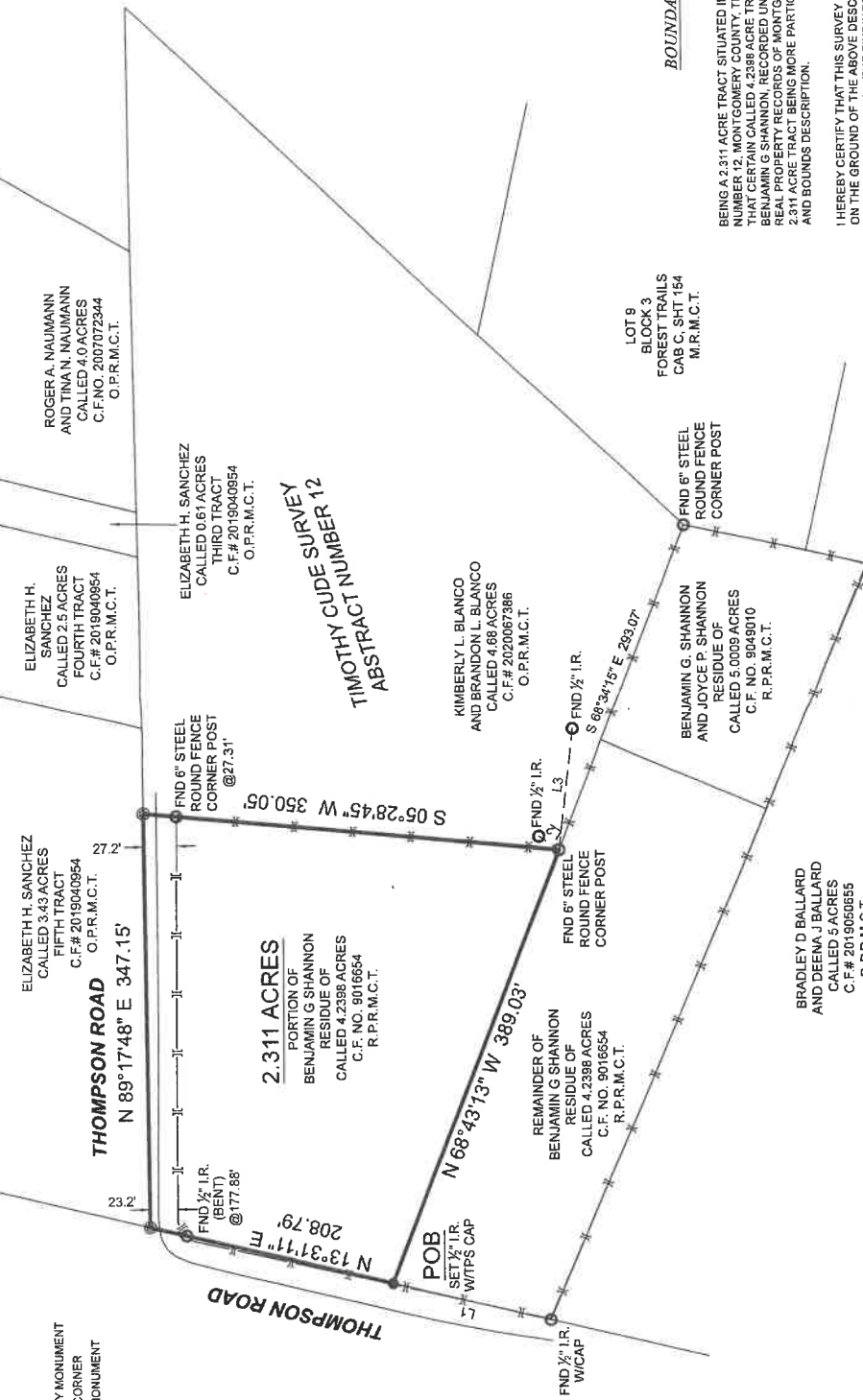


LINE	BEARING	DISTANCE
L1	S 13°31'11" W	135.42'
L2	N 35°19'52" E	20.03'
L3	S 83°10'42" E	102.29'



SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- CALCULATED CORNER
- SET SURVEY MONUMENT
- IRON FENCE



BOUNDARY SURVEY

BEING A 2.311 ACRE TRACT SITUATED IN THE TIMOTHY CUDE SURVEY ABSTRACT NUMBER 12, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF THE RESIDUE OF BENJAMIN G. SHANNON, 2.311 ACRE TRACT DESCRIBED IN INSTRUMENT TO BENJAMIN G. SHANNON, RECORDED UNDER CLERK'S FILE NUMBER 9016654 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), SAID 2.311 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	25503
DATE	05-28-2022
DRAWN BY	MG
CHECKED BY	MG
FIELD CREW	MINING
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
 3002 N. Frazee, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
www.tpsurveying.com
 Firm No. 1000400

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN OF THE TEXAS RIVER AS SHOWN ON THE 1981 FLOOD INSURANCE RATE MAP (FIRM) NO. 48359C02256 HAVING AN EFFECTIVE DATE OF 08/18/2014.

BENJAMIN SHANNON
 11624 THOMPSON ROAD, WILLIS, TX, 77318
 TIMOTHY CUDE A-12 GPS OBSERVATIONS; NAVD83, GEOD 83 DATUM, REFERENCE TO THE NORTH, 2.311 ACRES, AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.



Michael S. Partridge
 Registered Professional Land Surveyor No. 6125

DOC #2022090953

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
2.311 ACRES
IN THE TIMOTHY CUDE SURVEY, ABSTRACT NUMBER 12
MONTGOMERY COUNTY, TEXAS

BEING a 2.311 acre tract situated in the Timothy Cude Survey, Abstract Number 12, Montgomery County, Texas, being a portion of the residue of that certain called 4.2398 acre tract described in instrument to Benjamin G Shannon, recorded under Clerk's File Number 9016654 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 2.311 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of Thompson Road (Northbound), the northwesterly line of said residue of 4.2398 acre tract, for the southwesterly corner of the herein described 2.311 acre tract, from which a 1/2 inch iron rod with cap found for reference bears South 13°31'11" West, 135.42 feet;

THENCE North 13°31'11" East, along the southeasterly margin of said Thompson Road (Northbound), with the northwesterly line of said residue of 4.2398 acre tract, at a distance of 177.88 feet, pass a 1/2 inch iron rod found, bent, for reference in the intersection of the southeasterly margin of said Thompson Road (Northbound) and the southerly margin of said Thompson Road (Eastbound), in all, a total distance of 208.79 feet, to a calculated point in the approximate centerline of said Thompson Road (Eastbound), for the common westerly corner of said residue of 4.2398 acre tract and a called 3.43 acre tract described as "Fifth Tract" in instrument to Elizabeth H. Sanchez, recorded under Clerk's File Number 2019040954, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the northwesterly corner of the herein described 2.311 acre tract;

THENCE North 89°17'48" East, 347.15 feet, along the approximate centerline of said Thompson Road (Eastbound), with the common line of said residue of 4.2398 acre tract and said Fifth tract, to a calculated point for the common northerly corner of said residue of 4.2398 acre tract and that certain called 4.68 acre tract described in instrument to Kimberly L. Blanco and Brandon L. Blanco, recorded under Clerk's File Number 2020067386, O.P.R.M.C.T., being the northeasterly corner of the herein described 2.311 acre tract;

THENCE South 05°28'45" West, with the common line between said residue of 4.2398 acre tract and said 4.68 acre tract, at a distance of 27.31 feet, pass a 6 inch steel round fence corner post for reference in the southerly margin of said Thompson Road (Eastbound), in all, a total distance of 350.05 feet to a 6 inch steel round fence corner post found for the common southerly corner of said residue of 4.2398 acre tract and said 4.68 acre tract, being the southeasterly corner of the herein described 2.311 acre tract, from which a 1/2 inch iron rod found for the original interior corner of said 4.2398 acre tract bears North 35°19'52" East, 20.03 feet, and a 1/2 inch iron rod found for the original easterly northeast corner of said 4.2398 acre tract bears South 83°10'42" East, 102.29 feet;

THENCE North 68°43'13" West, 389.03 feet, severing, over and across said residue of 4.2398 acre tract to the **PLACE OF BEGINNING** and containing a calculated area of 2.311 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 7th, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25503_2.311AC.

Bearings and distances recited herein are based on GPS observations and reference to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Central Zone (4203), grid measurements.

July 13, 2022
Date




Michael S. Partridge
R.P.L.S. No. 6125

FILED FOR RECORD
07/20/2022 01:50PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

07/20/2022



County Clerk
Montgomery County, Texas