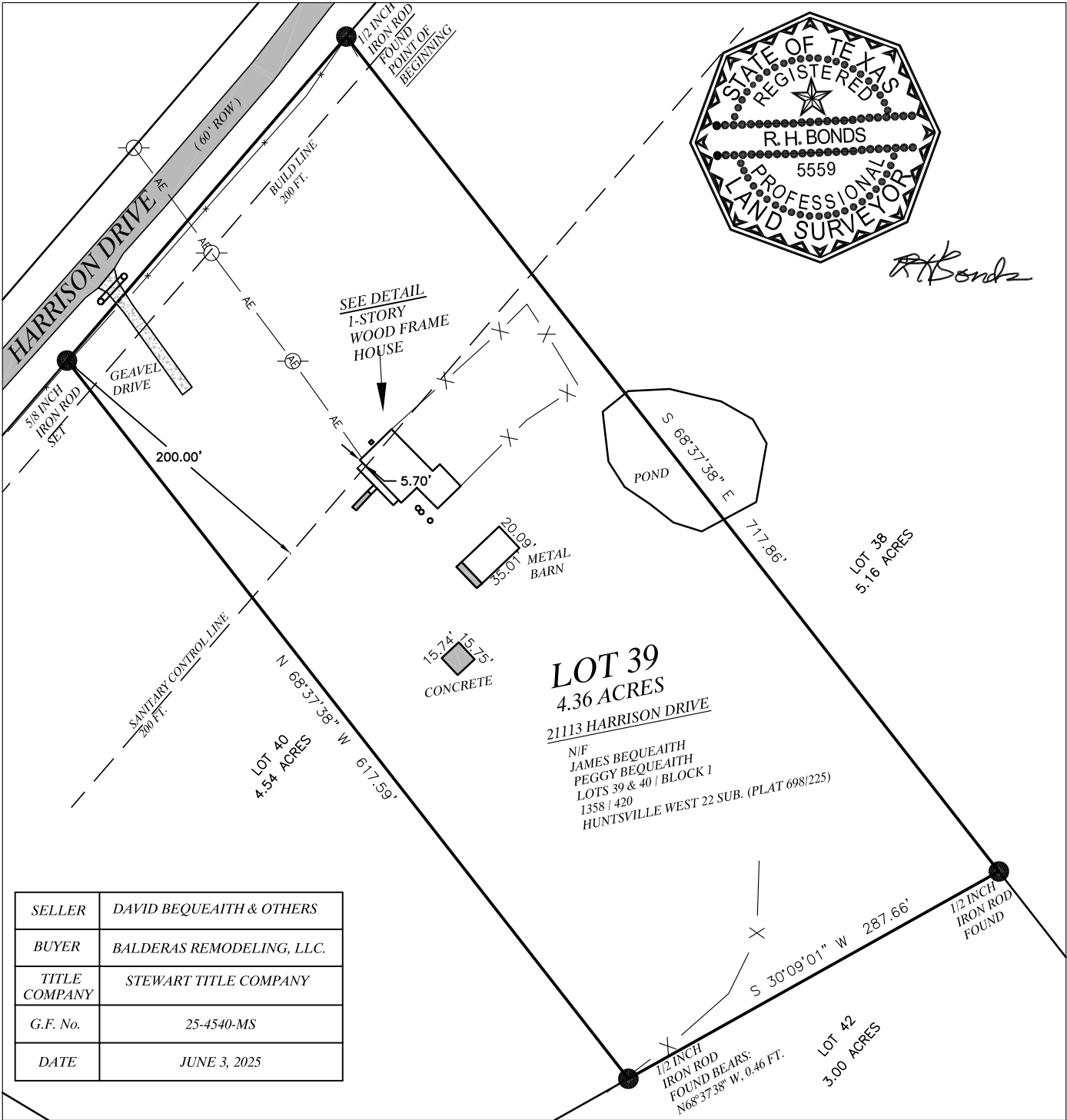
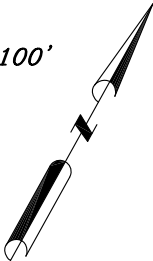


SURVEYOR'S CERTIFICATE:  
I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD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



|               |                           |
|---------------|---------------------------|
| SELLER        | DAVID BEQUEAITH & OTHERS  |
| BUYER         | BALDERAS REMODELING, LLC. |
| TITLE COMPANY | STEWART TITLE COMPANY     |
| G.F. No.      | 25-4540-MS                |
| DATE          | JUNE 3, 2025              |

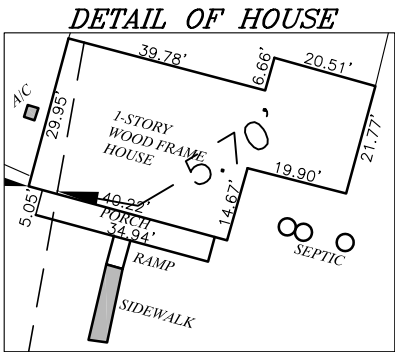
**GENERAL NOTES:**  
BEARINGS SHOWN HEREON ARE GRID NORTH  
NAD 83 TEXAS CENTRAL ZONE 4203 EPOCH 2010

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

- ALL EASEMENTS, BUILDING LINES, SANITARY EASEMENT (200 FT. SANITARY LINE) ON THE PLAT RECORDED IN VOLUME 698, PAGE 225 OF THE R.P.R.G.C.T.
- 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.
- EASEMENT TO MID-SOUTH ELECTRIC RECORDED IN VOLUME 698, PAGE 445 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS. (BLANKET)
- EASEMENT TO GTE SOUTHWEST INC. RECORDED IN VOLUME 699, PAGE 381 OF THE R.P.R.G.C.T. (10 FT. ALONG ALL ROADS)
- EASEMENTS FOR LOT 39 (ALL WARRANTY DEEDS) RECORDED IN VOLUME 1196, PAGE 643, VOLUME 1263, PAGE 469, AND IN VOLUME 1358, PAGE 420,

THE FOLLOWING EASEMENT DO NOT APPLY TO THIS TRACT:

- EASEMENT RECORDED IN VOLUME 218, PAGE 66 OF THE D.R.G.C.T. (BRACEWELL ROAD)
- EASEMENT TO GULF STATE UTILITIES RECORDED IN VOLUME 225, PAGE 337 OF THE D.R.G.C.T. (BRACEWELL ROAD)



- 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@embargo.com

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

JOB NUMBER: 25-0073  
SCALE: 1 INCH = 100 FEET



**LAND TITLE SURVEY PLAT**  
OF

A 4.36 ACRE TRACT OF LAND DESCRIBED A TRACT 39, BLOCK 1 OF THE HUNTSVILLE WEST 22 SUB., ACCORDING TO THE PLAT RECORDED IN VOLUME 698, PAGE 225, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS AND AS DESCRIBED IN A DEED TO JAMES BEQUEAITH AND PEGGY BEQUEAITH RECORDED IN VOLUME 1358, PAGE 420, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

PLAT DATE: 06/03/2025  
SURVEY DATE: JUNE 2025