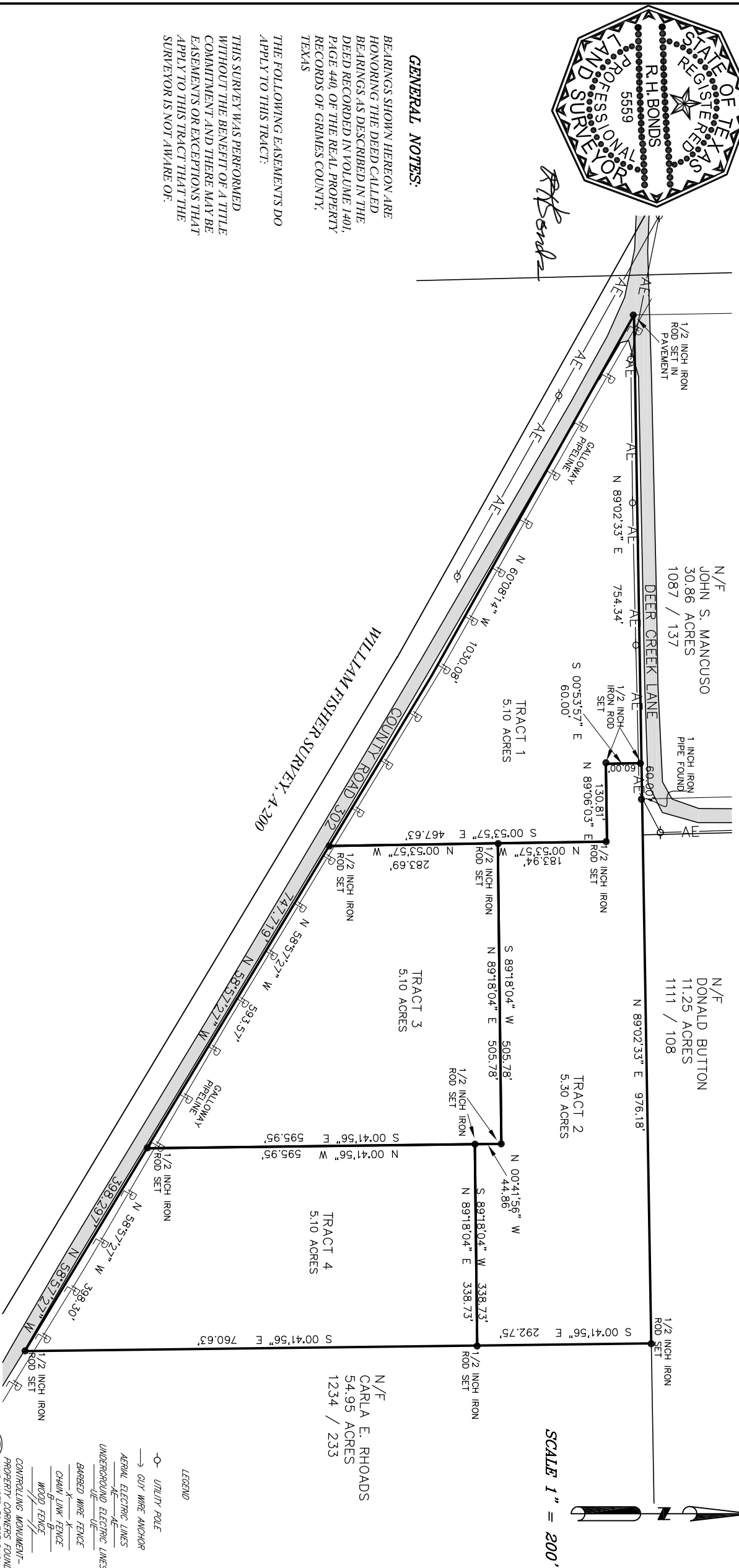


PARTITION PLAT



R.H. Bonds

GENERAL NOTES:

BEARINGS SHOWN HEREON ARE HONORING THE DEED CALLED BEARINGS AS DESCRIBED IN THE DEED RECORDED IN VOLUME 1401, PAGE 440, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THERE MAY BE EASEMENTS OR EXCEPTIONS THAT APPLY TO THIS TRACT THAT THE SURVEYOR IS NOT AWARE OF.

N/E
JOHN S. MANCUSO
30.86 ACRES
1087 / 137

N/E
DONALD BUTTON
11.25 ACRES
1111 / 108

N/E
CARLA E. RHOADS
54.95 ACRES
1234 / 235

SCALE 1" = 200'

- 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

PRELIMINARY SURVEY PLAT

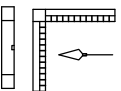
OF

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: 14-0128
SCALE: 1 INCH = 200'
DRAWN BY: XX



FOUR (4) TRACTS IN THE WILLIAM FISHER SURVEY, A-200 GRIMES COUNTY, TEXAS. TRACT 1, A 5.10 ACRE TRACT, TRACT 2, A 5.30 ACRE TRACT, TRACT 3, A 5.10 ACRE TRACT AND TRACT 4, A 5.10 ACRE TRACT, ALL OUT OF A CALLED 20,600 ACRE TRACT DESCRIBED IN A DEED TO CHARLES W. COOK RECORDED IN VOLUME 1401, PAGE 440 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

SURVEY DATE: OCT. 24, 2014
PLAT DATE: 10/24/2014

AUGUST 9, 2016

TRACT 2
METES AND BOUNDS DESCRIPTION
OF A 5.30 ACRE TRACT IN THE
WILLIAM FISHER SURVEY, A-200
GRIMES COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.30 ACRES IN THE WILLIAM FISHER SURVEY, A-200, GRIMES COUNTY, TEXAS, OUT OF A CALLED 20.60 ACRE TRACT DESCRIBED IN A DEED TO CHARLES COOK, RECORDED IN VOLUME 1401, PAGE 440, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.). AND DESIGNATED AS TRACT 2 OF 4, ON A PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION,

COMMENCING AT A ½ INCH IRON ROD SET IN THE PAVED SURFACE OF DEER CREEK LANE BEING ON THE OCCUPIED SOUTH RIGHT OF WAY (R.O.W.) LINE OF SAME AND THE SOUTH LINE OF A CALLED 30.86 ACRE TRACT DESCRIBED IN THE DEED TO JOHN S. MANCUSO RECORDED IN VOLUME 1087, PAGE 137 OF THE R.P.R.G.C.T. MARKING THE NORTHWEST CORNER OF SAID CALLED 20.60 ACRE TRACT (1401/440) AND OF THE 5.10 ACRE TRACT DESIGNATED AS TRACT 1 ON THE PLAT PREPARED TO ACCOMPANY THIS DESCRIPTION;

THENCE: N 89°02'33" E, ALONG SAID R.O.W. LINE FOR A DISTANCE OF 754.34 FEET TO A ½ INCH IRON ROD SET AT THE NORTHEAST CORNER OF SAID TRACT 1 AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT BEING DESIGNATED AS TRACT 2 ON SAID PLAT;

THENCE: N 89°02'33" E, CONTINUING ALONG SAID R.O.W., AT 60.10 FEET PASS A 1 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID JOHN S. MANCUSO TRACT, AT 120.39 FEET PASS THE SOUTHWEST CORNER OF A CALLED 11.25 ARE TRACT DESCRIBED IN A DEED TO DONALD BUTTON, RECORDED IN VOLUME 1111, PAGE 108 OF THE R.P.R.G.C.T., CONTINUING FOR A **TOTAL DISTANCE OF 976.18 FEET** TO A ½ INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF A CALLED 54.95 ACRE TRACT DESCRIBED IN A DEED TO CARLA E. RHOADS, RECORDED IN VOLUME 1234, PAGE 233 OF THE R.P.R.G.C.T., AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE :S 00°41'56" E, ALONG THE WEST LINE OF SAID RHOADS TRACT FOR A DISTANCE OF **292.75 FEET** TO A ½ INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF, A 5.10 ACRE TRACT DESIGNATED AS TRACT 4 ON SAID PLAT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S: 89°18'04" W, ALONG THE NORTH LINE OF SAID TRACT 4, FOR A **DISTANCE OF 338.73 FEET** TO A ½ INCH IRON ROD SET ON THE EAST LINE OF A 5.10 ACRE TRACT DESIGNATED AS TRACT 3 ON SAID PLAT, MARKING THE SOUTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 00°41'56" W, ALONG THE EAST LINE OF SAID TRACT 3 FOR A DISTANCE OF **44.86 FEET** TO A ½ INCH IRON ROD SET, MARKING THE NORTHEAST CORNER OF TRACT 3 AND AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 89°18'04" W, FOR A DISTANCE OF **505.78 FEET** TO A ½ INCH IRON ROD SET ON THE EAST LINE OF SAID TRACT 1 MARKING A SOUTHWEST ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE COMMON LINE BETWEEN SAID TRACT 1 AND THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS:

- **N 00°53'57" W**, FOR A DISTANCE OF **183.94 FEET** TO A ½ INCH IRON ROD SET;
- **S 89°06'03" W**, FOR A DISTANCE OF **130.81 FEET** TO A ½ INCH IRON ROD SET;
- **N 00°53'57" W**, FOR A DISTANCE OF **60.00 FEET** TO THE **POINT OF BEGINNING**, CONTAINING IN ALL 5.30 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN AUGUST OF 2016.

R.H. BONDS R.P.L.S. 5559
ANDERSON, TEXAS



R.H. Bonds