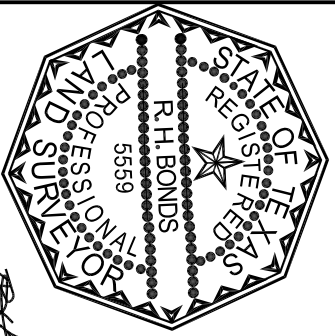


**SUPERVISOR'S CERTIFICATE:**  
 I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 481856C0250 C.

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



*RHBonds*

**GENERAL NOTES:**

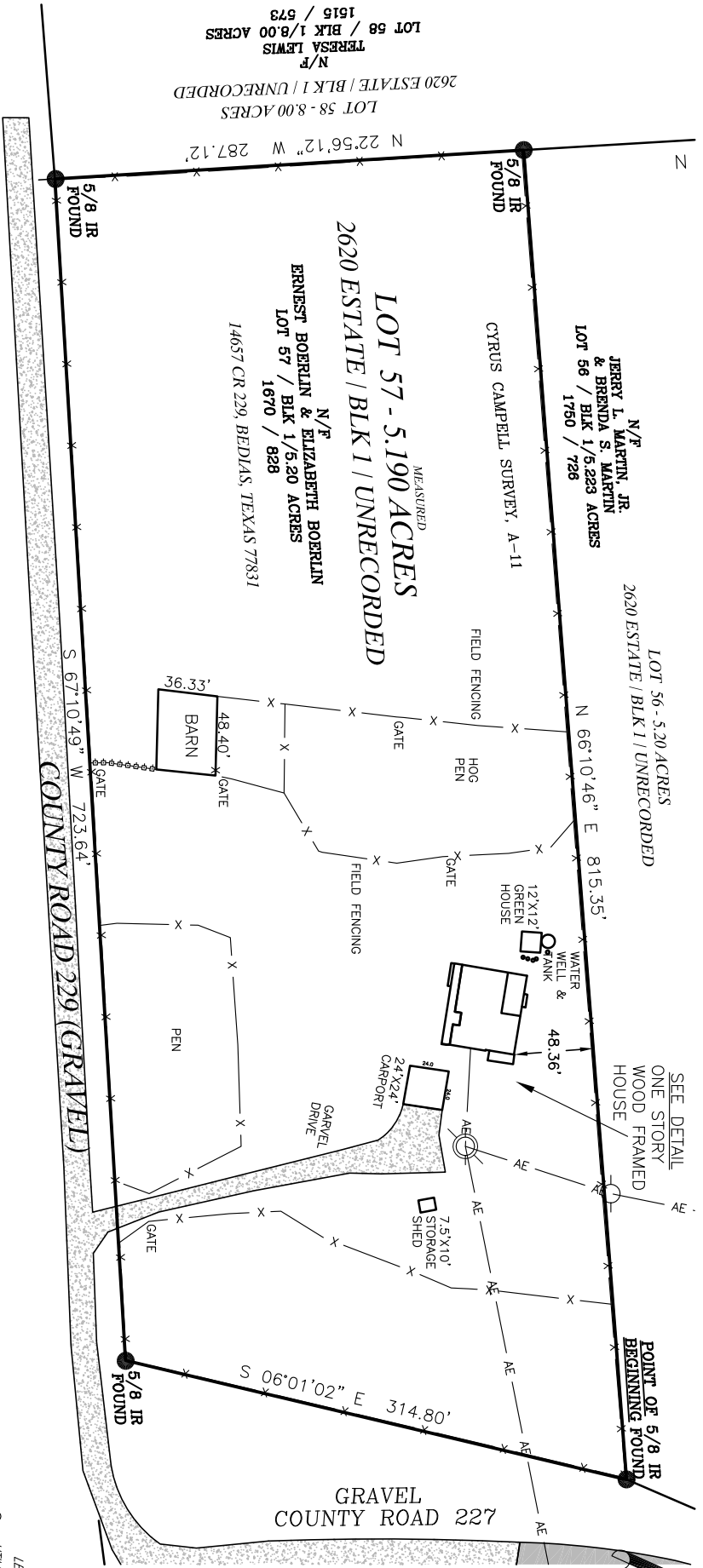
- BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010
- THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:
- 1.) AFFIDAVIT TO PUBLIC (OSSP) RECORDED IN VOLUME 1668 PAGE 214, OF THE REAL PROPERTY RECORD OF GRIMES COUNTY, TEXAS (R.P.R.G.C.T.)
  2. EASEMENT AND RESTRICTIONS RECORDED IN VOLUME 1179, PAGE 165 OF THE R.P.R.G.C.T.,
  3. EASEMENT TO MID SOUTH ELECTRIC, RECORDED IN VOLUME 939, PAGE 239 OF THE R.P.R.G.C.T. (BLANNET)

THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:

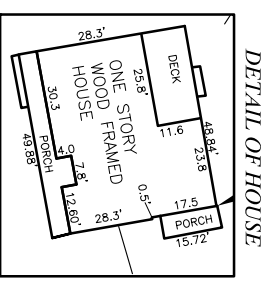
1. EASEMENT TO ATLANTIC PIPE LINE COMPANY RECORDED IN VOLUME 112, PAGE 110 OF THE R.P.R.G.C.T. (NO EVIDENCE OF PIPE LINE FOUND)
2. RIGHT OF WAY TO GRIMES COUNTY, FOR COUNTY ROAD RECORDED IN VOLUME 111, PAGE 608 OF THE D.R.G.C.T. (SEPTEMBER 11, 1928)
3. EASEMENT TO GULF STATE UTILITIES, RECORDED IN VOLUME 379, PAGE 318 AND IN VOLUME 379, PAGE 322 OF THE R.P.R.G.C.T., (WRONG SURVEY (MM, MC GUFFIN A-39)
4. EASEMENTS TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 480, PAGE 822, RECORDED IN VOLUME 480, PAGE 823, RECORDED IN VOLUME 480, PAGE 828, AND RECORDED IN VOLUME 480, PAGE 832, ALL OF THE R.P.R.G.C.T.

**2620 ESTATES SUBDIVISION (UNRECORDED)**  
**LOT 57 / BLK 1 / 5.20 ACRES**

SCALE 1" = 100'



SELLER	BUYER	TITLE COMPANY	G.F. No.	DATE
ERNEST BOERLIN ELIZABETH BOERLIN	AUSTIN CADE GARRETTSON	AGGIE LAND TITLE	AL4G-1630-3016202400337K	DECEMBER 19, 2024



- LEGEND**
- UTILITY POLE
  - CUY 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

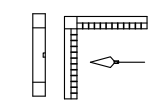
**R.H. BONDS**

**SURVEYING COMPANY, PLLC**

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

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

JOB NUMBER: 24-0188  
 SCALE: 1 INCH = 100'  
 DRAWN BY: XX



**LAND TITLE SURVEY PLAT**

5.190 ACRES (MEASURED) IN THE CYRUS CAMPBELL SURVEY, A-11, GRIMES COUNTY, TEXAS COMMONLY KNOWN AS LOT 57-BLK 1 OF THE 2620 ESTATES SUBDIVISION AN UNRECORDED SUBDIVISION IN GRIMES COUNTY, TEXAS, AND FURTHER DESCRIBED IN A DEED TO ERNEST BOERLIN, AND ELIZABETH BOERLIN RECORDED IN VOLUME 1670, PAGE 828 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

PLAT DATE: 12/18/2024  
 SURVEY DATE: DEC 2024