

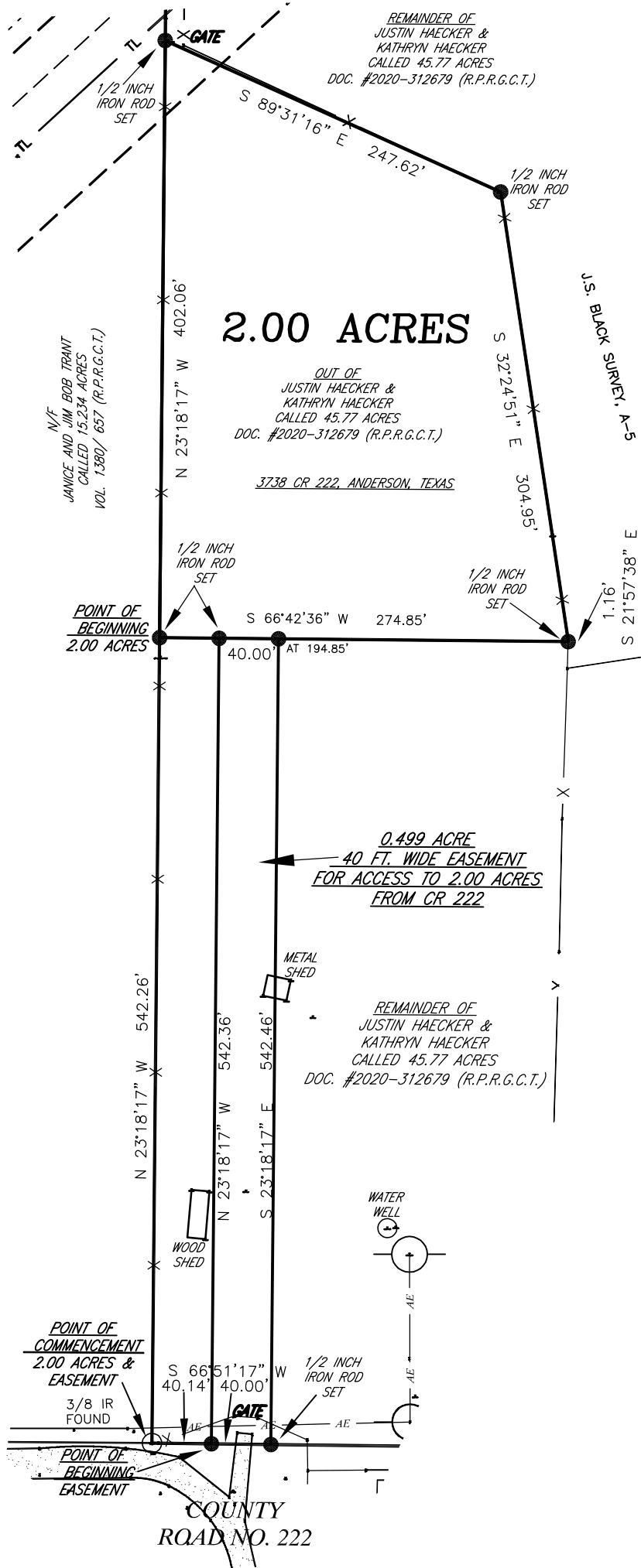
SURVEYOR'S CERTIFICATE:  
I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE  
REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT  
THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.

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



*R. H. Bonds*

SCALE 1" = 100'



GENERAL NOTES:

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

THE FOLLOWING EASEMENTS DO  
APPLY TO THIS TRACT:

1.) ALL MATTERS SET FORTH IN  
RESOLUTIONS AND NOTICE  
REGARDING COUNTY ROADS  
RECORDED IN VOLUME 1226, PAGE 205,  
VOLUME 1226, PAGE 208 AND IN  
VOLUME 1226, PAGE 213, ALL OF THE  
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  
Email: rhbonds@embarqmail.com

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

JOB NUMBER: 21-0043  
SCALE: 1 INCH = 100 FEET



LAND BOUNDARY SURVEY PLAT

OF  
A 2.00 ACRE TRACT IN THE J.S. BLACK SURVEY, A-5, GRIMES COUNTY,  
TEXAS, OUT OF THE OF A CALLED 45.77 ACRE TRACT DESCRIBED IN THE  
DEED TO JUSTIN HAECKER AND KATHRYN HAECKER, RECORDED IN  
DOCUMENT # 2020-312679 OF THE REAL PROPERTY RECORDS OF GRIMES  
COUNTY, (WITH A 0.499 ACRE 40 FT. WIDE EASEMENT TO CR 222)

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. 48185C275 C.

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

SCALE 1" = 200'



*R.H. Bonds*

# GENERAL NOTES:

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

THE FOLLOWING EASEMENTS  
DO APPLY TO THIS TRACT:

1.) ALL MATTERS SET FORTH IN  
RESOLUTIONS AND NOTICE  
REGARDING COUNTY ROADS  
RECORDED IN VOLUME 1226, PAGE 205,  
VOLUME 1226, PAGE 208 AND IN  
VOLUME 1226, PAGE 213, ALL OF THE  
R.P.R.G.C.T.

2.) 40 FT. WIDE PIPELINE R.O.W. TO  
TEXAS ENERGY, RECORDED IN  
VOLUME 933, PAGE 272 AND IN  
VOLUME 1360, PAGE 418 OF THE  
R.P.R.G.C.T.

3. 100 FT. WIDE POWER LINE R.O.W.  
RECORDED IN VOLUME 418, PAGE 416  
OF THE R.P.R.G.C.T.

**R.H. BONDS**  
**SURVEYING COMPANY, PLLC**

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Email: rhbonds@embarrmail.com

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

JOB NUMBER: 20-0106  
SCALE: 1" = 200'  
DRAWN BY: XX



## LAND TITLE SURVEY PLAT

A 45.76 ACRE TRACT IN THE JOHN S. BLACK SURVEY, A-5, BEING COMPRISED OF 2 - 15.234 ACRE TRACTS, FIRST TRACT & SECOND TRACT, DESCRIBED IN A DEED TO PATRICIA DIANN LEIBER KOPPLIN RECORDED IN VOLUME 535, PAGE 01, AND A 15.234 ACRE TRACT, ALSO DESCRIBED IN A DEED TO PATRICIA DIANN LEIBER KOPPLIN, RECORDED IN VOLUME 535, PAGE 22, BOTH OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

|               |                                   |
|---------------|-----------------------------------|
| SELLER        | PATRICIA DIANN LEIBER KOPPLIN     |
| BUYER         | JUSTIN HAECKER<br>KATHRYN HAECKER |
| TITLE COMPANY | ALAMO TITLE COMPANY               |
| G.F. No.      | ATCH20103126                      |
| DATE          | NOVEMBER 18, 2020                 |

## LEGEND

○ UTILITY POLE  
→ GUY WIRE ANCHOR  
AERIAL ELECTRIC LINES  
UNDERGROUND ELECTRIC LINES  
BARBED WIRE FENCE  
WOOD FENCE  
CHAIN LINK FENCE

CONTROLLING MONUMENT -  
PROPERTY CORNERS FOUND AND  
USED TO ESTABLISH PROPERTY  
LINES