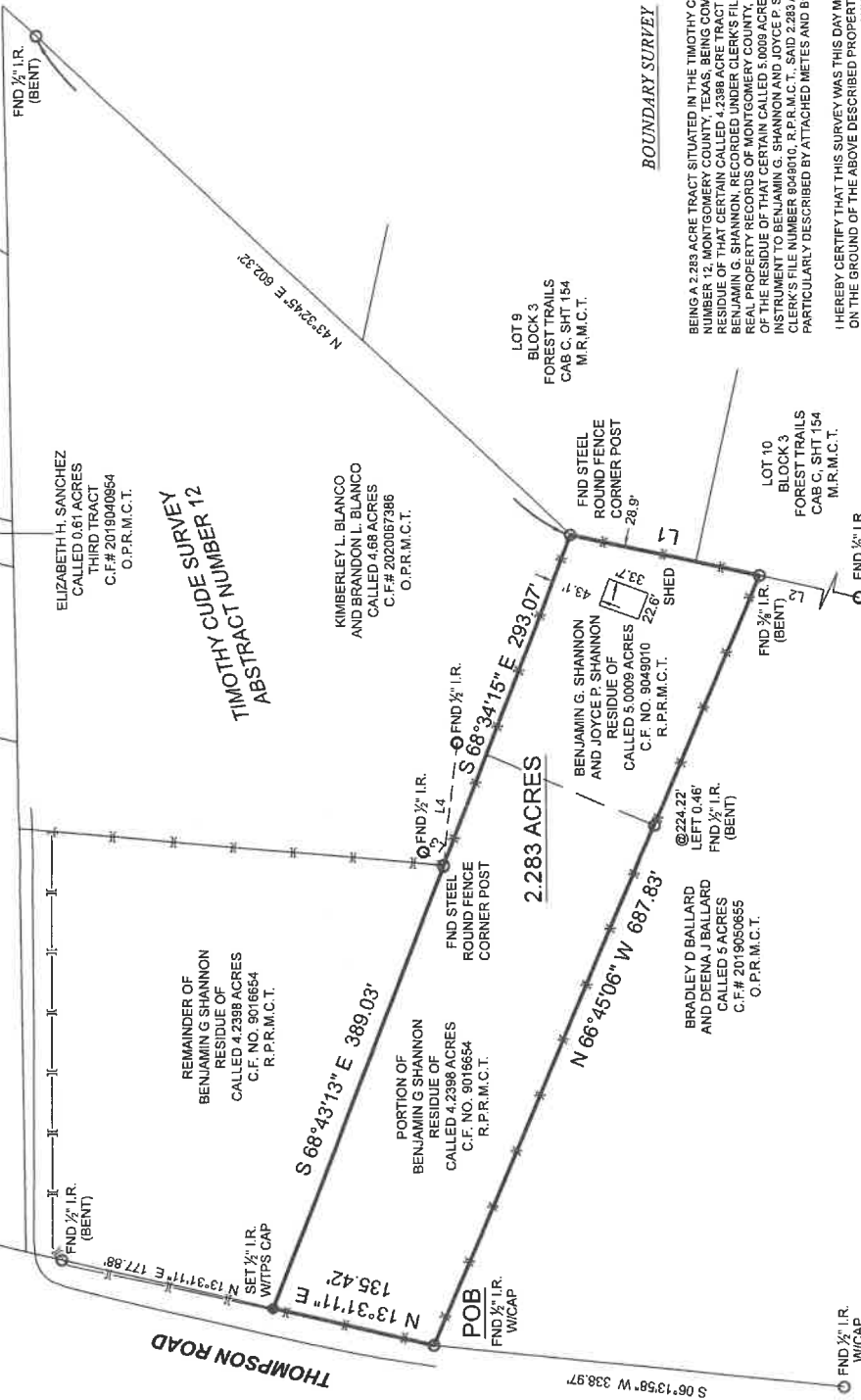




SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- CALCULATED CORNER
- IRON FENCE

LINE	BEARING	DISTANCE
L1	S 12°43'54" W	158.81'
L2	S 12°41'14" W	330.55'
L3	N 35°19'52" E	20.03'
L4	S 83°10'42" E	102.29'



BOUNDARY SURVEY

BEING A 2.283 ACRE TRACT SITUATED IN THE TIMOTHY CUDE SURVEY, ABSTRACT NUMBER 12, MONTGOMERY COUNTY, TEXAS, BEING A CORNER OF THE RESIDUE OF THE ESTATE OF BENJAMIN G. SHANNON, DESCRIBED IN INSTRUMENT TO THE RESIDUE OF THE ESTATE OF BENJAMIN G. SHANNON, RECORDED UNDER CLERK'S FILE NUMBER 8018634 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.M.C.T.), AND ALL OF THE RESIDUE OF THAT CERTAIN ACRES TRACT DESCRIBED IN INSTRUMENT TO BENJAMIN G. SHANNON AND JOYCE P. SHANNON, RECORDED UNDER CLERK'S FILE NUMBER 8049010, R.P.M.C.T., SAID 2.283 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.



NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48338C025G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BENJAMIN SHANNON
11624 THOMPSON ROAD, WILLOW, TX 77018
TIMOTHY CUDE A-12
2.283 ACRES
MONTGOMERY COUNTY
CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

Michael S. Partridge
Registered Professional Land Surveyor No. 6125

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	06-28-2022
DRAWN BY	MGG
CHECKED BY	MN/NG
FIELD CREW	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
2007 N. Freiler, Corpus, Texas 77403
Ph: 361-756-7447 Fax: 361-756-7448
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Firm No. 10085400



DOC #2022090954



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

2.283 ACRES

IN THE TIMOTHY CUDE SURVEY, ABSTRACT NUMBER 12 MONTGOMERY COUNTY, TEXAS

BEING a 2.283 acre tract situated in the Timothy Cude Survey, Abstract Number 12, Montgomery County, Texas, being comprised of 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.) and all of the residue of that certain called 5.0009 acre tract described in instrument to Benjamin G. Shannon and Joyce P. Shannon, recorded under Clerk's File Number 9049010, R.P.R.M.C.T., said 2.283 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found in the southeasterly margin of Thompson Road (Northbound), for the common westerly corner of the said residue of 4.2398 acre tract and that certain called 5 acre tract described in instrument to Bradley D. Ballard and Deena J. Ballard, recorded under Clerk's File Number 2019050655 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southwesterly corner of the herein described 2.283 acre tract, from which a 1/2 inch iron rod with cap found for reference bears South 06°13'58" West, 338.97 feet;

THENCE North 13°31'11" East, 135.42 feet, along the southeasterly margin of said Thompson Road (Northbound), with the northwesterly line of said residue of 4.2398 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 2.283 acre tract, from which a 1/2 inch iron rod found, bent, for reference in the southerly margin of said Thompson Road (Eastbound) bears North 13°31'11" East, 177.88 feet;

THENCE South 68°43'13" East, 389.03 feet, severing, over and across said residue of 4.2398 acre tract, to a 6 inch steel round fence corner post found for the common southerly 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 an angle point in the northeasterly line of the herein described 2.283 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 southeast corner of said 4.2398 acre tract bears South 83°10'42" East, 102.29 feet;

THENCE South 68°34'15" East, 293.07 feet, with the northeasterly line of said residue of 4.2398 acre tract and said residue of 5.0009 acre tract, common to the southwesterly line of said 4.68 acre tract, to a 6 inch steel round fence corner post found for the common corner of said residue of 5.0009 acre tract, said 4.68 acre tract, and Lot 9, Block 3 of Forest Trails, as shown on the map or plat thereof, recorded under Cabinet C, Sheet 154 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), being the northeasterly corner of the herein described 2.283 acre tract, from which a 1/2 inch iron rod, bent, found for reference in the southerly margin of said Thompson Road (Eastbound) bears North 43°32'45" East, 602.32 feet;

THENCE South 12°43'54" West, 158.81 feet, with the easterly line of said residue of 5.0009 acre tract common to the westerly line of said Lot 9 and Lot 10 of said Block 3, to a 3/8 inch iron rod found, bent, for the common easterly corner of said residue of 5.0009 acre tract and said 5 acre tract, from which a 1/2 inch iron rod with cap found for reference bears South 12°41'14" West, 330.56 feet;

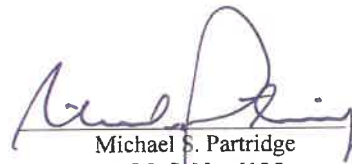
THENCE North 66°45'06" West, 687.83 feet, with the southerly line of said residue of 5.0009 acre tract and said residue of 4.2398 acre tract, common to the northerly line of said 5 acre tract, to the **PLACE OF BEGINNING** and containing a calculated area of 2.283 acres of land within this Field Note 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_2.283AC.

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

Mark Turnbull

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



Mark Turnbull

County Clerk
Montgomery County, Texas