

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. 48185C0475 C.

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



*R. H. Bonds*

GENERAL NOTES:

BEARINGS SHOWN HEREON  
ARE GRID NORTH  
NAD 83 TEXAS CENTRAL  
ZONE 4203 EPOCH 2010

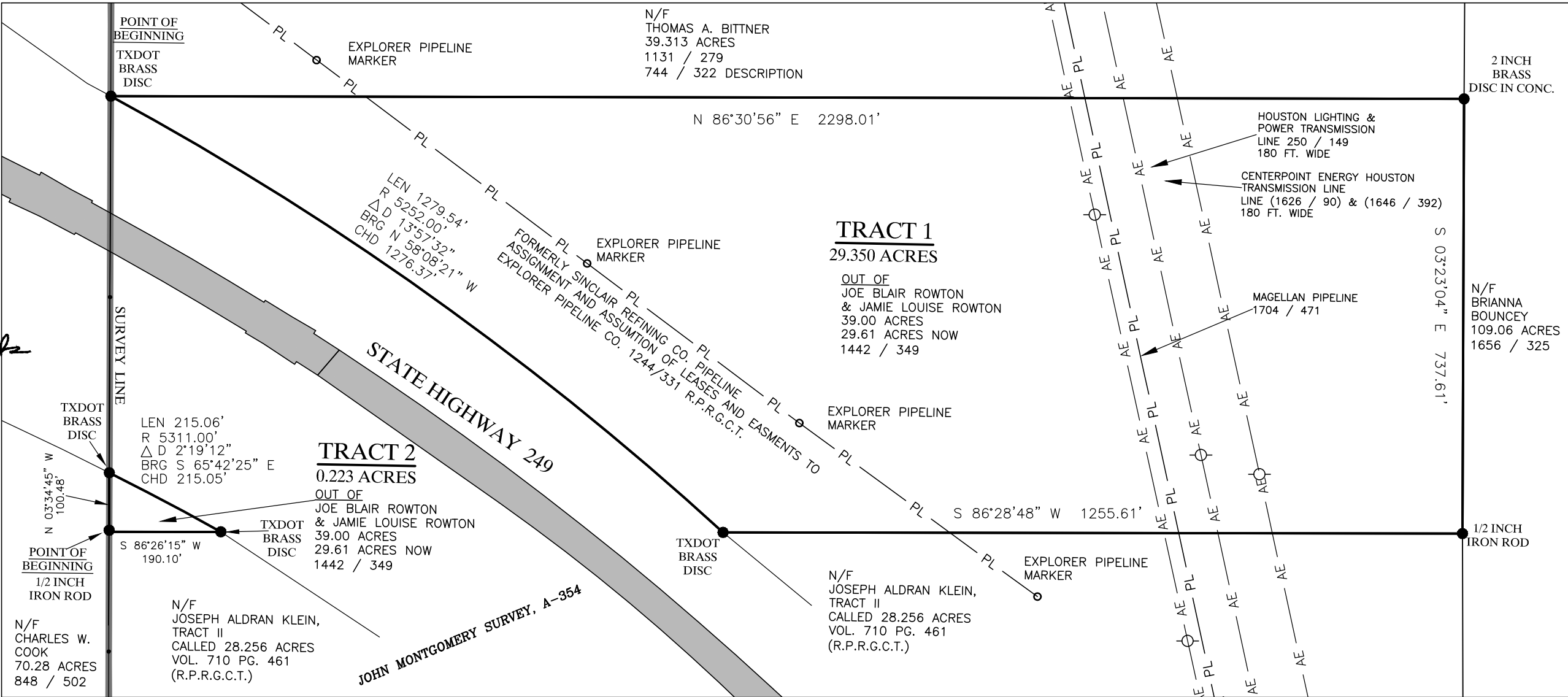
THE FOLLOWING  
EASEMENTS DO APPLY TO  
THIS TRACT:

- EASEMENT TO SINCLAIR REFINING COMPANY RECORDED IN VOLUME 182, PAGE 396 & IN VOLUME 187, PAGE 50 BOTH OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS (D.R.G.C.T.) (BLANKET- NO DESCRIPTIONS)
- EASEMENT TO HOUSTON LIGHTING AND POWER COMPANY / TRANSMISSION LINE - 180 FT. WIDE - RECORDED IN VOLUME 250, PAGE 149 OF THE R.P.R.G.C.T. - SHOWN ON PLAT;
- EASEMENT TO GULF STATES UTILITIES & NAVASOTA TELEPHONE CO. RECORDED IN VOLUME 275, PAGE 557 OF THE R.P.R.G.C.T. BLANKET - NO DESCRIPTION;
- EASEMENT TO GULF STATES UTILITIES CO. RECORDED IN VOLUME 454 PAGE 320 OF THE R.P.R.G.C.T. ( BLANKET NO DESCRIPTION)
- EASEMENT TO CENTER POINT ENERGY OF HOUSTON ELECTRIC, LLC. RECORDED IN VOLUME 1626, PAGE 90 & IN VOLUME 1646, PAGE 392 - TRANSMISSION LINE 180' WIDE - SHOWN ON PLAT
- EASEMENT TO MAGELLAN PIPELINE COMPANY RECORDED IN VOLUME 1704, PAGE 471 OF THE R.P.R.G.C.T. (MAP & SHOWN ON PLAT)
- EASEMENT TO ENTERGY TEXAS, INC. RECORDED IN DOC.# 318638 OF THE R.P.R.G.C.T. (BLANKET NO DESCRIPTION)
- ASSIGNMENT AND ASSUMPTION OF LEASES AGREEMENT BETWEEN CITGO AND EXPLORER PIPELINE COMPANY VOLUME 1244, PAGE 331 R.P.R.G.C.T.

THE FOLLOWING EASEMENT DOES NOT APPLY TO THIS TRACT:

- EASEMENTS FROM CONLEY AND COOK TO JOE BLAIR ROWTON RECORDED IN VOLUME 1492, PAGE 412 AND IN VOLUME 1546, PAGE 411 OF THE R.P.R.G.C.T. (NO LONGER CAN ACCESS TRACT S 1 & 2)

SCALE 1" = 200'



LEGEND

- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- CONTROLLING MONUMENT-  
PROPERTY CORNERS  
FOUND AND USED TO  
ESTABLISH BOUNDARY  
LINES

PLAT DATE: 07/26/2023

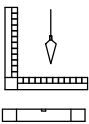
SURVEY DATE: JULY 2023

R.H. BONDS  
SURVEYING COMPANY, PLLC

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

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

JOB NUMBER: 23-0139  
SCALE: 1 INCH = 200 FEET



|                  |                               |
|------------------|-------------------------------|
| BUYER            | CAMERON CUNNEEN<br>OR ASSIGNS |
| TITLE<br>COMPANY | FIRST NATIONAL TITLE          |
| G.F. NO.         | NV2302476                     |
| DATE             | JULY 26, 2023                 |

LAND TITLE SURVEY PLAT

OF  
TRACT 1, A 29.380 ACRE TRACT & TRACT 2, A 0.223 ACRE TRACT IN THE JOHN MONTGOMERY SURVEY, A-354, BOTH BEING OUT OF THE REMAINDER OF A CALLED 39.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOE BLAIR ROWTON & JAMIE LOUIS ROWTON RECORDED IN VOLUME 1442, PAGE 349 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

JULY 26, 2023

**TRACT 2**  
**METES AND BOUNDS DESCRIPTION**  
**OF A 0.223 ACRE TRACT**  
**JOHN MONTGOMERY SURVEY, A-354**  
**GRIMES COUNTY, TEXAS**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.223 ACRES IN THE JOHN MONTGOMERY SURVEY, A-354, GRIMES COUNTY, TEXAS, DESIGNATED AS TRACT 2 OF 2 ON THE PLAT PREPARED TO ACCOMPANY THIS LEGAL DESCRIPTION, BOTH BEING PART OF THE REMAINDER OF A CALLED 39.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOE BLAIR ROWTON & JAMIE LOUISE ROWTON RECORDED IN VOLUME 1442, PAGE 349 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.) SAID TRACT 1 FURTHER DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT, A ½ INCH IRON ROD FOUND ON OR NEAR THE COMMON LINE BETWEEN THE ISAAC PIERSON SURVEY A-381, AND THE JOHN MONTGOMERY SURVEY A- 354 AND THE EAST LINE OF A CALLED 70.28 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES W. COOK, RECORDED IN VOLUME 848, PAGE 502 OF THE R.P.R.G.C.T., MARKING THE NORTHWEST CORNER OF A CALLED 39.313 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSEPH ALDRAN KLEIN RECORDED IN VOLUME 710, PAGE 461 OF THE R.P.R.G.C.T., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 2;

**THENCE: N 03°34'45" W**, ALONG THE EAST LINE OF SAID COOK TRACT FOR A DISTANCE OF **100.48 FEET** TO A TXDOT 2 INCH BRASS DISC R.O.W. MARKER FOUND ON THE SOUTHWEST R.O.W. LINE OF STATE HIGHWAY 249, MARKING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5311.00 FT. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE:** ALONG THE ARC CURVE IN SAID STATE HWY 249 R.O.W., THROUGH A CENTRAL ANGLE **2°19'12"** FOR AN ARC DISTANCE OF **215.06 FEET** TO A TXDOT 2 INCH BRASS DISC FOUND ON MARKING A NORTHEAST CORNER OF THE ABOVE-MENTIONED KLEIN TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT (CHORD BEARS: **S 65°42'25" E, 215.05 FEET**);

**THENCE: S 86°26'15" W**, ALONG THE NORTH LINE OF SAID KLEIN TRACT FOR A DISTANCE OF **190.10 FEET** TO **THE POINT OF BEGINNING** CONTAINING IN ALL **0.223 ACRES** AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JULY OF 2023.

BEARINGS REFERENCED HEREIN ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

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



*R.H. Bonds*

JULY 26, 2023

**TRACT 1**  
**METES AND BOUNDS DESCRIPTION**  
**OF A 29.350 ACRE TRACT**  
**JOHN MONTGOMERY SURVEY, A-354**  
**GRIMES COUNTY, TEXAS**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.350 ACRES IN THE JOHN MONTGOMERY SURVEY, A-354, GRIMES COUNTY, TEXAS, DESIGNATED AS TRACT 1 OF 2, ON THE PLAT PREPARED TO ACCOMPANY THIS LEGAL DESCRIPTION, BOTH BEING REMAINDER PARTS OF THE CALLED 39.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOE BLAIR ROWTON & JAMIE LOUISE ROWTON RECORDED IN VOLUME 1442, PAGE 349 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.) SAID TRACT 1 FURTHER DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A TXDOT 2 INCH BRASS DISC R.O.W. MARKER FOUND ON THE NORTHEAST R.O.W. LINE OF STATE HIGHWAY 249, MARKING THE SOUTHWEST CORNER A CALLED 39.313 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THOMAS A. BITTNER RECORDED IN VOLUME 744, PAGE 322 OF THE R.P.R.G.C.T., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 1;

**THENCE: N 86°30'56" E**, ALONG THE SOUTH LINE OF SAID BITTNER TRACT FOR A DISTANCE OF **2298.01 FEET** TO A BRASS DISC IN CONCRETE FOUND ON THE WEST LINE OF A CALLED 109.06 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRIANNA BOUNCEY RECORDED IN VOLUME 1656, PAGE 325 OF THE R.P.R.G.C.T. MARKING THE SOUTHEAST CORNER OF BITTNER TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE: S 03°23'04" E**, ALONG THE WEST LINE OF SAID BOUNCEY TRACT FOR A DISTANCE OF **737.61 FEET** TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CALLED 28.256 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSEPH KLEIN RECORDED IN VOLUME 710, PAGE 461 OF THE R.P.R.G.C.T. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE: S 86°28'48" W**, ALONG THE NORTH LINE OF SAID KLEIN TRACT FOR A DISTANCE OF **1255.61 FEET** TO A TO A TXDOT 2 INCH BRASS DISC R.O.W. MARKER FOUND ON THE NORTHEAST R.O.W. OF THE ABOVE-MENTIONED STATE HWY 249, MARKING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5252.00 FEET, THE NORTHWEST CORNER OF A REMAINDER PORTION OF SAID KLEIN TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE:** ALONG ARC OF SAID CURVE IN THE NORTHEAST R.O.W. OF SAID STATE HWY 249, THROUGH A CENTRAL ANGLE OF 13°57'32" FOR AN ARC DISTANCE OF 1279.54 FEET TO **THE POINT OF BEGINNING (CHORD BEARS: N 58°08'21" W, 1276.37 FEET)** CONTAINING IN ALL **29.350 ACRES** AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN JULY OF 2023.

BEARINGS REFERENCED HEREIN ARE GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

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

