

Property Description

All that certain tract or parcel of land containing 8.5738 acres (called 8.62 acres), known as Lots 7, 8, 9, 10, and 11 in Block 3 of Peach Creek Terrace, an unrecorded subdivision in the David Stewart Survey, Abstract 503, Montgomery County, Texas; said 8.5738 acres being further described as follows:

BEGINNING at a 1/2" iron rod found on the Easterly line of Peach Creek Drive, 60 feet wide, marking the most Westerly corner of Lots 3, 4, 5, and 6 as recorded under Montgomery County Clerk's File No. 9727311 and the most Southerly corner of Lot 7 and of the herein described tract;

THENCE, North 06° 06' 00" West, 574.01 feet along the Easterly line of Peach Creek Drive to a 1/2" iron rod set for the Southwesterly common corner of Lots 10 and 11;

THENCE, North 60° 20' 20" West, 116.80 feet to a 5" iron pipe found for the Southwesterly common corner of Lots 11 and 12;

THENCE, North 44° 36' 00" East, along the common line of Lots 11 and 12, at 401.00 feet passing a 1/2" iron rod set for reference, at 590.00 feet passing a 1/2" iron rod set for reference and continuing for a total of 620.00 feet to a point for corner in the center of Peach Creek;

THENCE, South 42° 54' 48" East, 112.96 feet generally following the center of Peach Creek to a point for corner;

THENCE, South 23° 06' 14" East, 119.00 feet generally following the center of Peach Creek to a point for corner;

THENCE, South 59° 56' 10" East, 115.02 feet generally following the center of Peach Creek to a point for corner;

THENCE, South 03° 09' 03" West, 150.41 feet generally following the center of Peach Creek to a point for corner;

THENCE, South 09° 06' 24" West, 191.76 feet generally following the center of Peach Creek to a point for the Northeastery common corner of Lots 6 and 7;

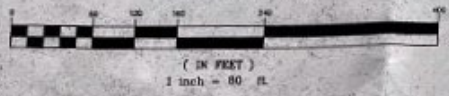
THENCE, South 44° 36' 00" West, along the common line of Lots 6 and 7, at 112.70 feet passing a nail set for reference in a tree and continuing for a total of 675.00 feet to the POINT OF BEGINNING and containing 8.7538 acres of land.

NOTES:

- 1) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE CO. AS REFERENCED BELOW.
 - 2) NO VISIBLE OR APPARENT ENCUMBRANCES, ENCROACHMENTS, CONFLICTS OR RIGHTS OF WAY AFFECTING SUBJECT PROPERTY NOTED AT THE TIME OF SURVEY EXCEPT AS SHOWN HEREON.
 - 3) CENTER OF PEACH CREEK IS BEAR PROXIMITY LINE AS SHOWN ON PLAT OF PEACH CREEK TERRACE, BEAR CREEK IS DRY AND ALL WATER FLOWS THROUGH THE CREEK CLOSEST TO FRONT OF LOTS, SURVEYOR CANNOT DETERMINE IF BEAR BOUNDARY OF LOTS HAS CHANGED.
 - 4) NEIGHBOR'S FENCE EXTENDS ONTO SUBJECT PROPERTY AS SHOWN.
- SURVEY BASED IN PART UPON INFORMATION IN THE COMPARISON REFERENCED BELOW.
ALL BEARINGS SHOWN ARE REFERENCED PER UNRECORDED PLAT OF SAID SUBDIVISION.

STEVEN BRISTER AND ASSOCIATES, INC. 1100 S. FRAZER, SUITE 100 CONROE, TEXAS 77301 (936) 788-7705	8.5738 ACRES OF LAND, BEING LOTS 7-11, BLOCK 3, OF PEACH CREEK TERRACE SUBDIVISION IN THE DAVID STEWART SURVEY, ABSTRACT 503, MONTGOMERY COUNTY, TEXAS (SEE METES AND BOUNDS)		
	I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATES UNDER BY SUPERVISOR.		
PURCHASER: AMY ROSE LE ADDRESS: 16782 PEACH CREEK DRIVE, CONROE, TEXAS MORT. CO.: ADAMS REAL ESTATE FIELD WORK: 10-29-05 ED.			KEY MAP: 130-R O.F. NO.: 617865-H043 REVISIONS:
TITLE CO.: FIRST AMERICAN TITLE CO. DRAFTING: 10-31-05 COF FINAL CHECK: 11-02-05 SB			

GRAPHIC SCALE



* SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA A-5 IN ZONE "AH", COMMUNITY NO. 48848, PANEL 8275 F, DATED 12-19-95. The determination is based on graphic plotting only, we do not assume responsibility for exact determination.