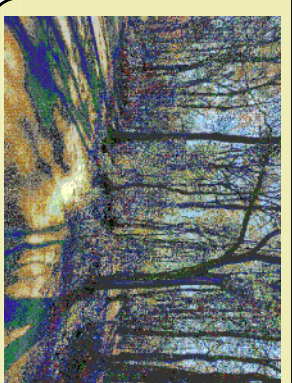


GF NO. 2400134-CPK INDEPENDENCE TITLE  
 ADDRESS: PINE DRIVE  
 NEW CANEY, TEXAS 77357  
 BORROWER: PENG ZHANG

## 0.5661 ACRES LOTS 98, 99 AND 100 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)



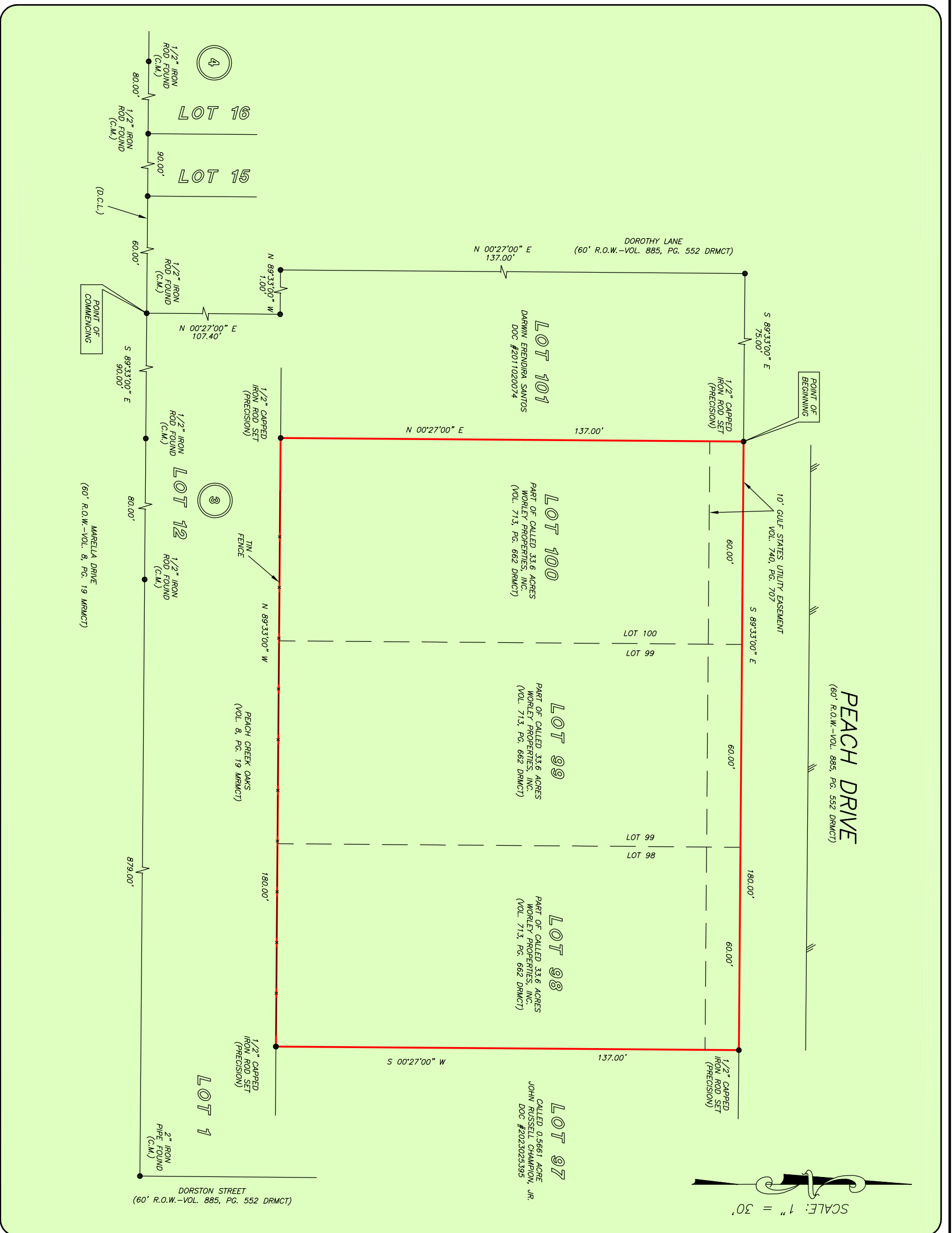
THIS PROPERTY IS AFFECTED BY THE  
 100 YEAR FLOOD PLAIN AS PER FRM  
 PANEL NO. 48339C 0600 G  
 MAP REVISION: 08/18/2014  
 ZONE AE  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

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

DRAWN BY: RE/RC

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JOB NO. 24-005208  
 JANUARY 2, 2024  
 REVISED: FEBRUARY 9, 2024



**MARCIE WHITED**  
 512-493-3401



**PRECISION**  
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 950 THREEBONDLE STREET SUITE 150 HOUSTON, TEXAS 77079  
 210-829-4941  
 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FAX 281-496-1867  
 FAX 210-829-1555  
 FIRM NO. 10063700

STATE OF TEXAS §  
§  
§  
§  
COUNTY OF MONTGOMERY §

Metes & Bounds Property Description

A tract of land containing 0.5661 Acre (24,660 Square Feet), being Lots 98, 99, & 100 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 on the north right-of-way line of Marella Drive, being the southwest corner of Lot 13 of Block 3 of Peach Creek Oaks as recorded in Volume 8, Page 19 of the Map Records of Montgomery County, Texas, (from which a second 1/2 Inch rod found at the southeast corner of said Lot 13 bears South 89° 33' 00" East, a distance of 90.00 Feet, from said second 1/2 Inch rod found a third 1/2 Inch iron rod found at the southeast corner of Lot 12 bears South 89° 33' 00" East, a distance of 80.00 Feet, from said third 1/2 Inch rod found a 2 Inch iron pipe found at Dorston Street, being the southeast corner of Lot 1 bears South 89° 33' 00" East, a distance of 879.00 Feet, from said southeast corner of corner of Lot 13 of Block 3, a fourth 1/2 Inch iron rod found at the southwest corner of Lot 15 of Block 4 bears North 89° 33' 00" West, a distance of 150.00 Feet, from said fourth 1/2 Inch iron rod found a fifth 1/2 Inch iron rod found at the southwest corner of Lot 16 bears North 89° 33' 00" West, a distance of 80.00 Feet);

THENCE, NORTH 00° 27' 00" EAST, a distance of 107.40 Feet to a point;

THENCE, NORTH 89° 33' 00" WEST, a distance of 1.00 Feet to a point;

THENCE, NORTH 00° 27' 00" EAST, with the east right-of-way line of Dorothy Lane (60 Feet wide) as recorded in Volume 885, Page 5521 of the R.P.R.M.C.T., a distance of 137.00 Feet to point at its intersection with the south right-of-way line of Peach 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 1/2 Inch iron rod with a "PRECISION" cap set at the northwest corner of the aforementioned Lot 100, being the northwest corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 89° 33' 00" EAST, continuing with the said south right-of-way line, a distance of **180.00 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at the northeast corner of the aforementioned Lot 98, being the northeast corner of this tract;

THENCE, SOUTH 00° 27' 00" WEST, with the west line of Lot 97 as recorded in the name of John Russell Champion, Jr. under Document No. 2023025395 of the R.P.R.M.C.T., a distance of **137.00 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at the southeast corner of this tract;

THENCE, NORTH 89° 33' 00" WEST, with the north line of the aforementioned Peach Creek Oaks, a distance of **180.00 Feet** to a 1/2 Inch iron rod with a "PRECISION" cap set at the southwest corner of the aforementioned Lot 100, being the southwest corner of this tract;

THENCE, NORTH 00° 27' 00" EAST, with the east line of Lot 101 as recorded in the name of Darwin Erendira Santos under Document No. 2011020074 of the R.P.R.M.C.T., a distance of **137.00 Feet** to the POINT OF BEGINNING and containing 0.5661 Acre of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 24-00520B  
February 05, 2024  
Revised: February 09, 2024