

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

GENERAL NOTES:
BEARING SLOTH HIRON AND
HANDING THE POINT CALLED
RECORDED AS DESCRIBED IN THE
RECORDS OF THE PUBLIC RECORDS OF
GRIMES COUNTY, TEXAS.
(P.A.C.T.)

SURVEYOR	R. H. BONDS
CLIENT	ESTATE OF GEORGE CAIR
DATE	10/17/2015
TITLE	GRIMES COUNTY, TEXAS
COMPANY	GRIMES COUNTY, TEXAS
G.A. No.	15401

R. H. BONDS SURVEYING COMPANY, PLLC

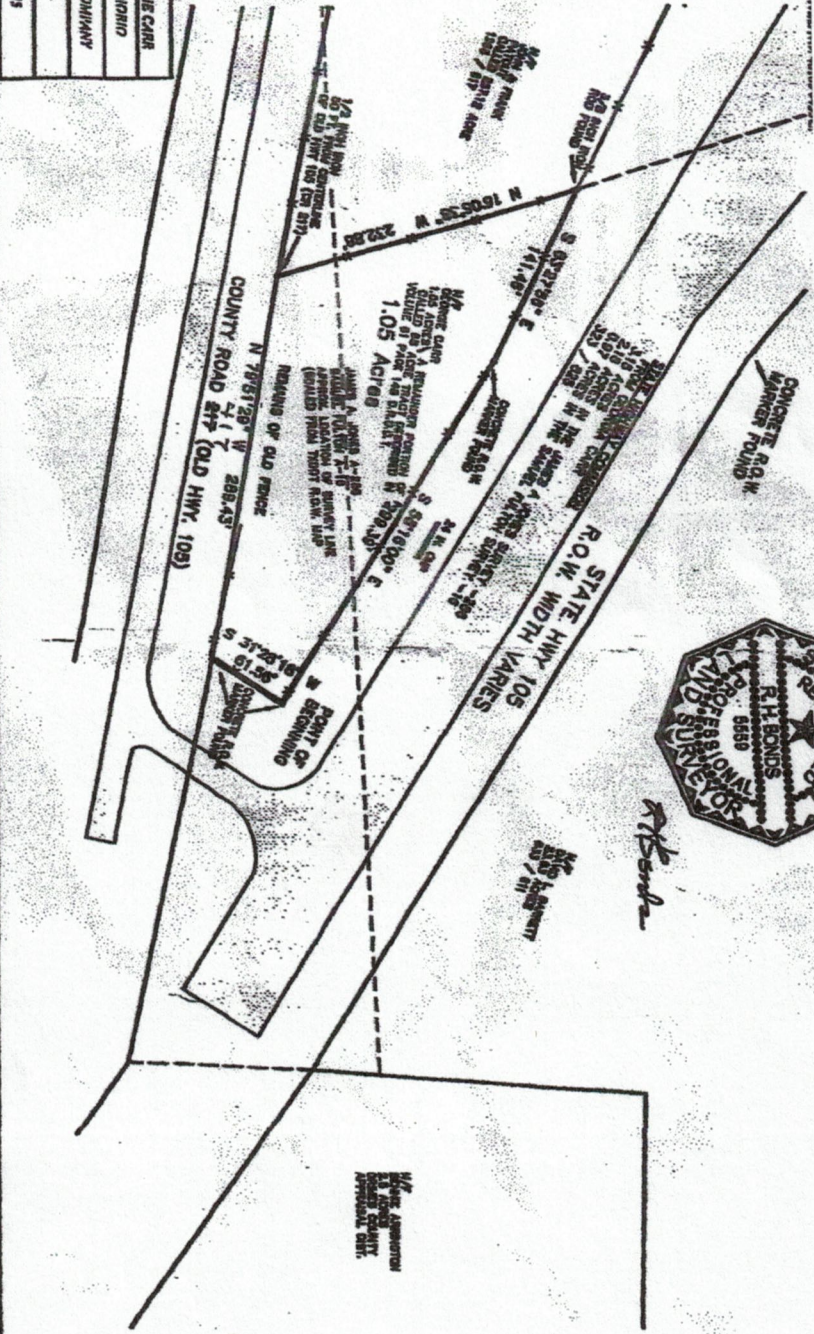
Phone: 936-873-4436
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130 WEST GAYLARD AVENUE
ANDERSON, TEXAS 77830



LAND TITLE SURVEY PLAT
A 1.05 ACRE TRACT OF LAND IN THE JAMES A. JONES SURVEY, A-3M, AND THE SAMUEL FULTON SURVEY, A-16, GRIMES COUNTY, TEXAS, BEING A REMAINDER PORTION OF THE TRACT OF LAND DESCRIBED IN A DEED TO G.W.L. CAIR RECORDED IN VOLUME 61, PAGE 148 THE DEED RECORDS OF GRIMES COUNTY, TEXAS.

LEGEND
--- CHAIN LINE
--- OLD FENCE
--- NEW FENCE
--- ROAD AND FENCE
--- BOUNDARY LINE
--- CORNER MARKER
--- PROPERTY CORNER
--- SURVEYOR'S SIGNATURE
--- DATE OF SURVEY



Carol A. Turner

SEPTEMBER 19, 2019

METES AND BOUNDS DESCRIPTION
OF A 1.05 ACRE TRACT IN THE
JAMES A. JONES SURVEY, A-286 AND
THE SAMUEL FULTON SURVEY, A-16
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.05 ACRES IN THE JAMES A. JONES SURVEY, A-286, AND THE SAMUEL FULTON SURVEY, A-16, GRIMES COUNTY, TEXAS, BEING A REMAINDER PORTION OF THE TRACT OF LAND DESCRIBED IN A DEED TO G.W.L. CARR RECORDED IN VOLUME 61, PAGE 148 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, (D.R.G.C.T.).

BEGINNING AT A CONCRETE RIGHT OF WAY, (R.O.W.) MARKER FOUND ON THE SOUTHWEST R.O.W. LINE OF STATE HIGHWAY NUMBER 105 (SH 105) MARKING AN INTERIOR ANGLE OF A CALLED 3.15 ACRE TRACT DESCRIBED IN A DEED TO THE STATE HIGHWAY COMMISSION RECORDED IN VOLUME 323, PAGE 825 OF THE D.R.G.C.T. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 31°28'18" W, ALONG A WEST LINE OF SAID SH 105 R.O.W. FOR A DISTANCE OF **61.56 FEET** TO A CONCRETE MARKER FOUND ON THE NORTH R.O.W. LINE OF COUNTY ROAD 217, MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 3.15 ACRE STATE TRACT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 79°51'29" W, ALONG THE NORTH LINE OF SAID COUNTY ROAD 217 FOR A DISTANCE OF **289.43 FEET** TO A ½ INCH IRON ROD SET 50 FEET FROM THE CENTER OF SAID ROAD MARKING THE SOUTHEAST CORNER OF A CALLED 257.12 ACRE TRACT DESCRIBED IN A DEED TO JOHN AND FRANK PATOUT RECORDED IN VOLUME 1265, PAGE 617 OF THE R.P.R.G.C.T. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 16°06'16" W, ALONG THE FENCED EAST LINE OF SAID PATOUT TRACT AT 1.59 FEET PASS A CROSS TIE FENCE CORNER POST, CONTINUING FOR A TOTAL DISTANCE OF **231.29 FEET** TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST R.O.W. LINE OF SH 105 MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 63°27'56" E, ALONG SAID 105 R.O.W. FOR A DISTANCE OF **141.46 FEET** TO A CONCRETE R.O.W. MARKER FOUND MARKING AN ANGLE POINT IN SAID R.O.W. AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE: S 58°16'00" E, (BASIS OF BEARINGS TAKEN FROM TXDOT R.O.W. MAP) CONTINUING ALONG SAID SOUTHWEST R.O.W. LINE FOR A DISTANCE OF **299.39 FEET** TO THE **POINT OF BEGINNING**, CONTAINING IN ALL **1.05 ACRES** OF LAND AS SURVEY ON THE GROUND UNDER MY SUPERVISION IN SEPTEMBER OF 2019.

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

