

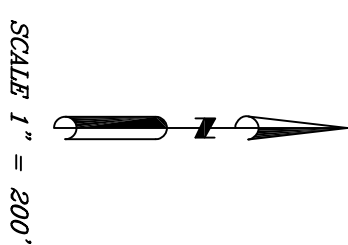
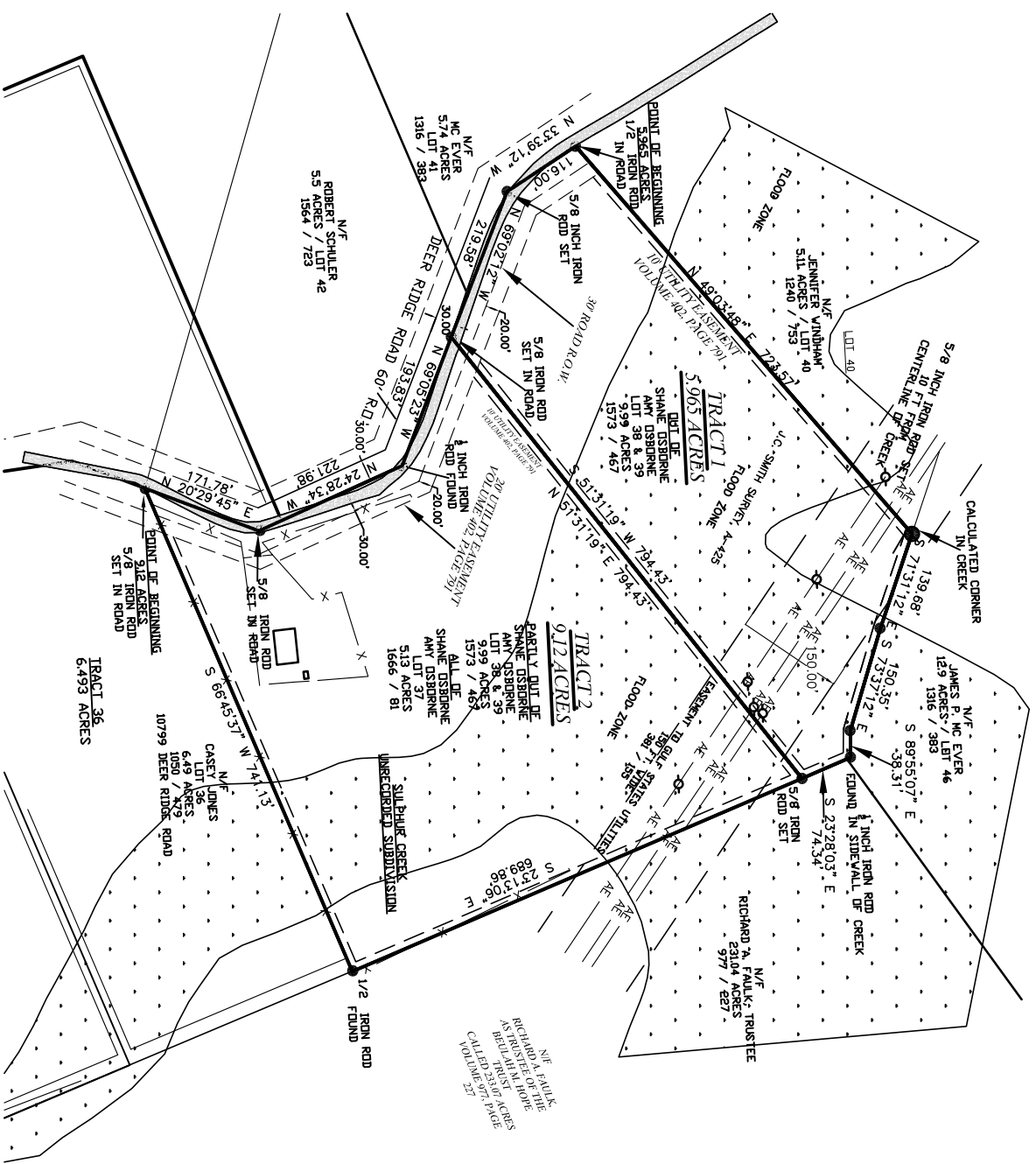
SURVEYOR'S CERTIFICATE:
 I, R. H. BONDS, R.P.L.S. NO. 5559, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48185C0175 C.

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

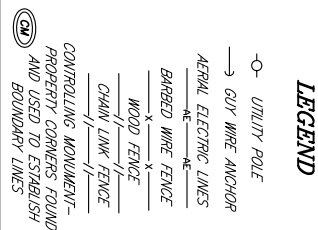


R.H. Bonds

**SULPHER CREEK
 UNRECORDED SUBDIVISION**



- GENERAL NOTES:**
- BEARINGS SHOWN HEREON HONOR THE DEED CALLED BEARINGS RECORDED IN VOLUME 1300, PAGE 663, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (R.P.R.G.C.T.) THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:
- EASEMENT DESCRIBED TO GULF STATE UTILITIES COMPANY, RECORDED IN VOLUME 381, PAGE 155 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS (D.R.G.C.T.) (SHOWN ON PLAT - NORTH PART TRACTS 1 & 2)
 - EASEMENT DESCRIBED TO GULF STATE UTILITIES RECORDED IN VOLUME 219, PAGE 567, (D.R.G.C.T.) (BELEIVED TO BE PART OF POWER LINES NORTH PART TRACTS 1 & 2)
 - EASEMENT DESCRIBED TO GULF STATES UTILITIES, RECORDED IN VOLUME 402, PAGE 791 OF THE R.P.R.G.C.T. (10 FT. ALL SIDES OF LOTS FOR ELECTRIC SHOWN ON PLAT)
 - EASEMENTS AND RESERVATIONS LISTED IN CONTRACT FOR SALE RECORDED IN VOLUME 393, PAGE 428, VOLUME 367, PAGE 630, AND IN DEED RECORDED IN VOLUME 393, PAGE 422, OF THE R.P.R.G.C.T.
 - RIGHT OF WAY TO MAGNOLIA PETROLEUM COMPANY RECORDED IN VOLUME 73, PAGE 167 AND IN VOLUME 129, PAGE 4 BOTH OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS (BLANKET) [NO EVIDENCE OF PIPELINE FOUND ON PROPERTY]



LAND TITLE SURVEY PLAT	
<p>BUYER ROBERT FRAZIER JOHN FRAZIER</p> <p>TITLE COMPANY SOUTHLAND TITLE</p> <p>G.F. NO. NW2402804</p> <p>DATE 10/11/2024</p>	<p>TRACT 1 - 5.965 ACRES & TRACT 2 - 9.12 ACRES, BOTH IN THE J.C SMITH SURVEY, 4-425, GRIMES COUNTY, TEXAS, TRACT 1 BEING PART OF A 9.99 ACRE TRACT OF LAND FORMERLY LOT 38 & 39, OF THE UNRECORDED SULPHER CREEK SUBDIVISION, DESCRIBED IN A DEED TO SHANE OSBORNE AND ANY OSBORNE, RECORDED IN VOLUME 1573 PAGE 467 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS AND TRACT 2 BEING PART OF SAID 9.99 ACRE OSBORNE TRACT AND ALL OF LOT 37, 5.13 ACRES DESCRIBED IN A DEED TO SHANE OSBORNE AND ANY OSBORNE, RECORDED IN VOLUME 1666, PAGE 81 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS.</p>
<p>R.H. BONDS SURVEYING COMPANY, PLLC</p> <p>138 WEST APALONIA AVENUE P.O. BOX 404 ANDERSON, TEXAS 77830</p> <p>Phone: 936-873-2800 Fax: 936-873-2803 Email: rfbonds@embrrqmll.com</p>	
<p>JOB NUMBER: 24-0149 SCALE: 1 INCH = 200 FEET SURVEY DATE: OCT. 12, 2024 PLAT DATE: 10/12/2024</p>	