

**DORINDA M. GOHEEN SURVEY, A-234**  
MONTGOMERY COUNTY, TEXAS

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	1075.00'	02°06'17"	39.49'	S. 66°35'57" E	39.49'

**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
- S.M.S.E. - STORM SEWER EASEMENT
- H.L.&P. - HOUSTON LIGHTING & POWER EASEMENT
- U.L.E. - UTILITY EASEMENT
- P- OVERHEAD UTILITY LINES
- X- BARBED WIRE FENCE
- C- CHAIN LINK FENCE
- W- WOODEN FENCE
- D- WROUGHT IRON FENCE
- "S" - SET 5/8" CIR (PICKERING RPLS 5879)
- "T" - FND 5/8" IR
- "Fc" - FND 5/8" CIR

**METES AND BOUNDS DESCRIPTION**

BEING A 11.570 ACRE (503,992 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE DORINDA M. GOHEEN SURVEY, A-234, MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND PART OF A CALLED 37.762 ACRE TRACT CONVEYED TO KSM DEVELOPEMENT, LLC BY DEED RECORDED UNDER CLERK'S FILE NUMBER (C.F. NO.) 2014084893 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID 11.570 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE AS EVIDENCED BY DEED RECORDED UNDER C.F. NO. 2008-083405 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS)

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PBS&I" FOUND IN THE SOUTHERLY LINE OF GRAND PINES ROAD, FORMERLY KNOWN AS NICHOLS SAWMILL ROAD (150 FEET WIDE), MARKING THE NORTHWEST CORNER OF A CALLED 10.269 ACRE TRACT CONVEYED TO C & C DEVELOPMENT LLC BY DEED RECORDED UNDER C.F. NO. 2020143613 AND ALSO BEING THE NORTHEAST CORNER OF SAID 37.762 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, S 04°10'32" E-1175.01 FEET, WITH THE EAST LINE OF THE 37.762 ACRE TRACT, SAME BEING THE EAST LINE OF THE D.M. GOHEEN SURVEY, COINCIDENT WITH THE WEST LINE OF THE ALEX F. BARRON SURVEY, A-94, SAME BEING THE WEST LINE OF THE 10.269 ACRE TRACT TO AN AXLE FOUND AT A FENCE CORNER MARKING THE SOUTHWEST CORNER OF THE 10.269 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 40 ACRE TRACT AS DESCRIBED IN A DEED TO H. C. NICHOLS RECORDED IN VOLUME 124, PAGE 385 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 04°06'10" E-1212.05 FEET, CONTINUING WITH THE EAST LINE OF THE 37.762 ACRE TRACT, COINCIDENT WITH THE EAST LINE OF THE D.M. GOHEEN SURVEY AND THE WEST LINE OF THE ALEX F. BARRON SURVEY TO A 3/4 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF THE 37.762 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING A RE-ENTRANT CORNER OF A CALLED 5.00 ACRE TRACT KNOWN AS "TRACT B" OF GLENMONT ESTATES SECTION THREE AND CONVEYED TO HOWARD T. STORY BY DEED RECORDED UNDER C.F. NO. 2001-089600 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS;

THENCE, S 85°57'09" W-565.72 FEET WITH THE SOUTH LINE OF THE 37.762 ACRE TRACT, COINCIDENT WITH THE NORTH LINE OF SAID 5.00 ACRE TRACT TO A 3/4 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF THE 37.762 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A CALLED 1.6279 ACRE TRACT CONVEYED UNTO THOMAS G. BOYD, ET UX BY DEED RECORDED UNDER C.F. NO. 2002-017965 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS;

THENCE, N 04°00'09" W, ALONG THE WEST LINE OF THE SAID 37.762 ACRE TRACT, COINCIDENT WITH THE EAST LINE OF SAID 1.6279 ACRE TRACT, AT A DISTANCE OF 136.68 FEET PASSING A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID 1.6279 ACRE TRACT, SAME ALSO BEING THE SOUTHWEST CORNER OF A CALLED 15.070 ACRE TRACT CONVEYED TO SHAW NGUYEN BY DEED RECORDED UNDER C.F. NO. 2020091744 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS AND CONTINUING WITH THE EAST LINE OF THE 15.070 ACRE TRACT IN ALL A TOTAL DISTANCE OF 792.63 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING RPLS 5879" SET MARKING THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

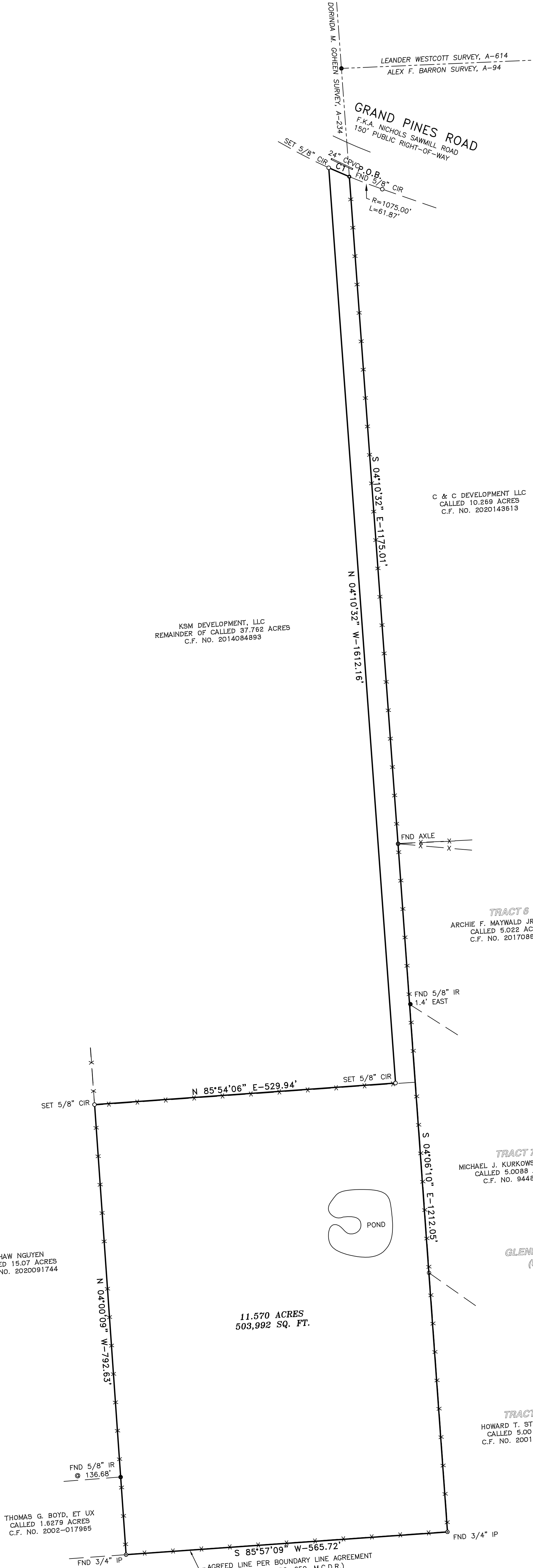
THENCE, N 85°54'06" E-529.94 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING RPLS 5879" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 04°10'32" W, A DISTANCE OF 1612.16 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING RPLS 5879" SET IN THE SOUTHERLY LINE OF SAID GRAND PINES ROAD AND MARKING THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION WITH THE SOUTHERLY LINE OF GRAND PINES ROAD WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1075.00 FEET, A CENTRAL ANGLE OF 02°06'17", AN ARC LENGTH OF 39.49 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S 66°35'57" E-39.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.570 ACRES, (503,992 SQUARE FEET) OF LAND, MORE OR LESS.

**SURVEY NOTES:**

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY FILE NO. 22339037823, EFFECTIVE DATE AUGUST 03, 2022.
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. 48339C0850G, AND 48339C0875G, 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. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OF BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

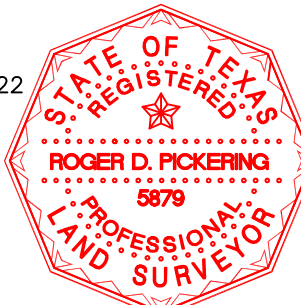


**SURVEYOR'S CERTIFICATION**

TO: SHAW NGUYEN, UYEN PHAM AND KSM DEVELOPMENT, LLC, EXCLUSIVELY 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 13TH DAY OF SEPTEMBER, 2022

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



SHEET 1 OF 1	SCALE: 1"=100'	DATE: 09-01-22
	REVISION:	
	BOOK: N/A	
	DRAWN BY: R.D.P.	
	APPROVED BY: R.D.P.	
	PROJECT NO.: 70120-22	

<b>STEWART TITLE COMPANY</b>
PURCHASER: SHAW NGUYEN AND UYEN PHAM LENDER: KSM DEVELOPMENT, LLC PROPERTY ADDRESS: 24272 GRAND PINES ROAD MAGNOLIA, TEXAS 77354

<b>LAND TITLE SURVEY</b>
BEING A 11.570 ACRE (503,992 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE DORINDA M. GOHEEN SURVEY, A-234, MONTGOMERY COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

<b>PICKERING &amp; ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS, LLC
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