

GF NO. 2400134-CPK INDEPENDENCE TITLE
 ADDRESS: PINE DRIVE
 NEW CANEY, TEXAS 77357
 BORROWER: PENG ZHANG

0.2359 ACRES
 LOT 43
 PEACH CREEK PINES

AN UNRECORDED SUBDIVISION OUT OF THE
 C. BRYAN SURVEY, ABSTRACT NO. 75 AND
 S. GARSEE SURVEY, ABSTRACT NO. 229
 MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

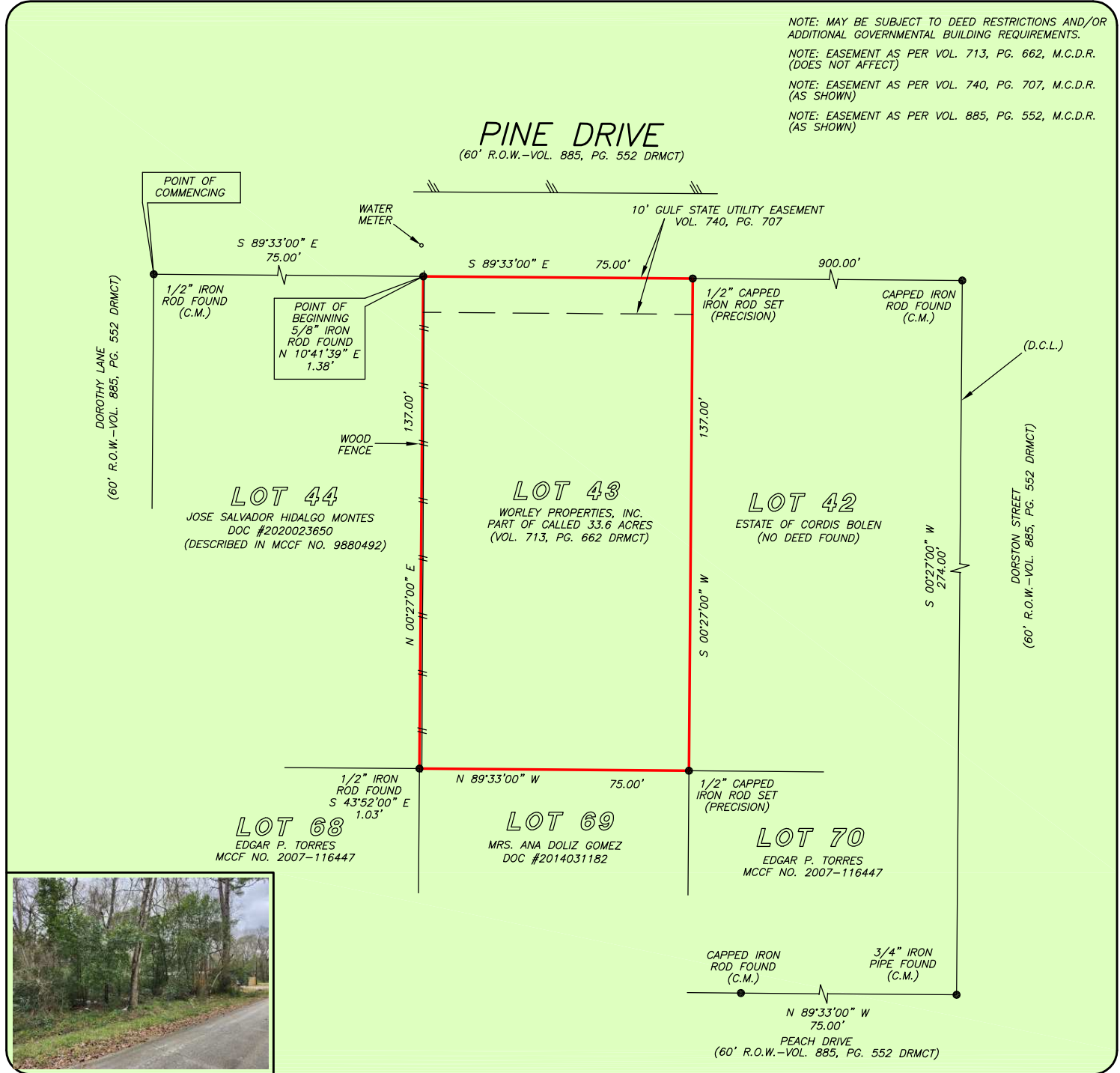


NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

NOTE: EASEMENT AS PER VOL. 713, PG. 662, M.C.D.R.
 (DOES NOT AFFECT)

NOTE: EASEMENT AS PER VOL. 740, PG. 707, M.C.D.R.
 (AS SHOWN)

NOTE: EASEMENT AS PER VOL. 885, PG. 552, M.C.D.R.
 (AS SHOWN)



THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C 0600 G
 MAP REVISION: 08/18/2014
 ZONE AE
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

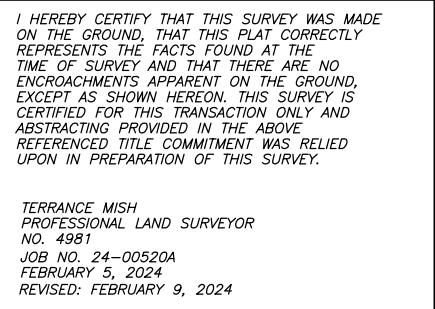
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 885, PG. 552, H.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4981
 JOB NO. 24-00520A
 FEBRUARY 5, 2024
 REVISED: FEBRUARY 9, 2024

DRAWN BY: RE/RC



MARCIE WHITED
 512-493-3401



STATE OF TEXAS §
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 §
COUNTY OF MONTGOMERY §

Metes & Bounds Property Description

A tract of land containing 0.2359 Acre (10,275 Square Feet), being Lot 43 of Peach Creek Pines an unrecorded subdivision out of the C. Bryan Survey, Abstract No. 75 and the S. Garsee Survey, Abstract No. 229 of Montgomery County, Texas, being part of a tract recorded in the name of Worley Properties, Inc. in Volume 713, Page 662 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 885, Page 552 of the R.P.R.M.C.T.)

COMMENCING at a 1/2 Inch iron rod found at the intersection of the east right-of-way line of Dorothy Lane (60 Feet wide) and the south right-of-way line of Pine Drive (60 Feet wide);

THENCE, SOUTH 89° 33' 00" EAST, with said south right-of-way line, a distance of 75.00 Feet to a point at the northwest corner and POINT OF BEGINNING of this tract from which a 5/8 Inch iron rod found bears North 10° 41' 39" East, a distance of 1.38 Feet;

THENCE, **SOUTH 89° 33' 00" EAST**, continuing with said south right-of-way line, a distance of **75.00 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at the northeast corner of this tract (from which an iron rod found at Dorston Street (60 Feet wide) bears South 89° 33' 00" East, a distance of 900.00 Feet, from said iron rod found a 3/4 Inch iron pipe found at Peach Drive bears South 00° 27' 00" East, a distance of 274.00 Feet, from said 3/4 Inch pipe found a second iron rod found bears North 89° 33' 00" West, a distance of 75.00 Feet);

THENCE, **SOUTH 00° 27' 00" WEST**, with the west line of Lot 42, as recorded in the name of the Estate of Cordis Bolen, a distance of **137.00 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at the northwest corner of Lot 70 as recorded in the name of Edgar P. Torres under Document No. 2007-116447 of the R.P.R.M.C.T., being the southeast corner of this tract;

THENCE, **NORTH 89° 33' 00" WEST**, with the north line of Lot 69, as recorded in the name of Mrs. Ana Doliz Gomez under Document No. 2014031182 of the R.P.R.M.C.T., a distance of **75.00 Feet** to a point at the northeast corner of Lot 68 as recorded in the name of Edgar P. Torres under Document No. 2007-116447 of the R.P.R.M.C.T., being the southwest corner of this tract from which a 1/2 Inch iron rod found bears South 43°52' 00" East, a distance of 1.03 Feet;

THENCE, **NORTH 00° 27' 00" EAST**, with the east line of Lot 44, as recorded in the name of the Jose Salvador Hidalgo Montes under Document No. 2020023650, being further described under Document No. 9880492 of the R.P.R.M.C.T., a distance of **137.00 Feet** to the POINT OF BEGINNING and containing 0.2359 Acre.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 24-00520A
February 05, 2024
Revised: February 9, 2024