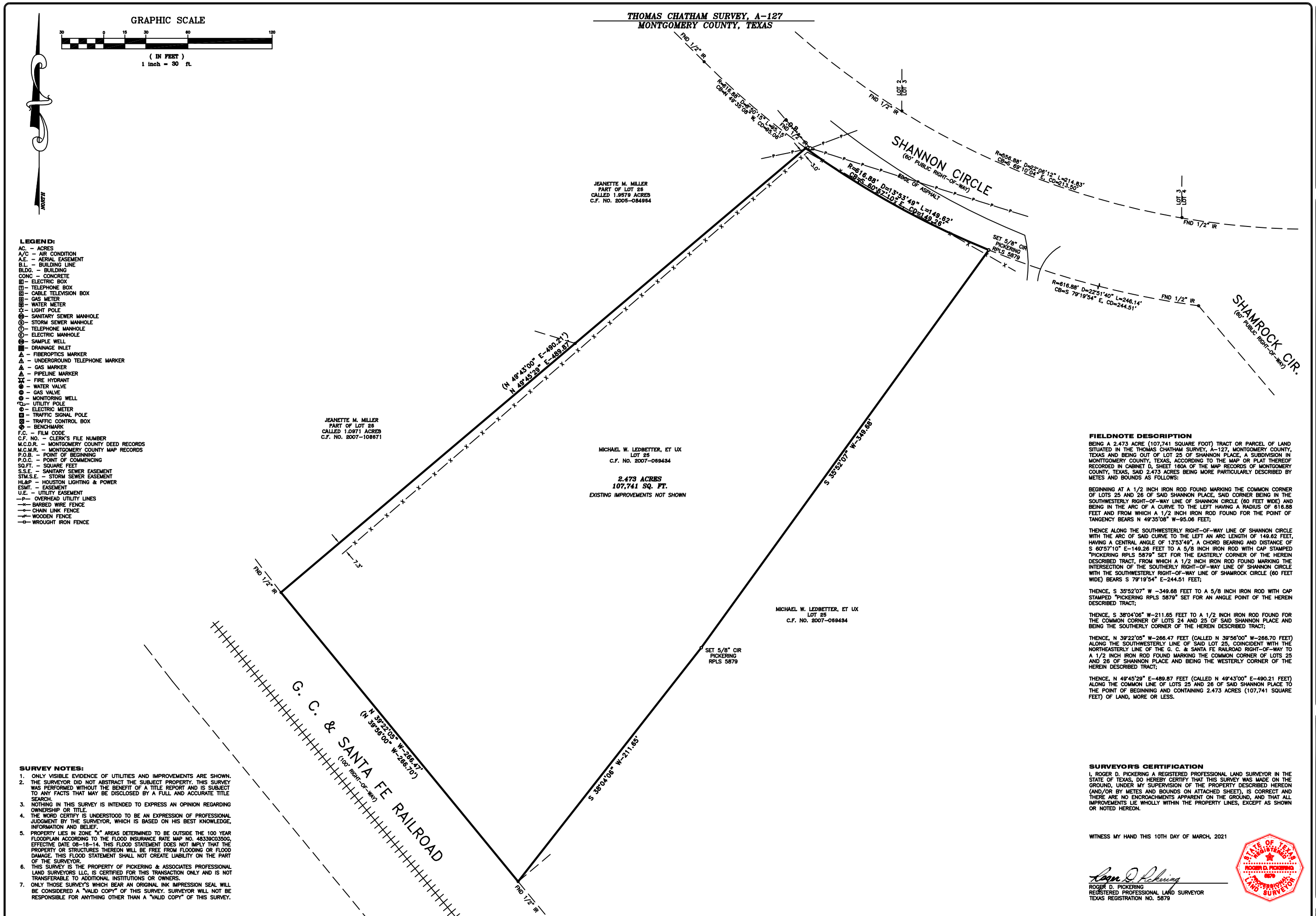

LEGEND:

AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
CONC. – CONCRETE
– ELECTRIC BOX
– TELEPHONE BOX
– CABLE TELEVISION BOX
– GAS METER
– WATER METER
– LIGHT POLE
– SANITARY SEWER MANHOLE
– STORM SEWER MANHOLE
– TELEPHONE MANHOLE
– ELECTRIC MANHOLE
– SAMPLE WELL
– DRAINAGE INLET
– FIBEROPTICS MARKER
– UNDERGROUND TELEPHONE MARKER
– GAS MARKER
– PIPELINE MARKER
– FIRE HYDRANT
– WATER VALVE
– GAS VALVE
– MONITORING WELL
– UTILITY POLE
– ELECTRIC METER
– TRAFFIC SIGNAL POLE
– TRAFFIC CONTROL BOX
– BENCHMARK
F.C. – FILM CODE
C.F. NO. – CLERK'S FILE NUMBER
M.C.D.R. – MONTGOMERY COUNTY DEED RECORDS
M.C.M.R. – MONTGOMERY COUNTY MAP RECORDS
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
SQ.FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM.S.E. – STORM SEWER EASEMENT
HL&P – HOUSTON LIGHTING & POWER
ESMT. – EASEMENT
U.E. – UTILITY EASEMENT
—P— OVERHEAD UTILITY LINES
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
—/— WOODEN FENCE
—o— WROUGHT IRON FENCE

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C0350G, EFFECTIVE DATE 08-18-14. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS LLC, IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.
7. ONLY THOSE SURVEY'S WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

FIELDNOTE DESCRIPTION

BEING A 2.473 ACRE (107,741 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS CHATHAM SURVEY, A-127, MONTGOMERY COUNTY, TEXAS AND BEING OUT OF LOT 25 OF SHANNON PLACE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, SHEET 160A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 2.473 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 25 AND 26 OF SAID SHANNON PLACE, SAID CORNER BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SHANNON CIRCLE (60 FEET WIDE) AND BEING IN THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 616.88 FEET AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY BEARS N 49°35'08" W-95.06 FEET;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SHANNON CIRCLE WITH THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 149.62 FEET, HAVING A CENTRAL ANGLE OF 13°53'49", A CHORD BEARING AND DISTANCE OF S 60°57'10" E-149.26 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING RPLS 5879" SET FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SHANNON CIRCLE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SHAMROCK CIRCLE (60 FEET WIDE) BEARS S 79°19'54" E-244.51 FEET;

THENCE, S 35°52'07" W -349.68 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING RPLS 5879" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 38°04'06" W-211.65 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF LOTS 24 AND 25 OF SAID SHANNON PLACE AND BEING THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 39°22'05" W-266.47 FEET (CALLED N 39°56'00" W-266.70 FEET) ALONG THE SOUTHWESTERLY LINE OF SAID LOT 25, COINCIDENT WITH THE NORTHEASTERLY LINE OF THE G. C. & SANTA FE RAILROAD RIGHT-OF-WAY TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 25 AND 26 OF SHANNON PLACE AND BEING THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 49°45'29" E-489.87 FEET (CALLED N 49°43'00" E-490.21 FEET) ALONG THE COMMON LINE OF LOTS 25 AND 26 OF SAID SHANNON PLACE TO THE POINT OF BEGINNING AND CONTAINING 2.473 ACRES (107,741 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 10TH DAY OF MARCH, 2021

ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879

STATE OF TEXAS REGISTERED ROGER D. PICKERING 5879 PROFESSIONAL LAND SURVEYOR

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC
Firm Registration No. 10165200
7702 Pin Oak Street
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Mobile: (281) 804-0785
rpickering@hotmail.com

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BOUNDARY SURVEY

BEING A 2.473 ACRE (107,741 SQUARE FOOT) TRACT OR PARCEL OF LANS SITUATED IN THE THOMAS CHATHAM SURVEY, A-127, MONTGOMERY COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

MICHAEL W. AND CRYSTAL L. LEDBETTER

SHANNON CIRCLE
MONTGOMERY, TEXAS 77316

SCALE: 1"=30'	DATE: 03-03-21
REVISION:	
BOOK: N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70024-21	