

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.59	300.00	22°16'01"	S 52°49'40" W	115.86'
C2	228.55	300.00	43°38'59"	S 19°52'12" W	223.06'

112527.4 Sq. Feet

CALLLED ESTATE OF
ANNIE TAYLOR
PART OF CALLED
17.07 ACRES
VOLUME 567, PAGE 351

TRACT 13
MARK ROGGENKAEMPER
WHITNEY ROGGENKAEMPER
CALLED 2.58 ACRES
C.F. 2022054264

2.58 Acres

TRACT 12
ROBERT L. HIRSCH
MELANIE HIRSCH
CALLED 5.90 ACRES
C.F. 2021022286

FND C.I.R.
(DCM)

SCALE: 1" = 80'

LEGEND

OVERHEAD ELECTRIC EASEMENT	COVER
ROADWAY EASEMENT	CONCRETE
FENCE	
GAS METER	
POWER POLE	
PIPELINE MARKER	

LINE	BEARING	DISTANCE
L1	S 86°50'43" W	74.01'

P.O.B.~
FND C.I.R.

RESERVE "A"
DENNIS J. WILKERSON, JR.
CALLED 2.92 ACRES
C.F. 2021010662

TRACT 2
LONDON JAMES McCAMPBELL
CALLED 5.65 ACRES
C.F. 2021010660

NOTES:

- ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM CHICAGO TITLE COMPANY, GF. NO. CTT22763579, EFFECTIVE DATE OF SEPTEMBER 21, 2022, ISSUED SEPTEMBER 30, 2022, ARE SHOWN HEREON.
- DEED RESEARCH PERFORMED BY TITLE COMPANY.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48339C-0350G, DATED AUGUST 18, 2014. ZONE "X" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
- ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS ON THE WESTERLY RIGHT-OF-WAY LINE OF A 60-FOOT ROADWAY EASEMENT.
- MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.
- FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUNDARY DETERMINATION.
- PIPELINE RIGHT-OF-WAY EASEMENT PER VOLUME 717, PAGE 122, AS AFFECTED BY ENCROACHMENT AGREEMENT PER M.C.C.F. No. 2009017634.
- BLANKET EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION PER M.C.C.F. No. 2016081948.
- ROADWAY EASEMENT PER M.C.C.F. No. 2021010663.

TO CHICAGO TITLE COMPANY AND CITIZENS BANK OF THE MIDWEST:

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon. A separate description has been prepared in conjunction with this description.

Robert A. LaPlant, Jr.

ROBERT A. LAPLANT, JR.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234

NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.

THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF OCTOBER 21, 2022

LAPLANT SURVEYORS, INC.

17150 Butte Creek Road, #135 TEL: 281-440-8890
Houston, Texas 77090 orders@houstonlandsurveying.com



FIRM No. 10145800

BOUNDARY SURVEY
TRACT 13 OF ROYAL RANCH (UNRECORDED) IN THE ZACARIAH
LANDRUM SURVEY, ABSTRACT 22, MONTGOMERY COUNTY TEXAS
2.58 ACRES

0 ROYAL RANCH MONTGOMERY TEXAS 77316

SCALE: 1"=80' DRAWN BY: RAL FB NO: APPROVED: PROJECT NO.: 221075

PURCHASER

MICHAEL BEAUCHAMP

LaPlant Surveyors, Inc.

17150 Butte Creek Road, Ste. 135
Houston Texas, 77090
281-440-8890
Firm No. 10145800

A tract of land containing 2.58 acres being known as Tract 13 of Royal Ranch, an unrecorded subdivision in the Zachariah Landrum Survey, Abstract Number 22 of Montgomery County, Texas, and being out of a tract of land containing called 86.433 acre tract as described in deed under Clerk's File Number 2018001572, said Tract 13 being the same tract of land as described in deed to Mark Roggenkaemper and Whitney Roggenkaemper under Clerk's File Number 2022054264 of said Real Property Records, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod (found, marked RPLS 5818) at the southwest corner of Tract 13 and the herein described tract of land, and being the northwest corner of Reserve "A" containing called 2.92 acres as described in deed to Dennis J. Wilkerson, Jr. under Clerk's File Number 2021010662, and being located on the westerly line of a tract of land as described in deed to Annie Taylor in Volume 567, Page 351;

THENCE N 03 deg 09 min 17 sec W along the west line of Tract 13 with said Taylor tract, a distance of 757.82 feet to capped iron rod (set, marked RPLS 5234) at the most northerly corner of the herein described tract, and being the southerly west corner of Tract 12, containing called 5.90 acres as described in deed to Robert L. Hirsch and Melanie Hirsch under Clerk's File Number 2021022286;

THENCE S 49 deg 34 min 37 sec E along the northeast line of Tract 13 and the southwest line of Tract 12, passing at a distance of 422.20 feet a 5/8" iron rod (found for reference) on the northerly line of a Roadway Easement (60 60 feet in width), a total distance of 454.65 feet to the northeast corner of the herein described tract, the south corner of Tract 13, and being in the northerly line of Tract 2 containing called 3.19 acres as described in deed to Preston Wayne McCampbell under Clerk's File Number 2021010671;

THENCE with the centerline of said Roadway Easement along the southeast line of Tract 13 and the northwest line of Tract 2 along a curve to the left having a radius of 300.00 feet and a central angle of 22 deg 16 min 01 sec, and arc length of 116.59 feet having a chord bearing of S 52 deg 49 min 40 sec W and a chord distance of 115.86 feet to a Point of Tangency in said centerline;

THENCE S 41 deg 41 min 39 sec W continuing with the centerline of said Roadway Easement along the southeast line of Tract 13 and the northwest line of Tract 3, a distance of 99.08 feet to a Point of Curvature in said centerline;

THENCE with the centerline of said Roadway Easement along the southeast line of Tract 13 and the northwest line of Tract 2 along a curve to the left having a radius of 300.00 feet and a central angle of 43 deg 38 min 59 sec, and arc length of 228.55 feet having a chord bearing of S 19 deg 52 min 12 sec W and a chord distance of 223.06 feet to a Point of Tangency in said centerline;

THENCE S 01 deg 57 min 18 sec E continuing with the centerline of said Roadway Easement along the southeast line of Tract 13 and the southwest line of Tract 3, a distance of 104.13 feet to the southeast corner of the herein described tract of land, the southwest corner of Tract 3, the northwest corner of Tract 2 containing called 5.65 acres as described in deed to Landon James McCampbell under Clerk's File Number 2021010680, and the northeast corner of the aforementioned Reserve "A";

THENCE S 86 deg 50 min 43 sec along the south line of Tract 13 and the north line of Reserve "A", passing at a distance of 30.01 feet a capped iron rod (found, marked RPLS 5818) on the westerly line of said Roadway Easement, a total distance of 74.01 feet to the Point of Beginning of the herein described tract of land.

A separate survey has been prepared in conjunction with this description.

