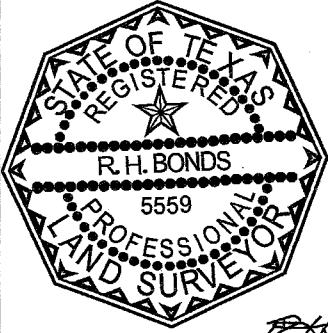
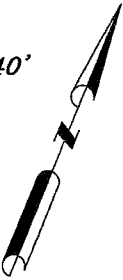


SURVEYOR'S CERTIFICATE:
I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE
REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT
THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT
DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M.
MAPS, COMMUNITY PANEL NO. 48185C0375 C.

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

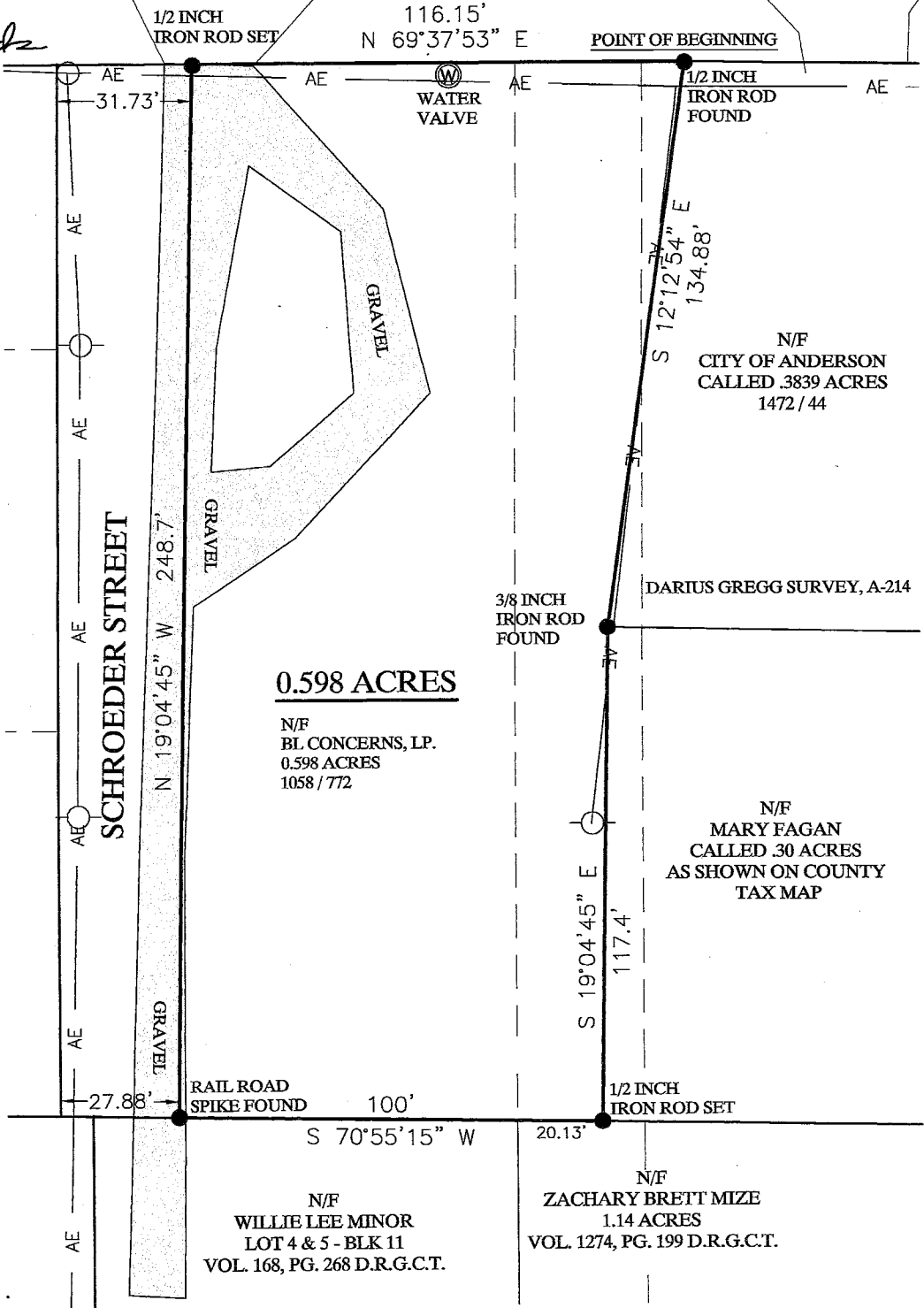


SCALE 1" = 40'



APALONIA AVENUE FARM TO MARKET 1774
PAVEMENT 80 FT. R.O.W.

R.H. Bonds



0.598 ACRES

N/F
BL CONCERNS, LP.
0.598 ACRES
1058 / 772

N/F
CITY OF ANDERSON
CALLED .3839 ACRES
1472 / 44

DARIUS GREGG SURVEY, A-214

N/F
MARY FAGAN
CALLED .30 ACRES
AS SHOWN ON COUNTY
TAX MAP

N/F
ZACHARY BRETT MIZE
1.14 ACRES
VOL. 1274, PG. 199 D.R.G.C.T.

N/F
WILLIE LEE MINOR
LOT 4 & 5 - BLK 11
VOL. 168, PG. 268 D.R.G.C.T.

GENERAL NOTES:

BEARINGS SHOWN HEREON ARE HONORING THE DEED
CALLED BEARINGS AS DESCRIBED IN THE PLAT RECORDED
IN VOLUME 1058, PAGE 772, OF THE REAL PROPERTY
RECORDS OF GRIMES COUNTY, TEXAS

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

- 1.) RIGHT OF WAY EASEMENT GRANTED TO
THE TOWN OF ANDERSON FOR THE
PURPOSE OF SANITARY SEWER LINES
DESCRIBED IN VOL. 903, PG. 815
R.P.R.G.C.T.

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

R.H. BONDS
SURVEYING COMPANY, PLLC

Phone: 936-873-2800
Fax: 936-873-2803

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

JOB NUMBER 19-0093
SCALE 1" = 40 FEET



LAND TITLE SURVEY PLAT
OF

A 0.598 ACRE TRACT OF LAND IN THE DARIUS GREGG
SURVEY, A-21, TOWN OF ANDERSON, GRIMES COUNTY,
TEXAS, AS DESCRIBED IN THE DEED TO BL CONCERNS,
LP, RECORDED IN VOLUME 1058, PAGE 772, OF THE
REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

SURVEY DATE: JUNE 2019
PLAT DATE: 06/27/2019

JUNE 27, 2019

METES AND BOUNDS DESCRIPTION
OF A 0.598 ACRE TRACT
DARIUS GREGG SURVEY A-21
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.598 ACRES IN THE DARIUS GREGG SURVEY A-21, GRIMES COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED TO BL CONCERNS, LP. RECORDED IN VOLUME 1058, PAGE 772 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (R.P.R.G.C.T.). SAID 0.598 ACRES FURTHER DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A ½ IRON ROD FOUND ON THE SOUTH LINE OF FARM TO MARKET 1174, (80 FT. RIGHT OF WAY, (R.O.W.), ALSO KNOWN AS APALONIA AVENUE, MARKING THE NORTHWEST CORNER OF A CALLED 0.3839 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF ANDERSON, RECORDED IN VOLUME 1472, PAGE 44 OF THE R.P.R.G.C.T. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 12°12'47" E, ALONG THE WEST LINE OF SAID 0.3839 ACRE TRACT FOR A DISTANCE OF **134.88 FEET** TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.3839 ACRE TRACT, THE NORTHWEST CORNER OF A CALLED 0.30 ACRE TRACT OF LAND THE INTEREST OF WHICH IS VESTED IN MARY FAGAN ACCORDING TO THE GRIMES COUNTY APPRAISAL DISTRICT, AND MARKING AN INTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

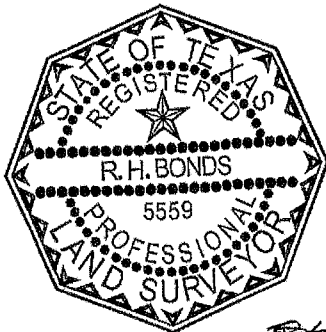
THENCE: S 19°04'45" E, ALONG THE WEST LINE OF SAID FAGAN TRACT FOR A DISTANCE OF **117.40 FEET** TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF A CALLED 1.14 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ZACHARY BRETT MIZE, RECORDED IN VOLUME 1274, PAGE 199 OF THE R.P.R.G.C.T. MARKING THE SOUTHWEST CORNER OF SAID FAGAN TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 70°55'15" W, ALONG THE NORTH LINE OF SAID MIZE TRACT, AT 20.0 FEET PASS THE NORTHEAST CORNER OF LOT 4 & 5, BLK 11 IN THE TOWN OF ANDERSON, DESCRIBED IN A DEED TO WILLIE LEE MINOR, RECORDED IN VOLUME 168, PAGE 268 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS, CONTINUING FOR A **TOTAL DISTANCE OF 100.00 FEET** TO A RAIL ROAD SPIKE FOUND IN A GRAVEL ROAD, ON THE EAST LINE OF SCHROEDER STREET, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 19°04'45" W, ALONG THE EAST LINE OF SCHROEDER STREET WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF **248.70 FEET** TO A ½ INCH IRON ROD SET ON THE SOUTH R.O.W LINE OF FM 1774, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 69°37'55" E, FOR A DISTANCE OF **116.15 FEET** TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.598 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JUNE OF 2019,

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



R.H. Bonds