

MARGARET I. MURPHY
SURVEY
FOR: DANIEL McKESE & BETHANNE McKESE
21027 ARNSWORTH ROAD
MONTGOMERY, TEXAS 77356

BOUNDARY & IMPROVEMENT
SURVEY
FOR: DANIEL McKESE & BETHANNE McKESE
21027 ARNSWORTH ROAD
MONTGOMERY, TEXAS 77356

FEET: A 40.655 acre tract of land situated in the Owen Shannon Survey, Abstract No. 36, Montgomery County, Texas, being out of and a part of that certain called 24 acre tract described in instrument to Marvin C. and Annie Simmons, recorded under Clerk's File Number 835528, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), and all of that certain called 17.76 acre tract described in instrument to Marvin C. and Annie Simmons, recorded under Clerk's File Number 842046, R.P.R.M.C.T.

FEET: A 1,000 acre tract of land situated in the Owen Shannon Survey, Abstract No. 36, Montgomery County, Texas, being out of and a part of that certain called 24 acre tract described in instrument to Marvin C. and Annie Simmons, recorded under Clerk's File Number 835528, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), and that certain called 17.76 acre tract described in instrument to Marvin C. and Annie Simmons, recorded under Clerk's File Number 842046, R.P.R.M.C.T., said tracts being more particularly described by attached metes and bounds.

EASEMENT: BEING a 10 foot wide, 0.161 acre access easement, situated in the Owen Shannon Survey, Abstract No. 36, Montgomery County, Texas, being out of and a part of that certain called 24 acre tract described in instrument to Marvin C. and Annie Simmons, recorded under Clerk's File Number 835528, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), and that certain called 17.76 acre tract described in instrument to Marvin C. and Annie Simmons, recorded under Clerk's File Number 842046, R.P.R.M.C.T., said tracts being more particularly described by attached metes and bounds.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Old Republic National Title Ins. Co.

40.655 Acre Tract 1,000 Acre Tract
S.T. No. 1504899 S.T. No. 1804897
Effective date: 11/16/2016 Effective date: 10/30/2015

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

1) Easement to G.S.U. per 618/737, M.C.D.R.

-Survey is valid only if print has original signature of surveyor at the declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to assessments or restrictions not shown. Check with your local governing agencies for any additional assessments, building lines, or other restrictions not reflected on recorded sheets.

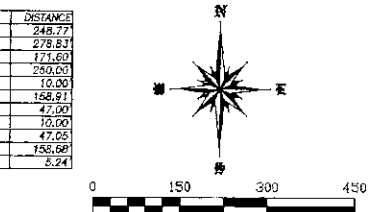
Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48389C 0200 G, effective 08/18/14. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey and substantially conforms to the current Texas Society of Professional Surveyors' Standards and Specification for a Category 1A, Condition II Survey.

Date of Survey: 11/23/15 JS



Daniel McKeese
Registered Professional Land Surveyor No. 5968



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	281.44'	177.66'	174.00'	S 45°43'38" W	40°29'11"
C2	241.45'	170.71'	167.19'	S 45°42'57" W	40°30'37"
C3	682.03'	83.86'	93.72'	S 21°35'43" W	8°55'58"
C4	340.44'	89.89'	88.91'	S 23°44'11" W	11°33'00"
C5	130.70'	100.25'	97.81'	S 49°48'14" W	43°56'53"
C6	236.75'	64.46'	64.26'	S 61°23'47" W	15°36'03"
C7	226.75'	61.43'	61.24'	N 61°26'26" E	15°31'17"
C8	120.70'	52.68'	50.33'	N 49°49'14" E	43°56'53"
C9	130.44'	67.29'	67.18'	N 23°48'30" E	11°40'28"
C10	612.03'	95.51'	95.42'	N 21°35'27" E	8°55'35"

LINE	BEARING	DISTANCE
L1	N 07°56'04" W	248.77'
L2	N 34°44'05" E	278.83'
L3	N 55°15'55" E	171.60'
L4	S 34°44'05" E	280.00'
L5	S 24°01'45" E	10.00'
L6	S 15°36'51" W	158.91'
L7	S 89°59'27" W	47.00'
L8	N 01°06'03" W	10.00'
L9	N 89°59'32" E	47.05'
L10	N 15°36'47" E	158.96'
L11	S 01°06'03" E	5.24'

OWEN SHANNON SURVEY ABSTRACT No. 36

Rec: N88°07'34"E-422.35' N 88°07'34" E 422.35' found conc. monument
Rec: N89°20'34"E-374.37' N 89°20'34" E 372.18' found conc. monument
found conc. monument

MARVIN C. & ANNIE SIMMONS
CALL 24 AC.
OF #9363528, R.P.R.M.C.T.

MARVIN C. & ANNIE SIMMONS
CALL 17.76 AC.
OF #8420464, R.P.R.M.C.T.

ROBERT COWIE
CALL 13,000 AC.
OF #2013-137029
O.P.R.M.C.T.

SECOND TRACT
WALTER JEFFERSON
CALL 24.44 AC.
VOL. 248, PG. 482

40.655
ACRES

THOMAS P.
& ELIZABETH G. LUNDSTEN
TRACT 1: CALL 1,263 AC.
OF #2009-024888

THOMAS P.
& ELIZABETH G. LUNDSTEN
TRACT 2: CALL 1,083 AC.
OF #2003-024374
(OF #8510537)

THOMAS P.
& ELIZABETH G. LUNDSTEN
TRACT 3: CALL 1,083 AC.
OF #2009-024888

JOSE LUIS ALONSO
RIA ALONSO
CALL 8,000 AC.
OF #2010-033036, O.P.R.M.C.T.

1.000
ACRES

P.O.B.
1,000 AC.
10' ACCESS ESMT.

P.O.C.
1,000 AC.
10' ACCESS ESMT.

ARNSWORTH ROAD (40' R.O.W.)

40' R.O.W.
VOL. 414, PG. 125, M.C.D.R.

P.O.B.
40.655 AC.
S 89°55'00" W 274.05'
S 89°55'00" W-273.40'
Rec: S89°55'00" W-273.40'

JOE ARNSWORTH
CALL 38.5 AC.
VOL. 354, PG. 162, M.C.D.R.

LEGEND

mt = meter
mb = mile
tbl = table
tel = telephone box
elec = electric box
po = power pole
ea = edge of asphalt
rec = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement
A.E. = aerial easement
M.C.D.R. = Montgomery County
Deed Records
M.C.M.R. = Montgomery County
Map Records

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET
CONROE, TEXAS 77330
(836)756-7447 FAX (836)766-7448
FIRM REGISTRATION No. 100634-00

PROJECT NO. M357-01 Key Map 123K
DRAWING DATE: 11/23/15
REVISION: DRAWN BY: GDF

DATA FROM SPRAWLING
CALL 643 AC.
OF #2000-072046, O.P.R.M.C.T.

148.63'
S88°52'15" W
Rec: S89°18'00" W-150.00'

OGORCHOCK ATH, LLC
CALL 89,129 AC.
OF #2014-034915, O.P.R.M.C.T.