

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. 48185C0075 C.

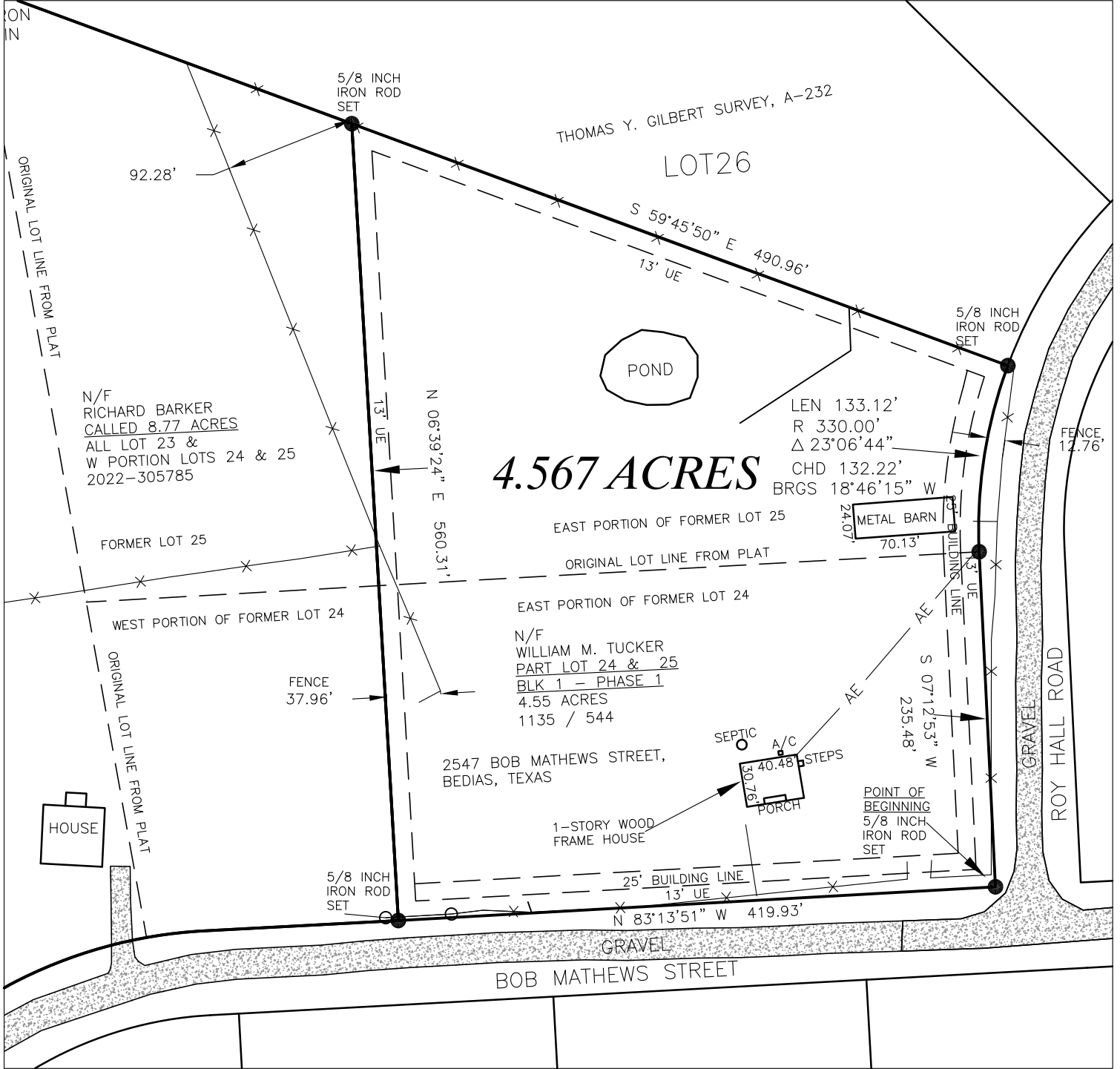
R. H. BONDS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5559



SCALE 1" = 100'



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:

1. EASEMENT AND RIGHT OF WAY TO GTE SOUTHWEST, RECORDED IN VOLUME 720, PAGE 425, OF THE R.P.R.G.C.T. (RUNNING ALL ROADS, (10 FT.))
2. RIGHT OF WAY EASEMENT, CARLOS WATER SUPPLY, RECORDED IN VOLUME 823, PAGE 62, VOLUME 931, PAGE 49, VOLUME 833, PAGE 121 AND IN VOLUME, 869, PAGE 426 ALL OF THE R.P.R.G.C.T. (ALL BLANKET)
3. ALL UTILITY EASEMENTS, BUILDING LINES, AND DRAINAGE EASEMENTS SHOWN ON SUBDIVISION PLAT RECORDED IN VOLUME 716, PAGE 125 OF THE R.P.R.G.C.T.

LEGEND

- UTILITY POLE
- GUY WIRE ANCHOR
- AE AERIAL ELECTRIC LINES
- UE UNDERGROUND ELECTRIC LINES
- x— BARBED WIRE FENCE
- B— CHAIN LINK FENCE
- /— WOOD FENCE
- CM CONTROLLING MONUMENT—PROPERTY CORNERS FOUND AND USED TO ESTABLISH BOUNDARY LINES

SELLER	WILLIAM BENJAMIN TUCKER GREGORY SCOTT TUCKER
BUYER	RIGOBERTO BETELLO
TITLE COMPANY	NAVASOTA ABSTRACT
G.F. No.	N-240494W
DATE	DECEMBER 3, 2024

LAND TITLE SURVEY PLAT

OF
 A 4.567 ACRE TRACT, IN THE THOMAS Y. GILBERT SURVEY, A-232, GRIMES COUNTY, TEXAS, BEING PART OF LOT 24, AND PART OF LOT 25, BLOCK 1, PHASE 1, COUNTRY TOWN ESTATES, A SUBDIVISION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 716, PAGE 125, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, AND FURTHER DESCRIBED IN A DEED BY METES AND BOUNDS TO RICHARD WILLIAM M. TUCKER, RECORDED IN VOLUME 1135, PAGE 544 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

R.H. BONDS
SURVEYING COMPANY, PLLC

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

JOB NUMBER: 24-0177
 SCALE: 1 INCH = 100 FEET



SURVEY DATE: DEC 2024
 PLAT DATE: 12/03/2024