



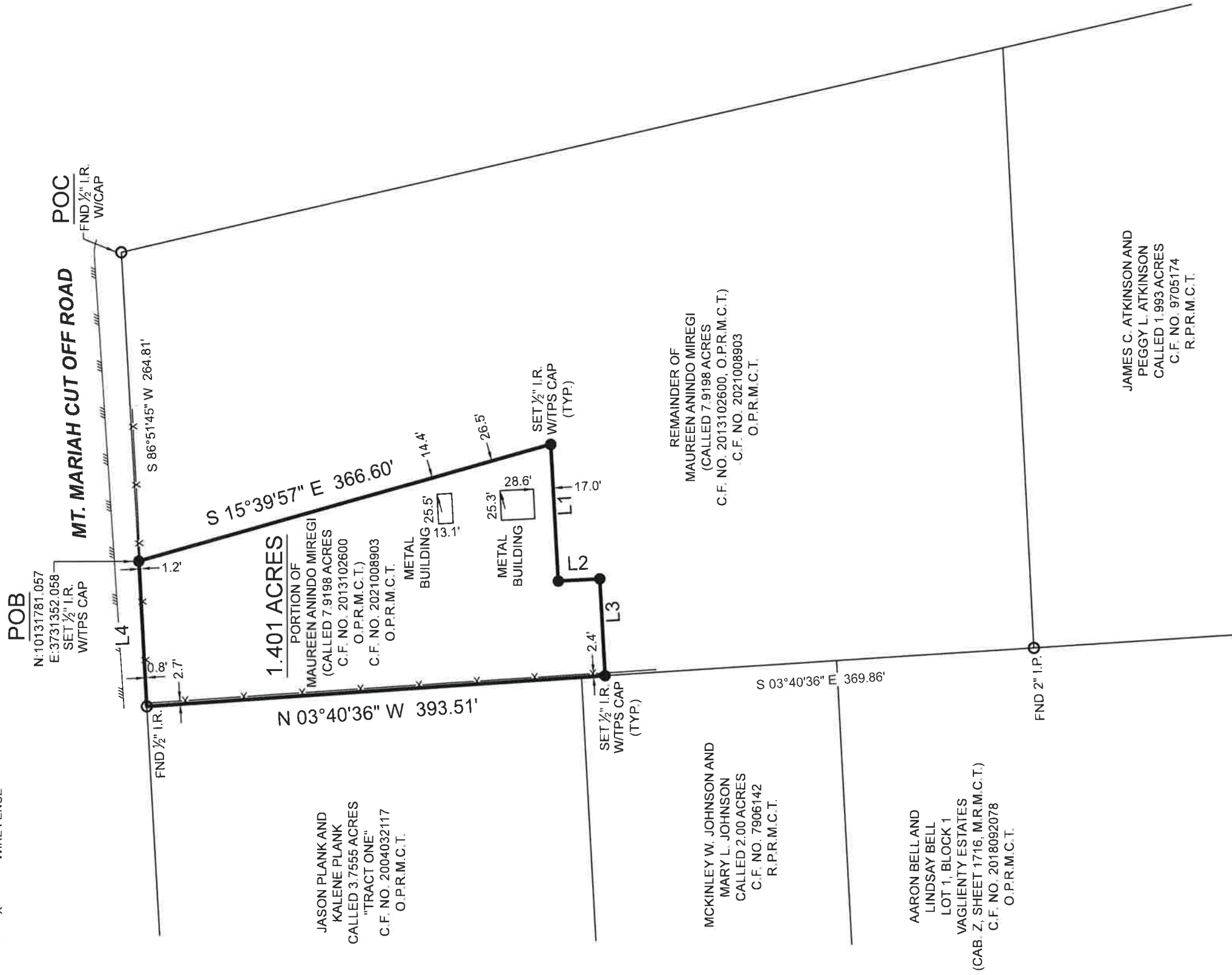
Scale: 1" = 100'

**SYMBOL LEGEND**

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ▬▬▬ EDGE OF ASPHALT
- X— WIRE FENCE

LINE	BEARING	DISTANCE
L1	S 86°51'45" W	117.17'
L2	S 03°08'15" E	35.62'
L3	S 86°51'45" W	82.86'
L4	N 86°51'45" E	124.21'

**JACOB SHANNON SURVEY  
ABSTRACT NO. 35**



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

1.401 ACRES  
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.

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.

**BOUNDARY & IMPROVEMENT  
SURVEY**

BEING A 1.401 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 1.401 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.

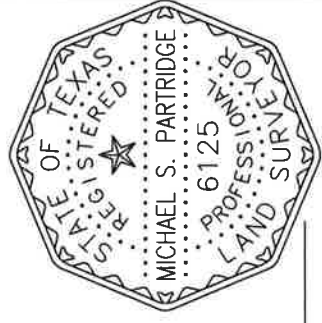
NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48338C0175G HAVING AN EFFECTIVE DATE OF 08/18/2014.

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.

PROJECT NUMBER	23485_1.401AC
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**  
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Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

PURCHASER: .....MAUREEN MIREGI  
ADDRESS: .....MT. MARIAH CUT OFF ROAD, MONTGOMERY TX, 77356  
SURVEY: .....JACOB SHANNON, A - 35  
SUBJECT: .....1.401 ACRES  
COUNTY: .....MONTGOMERY



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