

PICKERING & ASSOCIATES

PROFESSIONAL LAND SURVEYORS, LLC

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PART OF LOT 25 OF SHANNON PLACE

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 MONTTOMERY 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.

This description is based upon a land survey prepared by Pickering & Associates Professional Land Surveyors, LLC, dated March 3, 2021 with bearings being based on the subdivision plat of Shannon Place and recorded in Cabinet D, Sheet 160A of the Map Records of Montgomery County, Texas.

Roger D. Pickering, R.P.L.S.
Registration No. 5879

