, CONTINUING FOR A **TOTAL DISTANCE OF 62.80 FEET** TO A 3/8 INCH IRON ROD FOUND AT AN INTERIOR CORNER OF SAID THOMPSON TRACT, MARKING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 54°36'00" W, ALONG THE MOST SOUTHERLY, NORTHWEST LINE OF SAID THOMPSON TRACT FOR A DISTANCE OF **209.92 FEET** TO **THE POINT OF BEGINNING**, CONTAINING IN ALL 0.29 ACRES AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN AUGUST OF 2015.

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



R.H. Bonds

SURVEYORS 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.

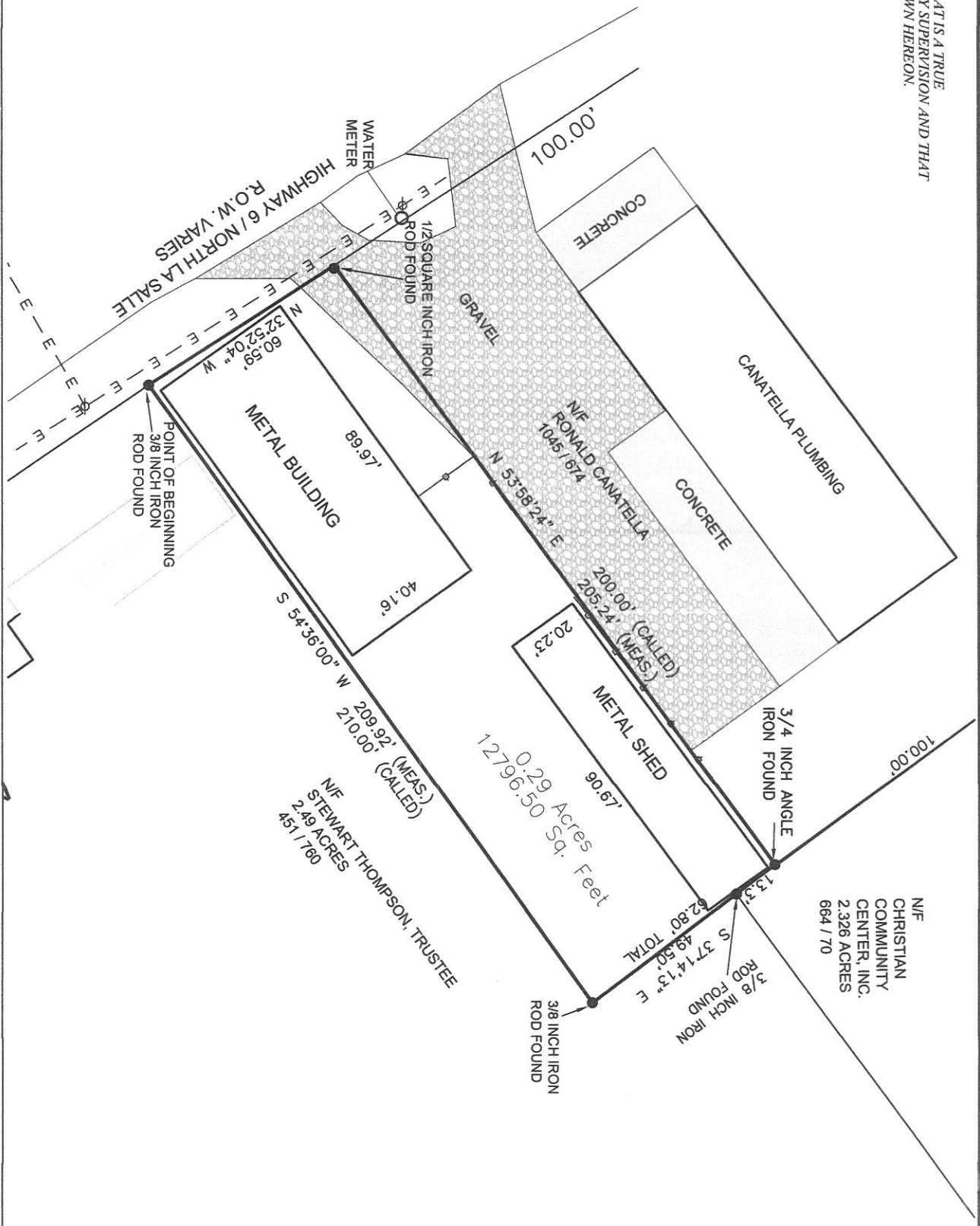
R. H. BONDS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5559



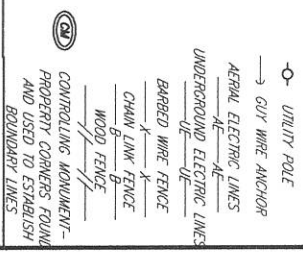
R. H. Bonds

GENERAL NOTES:
 BEARINGS SHOWN HEREON ARE HONORING THE DEED CALLED BEARINGS AS DESCRIBED IN THE DEED RECORDED IN VOLUME 451, PAGE 760, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS
 THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

SELLER	DOROTHY GRUFA
BUYER	
TITLE COMPANY	
G.F. No.	
DATE	



SCALE 1" = 40'



LAND TITLE SURVEY PLAT

A 0.29 ACRE TRACT OF LAND, (12796.50 SQ. FT.) IN THE CITY OF NAVASOTA, THE D. ARNOLD SURVEY, A-2, GRIMES COUNTY, TEXAS, DESCRIBED IN A DEED TO DOROTHY GRUFA, RECORDED IN VOLUME 1512, PAGE 310 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 607 ACRE TRACT DESCRIBED IN A DEED TO J.C. GUDGER, RECORDED IN VOLUME 152, PAGE 262 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS.

R. H. BONDS
 SURVEYING COMPANY, PLLC

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

PLAT DATE: 08/21/2015
 SURVEY DATE: AUG. 2015

JOB NUMBER: 15-0077
 SCALE: 1 INCH = 40'
 DRAWN BY: XX

