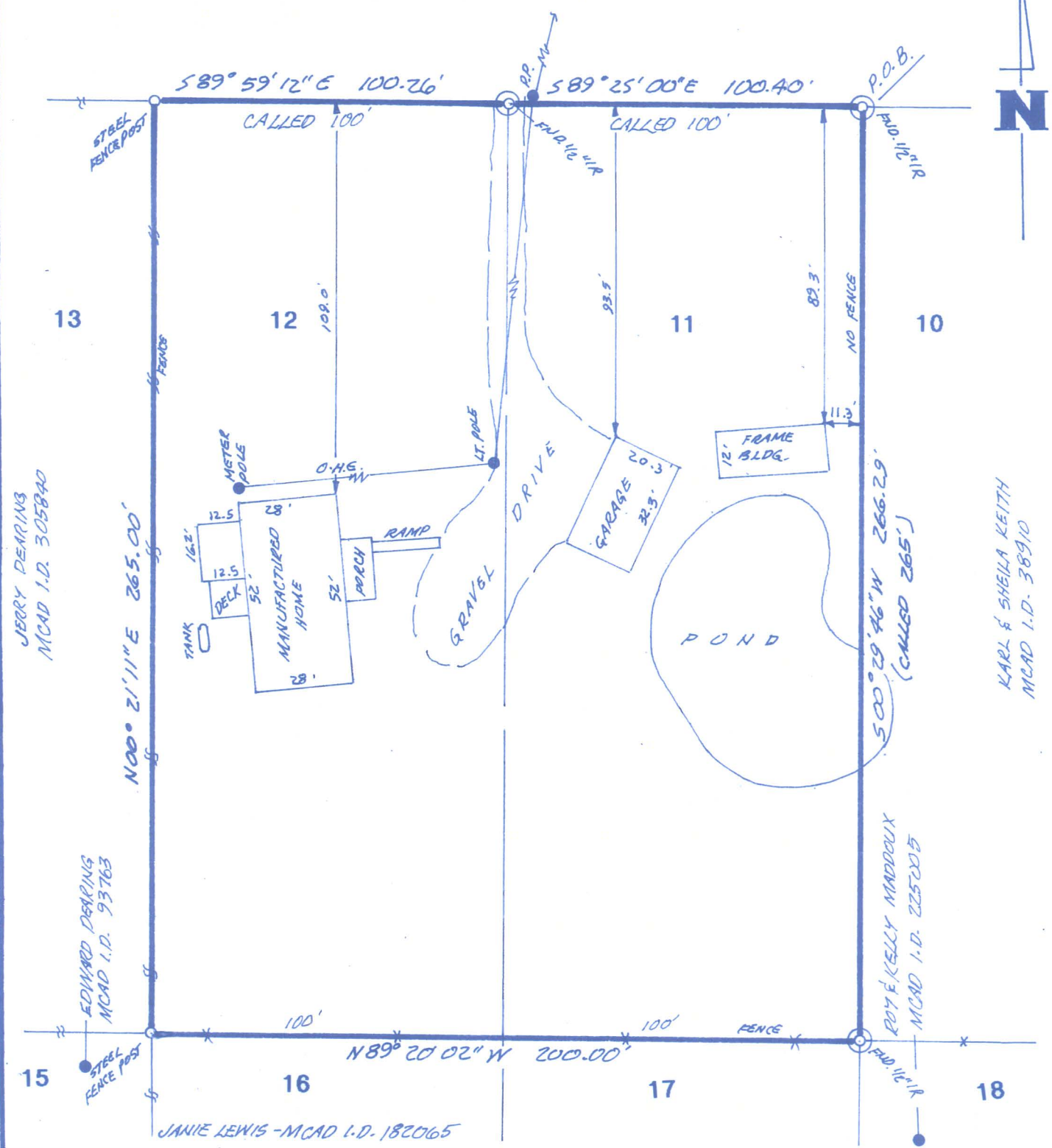


# 24620 PINE DRIVE



LOTS ELEVEN (11) AND TWELVE (12), BLOCK THREE (3), OF PEACH CREEK COLONY, AN UNRECORDED SUBDIVISION IN THE W. S. TAYLOR SURVEY, A-552, MONTGOMERY COUNTY, TEXAS (SEE METES AND BOUNDS DESCRIPTION).

**BUYER:** LAWRENCE R. BAUGH and DIANNA L. BAUGH  
**ADDRESS:** 24620 PINE DRIVE  
 NEW CANEY, TEXAS 77357

**DATE:** 05-11-2009  
**SCALE:** 1" = 40'  
**JOB NO.** 050409

**FLOOD ZONE:** "X"  
**FEMA MAP:** 49339C0583 F  
**DATE:** DEC. 19, 1996

**TITLE CO.:** CAPITAL TITLE OF TEXAS  
**LENDER:** OWNER FINANCE MORTGAGE  
**GF NO.:** 09-067602-AH

I, Alvin R. Hiroms, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the above property has been surveyed by me or under my supervision, is correct, that the boundary monuments have been set, left as found, or referenced, that the property has access to a public roadway, and that there are no intrusions upon or protrusions from this property unless shown; and that this survey conforms to the Texas Society of Professional Land Surveyors' Requirements for a Category 1A Condition 3 Survey.

⊙ Denotes Found and used for Control  
 G.S.U. EASEMENT - VOL. 140, PG. 563, MCDR

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**HIROMS SURVEYING CO.**  
 P. O. BOX 5394 KINGWOOD, TEXAS 77325  
 281.360.5080



*Alvin R. Hiroms*  
 Alvin R. Hiroms  
 Registered Professional  
 Land Surveyor No. 4209



# HIROMS SURVEYING COMPANY

**P.O. BOX 5394 KINGWOOD, TEXAS 77325**  
**OFFICE: 281.360.5080 FAX: 281.360.5056**  
**EMAIL ADDRESS: [alhioms@suddenlink.net](mailto:alhioms@suddenlink.net)**



## METES AND BOUNDS DESCRIPTION

BEING that certain tract or parcel of land consisting of LOT ELEVEN (11) and LOT TWELVE (12), BLOCK THREE (3), of PEACH CREEK COLONY, an unrecorded subdivision located in the W. S. Taylor Survey, A-552, Montgomery County, Texas, and being conveyed as a single parcel, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the Southwest corner of a certain 70.262 acre tract located in the above mentioned W. S. Taylor Survey, A-552, also being a part of the H. L. Patton 164.2 acre tract as described in Volume 262, Page 285, and a part of the H. L. Patton 40 acre tract as described in Volume 302, Page 392 of the Deed Records of Montgomery County, Texas;

THENCE North 22 degrees 36 minutes East a distance of 1487.8 feet to a point for a corner;

THENCE South 89 degrees 29 minutes East a distance of 108.7 feet to a point in the West right of way of a 60 foot wide roadway;

THENCE crossing said roadway, South 89 degrees 25 minutes East, a distance of 60 feet to a point for corner;

THENCE South 00 degrees 35 minutes West along the east right of way of said roadway, a distance of 163.4 feet to an angle point;

THENCE continuing along said right of way, South 22 degrees 36 minutes West, a distance of 271.6 feet to a point marking the Southwest corner of LOT THIRTEEN (13), BLOCK TWO (2), same being in the North right of way of Pine Drive, 60 feet wide;

THENCE crossing said Pine Drive, South 22 degrees 36 minutes West a distance of 64.72 feet to the Northwest corner of LOT THIRTEEN (13), BLOCK THREE (3), same being in the South right of way of aforementioned Pine Drive;

THENCE South 89 degrees 25 minutes East a distance of 100.6 feet to a point in said South right of way of Pine Drive;

THENCE continuing along said South right of way of Pine Drive, South 89 degrees 59 minutes 12 seconds East a distance of 100.26 feet to a ½ inch iron rod found marking the common North corner of said LOT ELEVEN and LOT TWELVE;

THENCE continuing along said South right of way, South 89 degrees 25 minutes 00 seconds East a distance of 100.40 feet to a ½ inch iron rod found for the Northeast corner and POINT OF BEGINNING of the herein described tract or parcel of land known as LOT ELEVEN and LOT TWELVE;



THENCE departing said South right of way, South 00 degrees 29 minutes 46 seconds West a distance of 266.29 feet to a ½ inch iron rod found marking the Southeast corner of said LOT ELEVEN, same being the Southeast corner of the herein described tract or parcel of land;

THENCE North 89 degrees 20 minutes 02 seconds West a distance of 200.00 feet to a steel fence post found marking the Southwest corner of said LOT TWELVE, same being the Southwest corner of the herein described tract or parcel of land;

THENCE North 00 degrees 21 minutes 11 seconds East a distance of 265.00 feet to a steel fence post found marking the Northwest corner of the herein described tract or parcel of land, same being in the aforementioned South right of way of Pine Drive;

THENCE along the said South right of way of Pine Drive, South 89 degrees 59 minutes 12 seconds East a distance of 100.26 feet to a ½ inch iron rod found for the aforementioned common corner of LOT ELEVEN and LOT TWELVE;

THENCE continuing along said South right of way, South 89 degrees 25 minutes 00 seconds East a distance of 100.40 feet to the POINT OF BEGINNING of the herein described tract or parcel of land.