

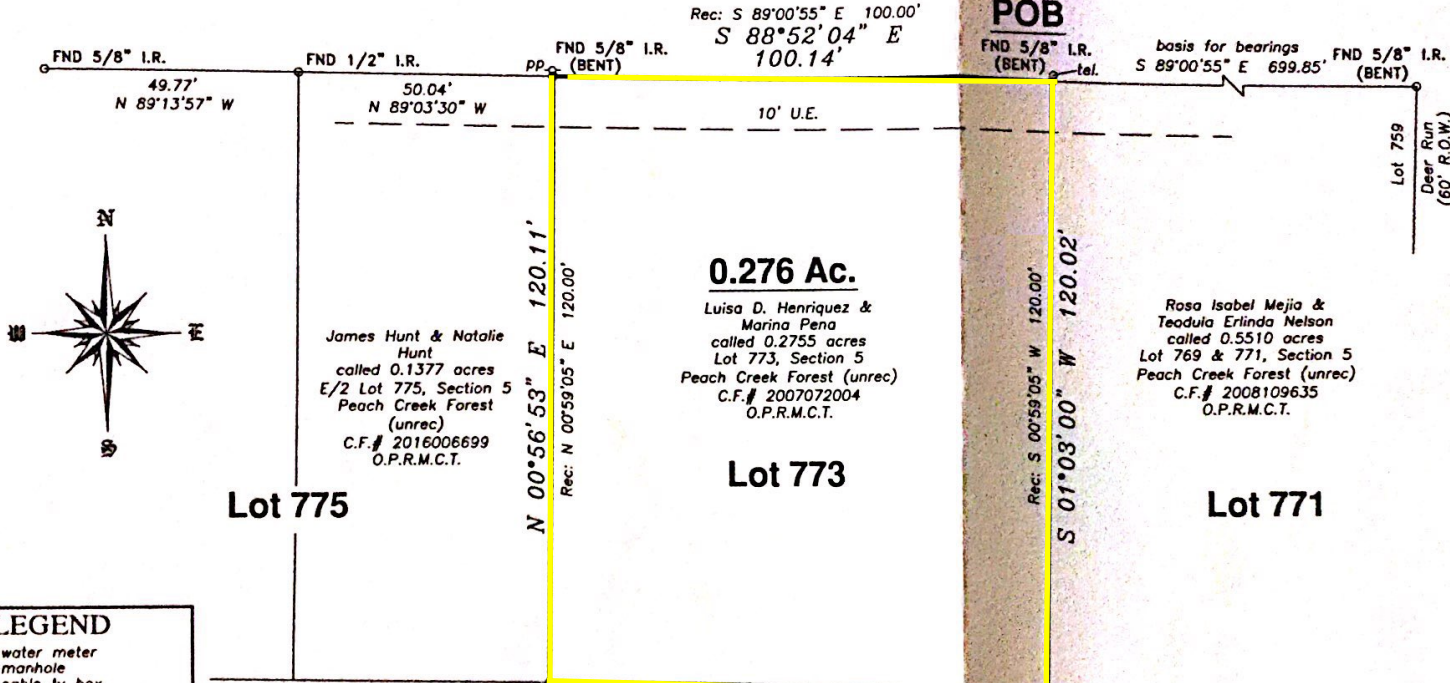
0' 25' 50' 75'

# Spanish Oaks (60' R.O.W.)

**BOUNDARY  
SURVEY**

**26672 SPANISH OAK DRIVE  
NEW CANEY, TEXAS 77357**

**POB**



**0.276 Ac.**

Luisa D. Henriquez &  
Marina Pena  
called 0.2755 acres  
Lot 773, Section 5  
Peach Creek Forest (unrec)  
C.F.# 2007072004  
O.P.R.M.C.T.

**Lot 773**

Rosa Isabel Mejia &  
Teodila Erlinda Nelson  
called 0.5510 acres  
Lot 769 & 771, Section 5  
Peach Creek Forest (unrec)  
C.F.# 2008109635  
O.P.R.M.C.T.

**Lot 771**

BEING a 0.276 acre tract of land situated in the Christopher Bryan Survey, Abstract No. 75, Montgomery County, Texas, Being that same called 0.2755 acre tract described as Lot 773, Section 5, of Peach Creek Forest, an unrecorded subdivision, in instrument to Luisa D. Henriquez and Marina Pena, recorded under Clerk's File Number 2007072004, of the Official Public Records of Montgomery County, Texas, said 0.276 acre tract being more particularly described in the attached metes and bounds description.

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

-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property 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 recorded deeds.

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 48339C 0600 G, effective 08/18/14.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability 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.

Date of Survey: 10/20/16 KH



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

### LEGEND

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = 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

**Lot 774**

Frank Sobota & Albina Sobota  
called 0.5510 acres  
Lot 774 & 776, Section 5  
Peach Creek Forest (unrec)  
C.F.# 7840940  
R.P.R.M.C.T.

**Lot 772**

Pamela Marie Weinzl  
called 0.5510 acres  
Lot 770 & 772, Section 5  
Peach Creek Forest (unrec)  
C.F.# 2002130184  
O.P.R.M.C.T.

**Lot 770**

## CHRISTOPHER BRYAN SURVEY ABSTRACT No. 75

### TEXAS PROFESSIONAL SURVEYING, L.L.C.

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PROJECT NO. P213-01  
Key Map 257M  
DRAWING DATE: 10/21/16  
REVISED:  
DRAWN BY: CDF