



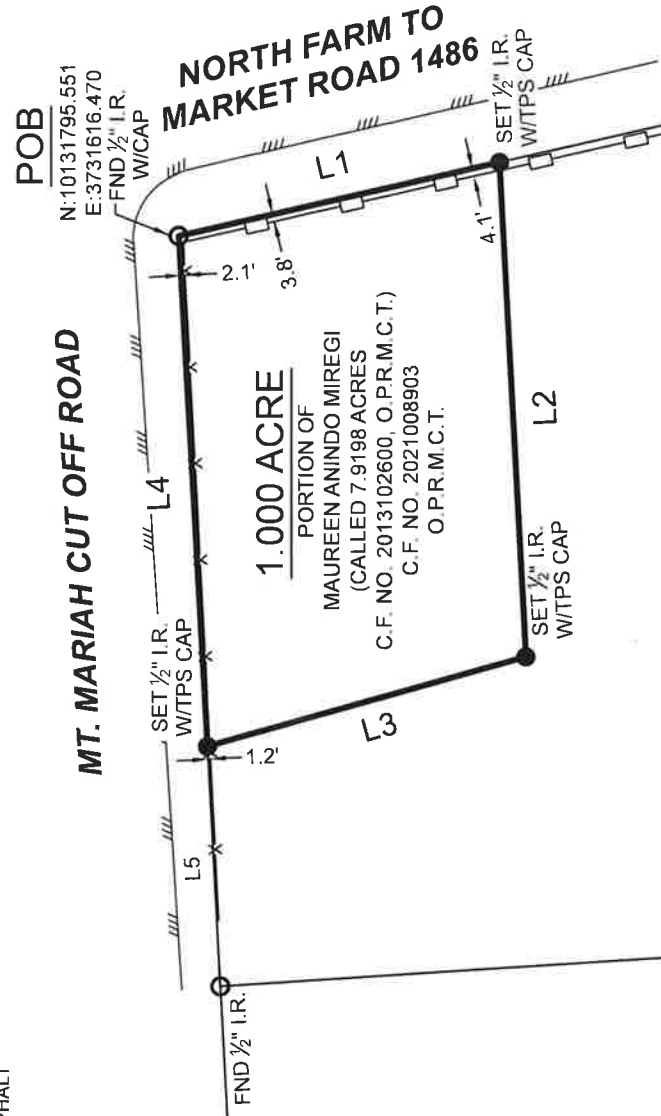
Scale: 1" = 100'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- VINYL FENCE
- × WIRE FENCE
- ▨ EDGE OF ASPHALT

LINE	BEARING	DISTANCE
L1	S 12°57'57" E	169.56'
L2	S 86°51'45" W	256.63'
L3	N 15°39'57" W	171.15'
L4	N 86°51'45" E	264.81'
L5	S 86°51'45" W	124.21'

**JACOB SHANNON SURVEY
TRACT NO. 35**



POB
N: 10131795.551
E: 3731616.470
FND 1/2" I.R.
WICAP

**NORTH FARM TO
MARKET ROAD 1486**

1.000 ACRE
PORTION OF
MAUREEN ANINDO MIREGI
(CALLED 7.9198 ACRES
C.F. NO. 2013102600, O.P.R.M.C.T.)
C.F. NO. 2021008903
O.P.R.M.C.T.

JASON PLANK AND
KALENE PLANK
CALLED 3.7555 ACRES
"TRACT ONE"
C.F. NO. 2004032117
O.P.R.M.C.T.

REMAINDER OF
MAUREEN ANINDO MIREGI
(CALLED 7.9198 ACRES
C.F. NO. 2013102600, O.P.R.M.C.T.)
C.F. NO. 2021008903
O.P.R.M.C.T.

MCKINLEY W. JOHNSON AND
MARY L. JOHNSON
CALLED 2.00 ACRES
C.F. NO. 7906142
R.P.R.M.C.T.

AARON BELL AND
LINDSAY BELL
LOT 1, BLOCK 1
VAGLIENTY ESTATES
(CAB. Z. SHEET 1716, M.R.M.C.T.)
C.F. NO. 2018092078
O.P.R.M.C.T.

JAMES C. ATKINSON AND
PEGGY L. ATKINSON
CALLED 1.993 ACRES
C.F. NO. 9705174
R.P.R.M.C.T.

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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0175G HAVING AN EFFECTIVE DATE OF 08/18/2014.

PROJECT NUMBER	23485_1.000AC
DATE	07/19/2022
DRAWN BY	MGG
CHECKED BY	TK/ERP
FIELD CREW	VL
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TPS TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0175G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BOUNDARY SURVEY

BEING A 1.000 ACRE TRACT SITUATED IN THE JACOB SHANNON SURVEY, ABSTRACT NUMBER 35, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN INSTRUMENT TO MAUREEN ANINDO MIREGI (MIREGI TRACT), RECORDED UNDER CLERK'S FILE NUMBER 2021008903 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.). FURTHER DESCRIBED AS A CALLED 7.9198 ACRE TRACT UNDER CLERK'S FILE NUMBER 2013102600, O.P.R.M.C.T., SAID 1.000 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.



Michael S. Partridge
Michael S. Partridge
Registered Professional Land Surveyor No. 6125

PURCHASER: MAUREEN MIREGI
ADDRESS: N FM. ROAD 1486, MONTGOMERY, TX 77356
SURVEY: JACOB SHANNON, A - 35
SUBJECT: 1.000 ACRE
COUNTY: MONTGOMERY