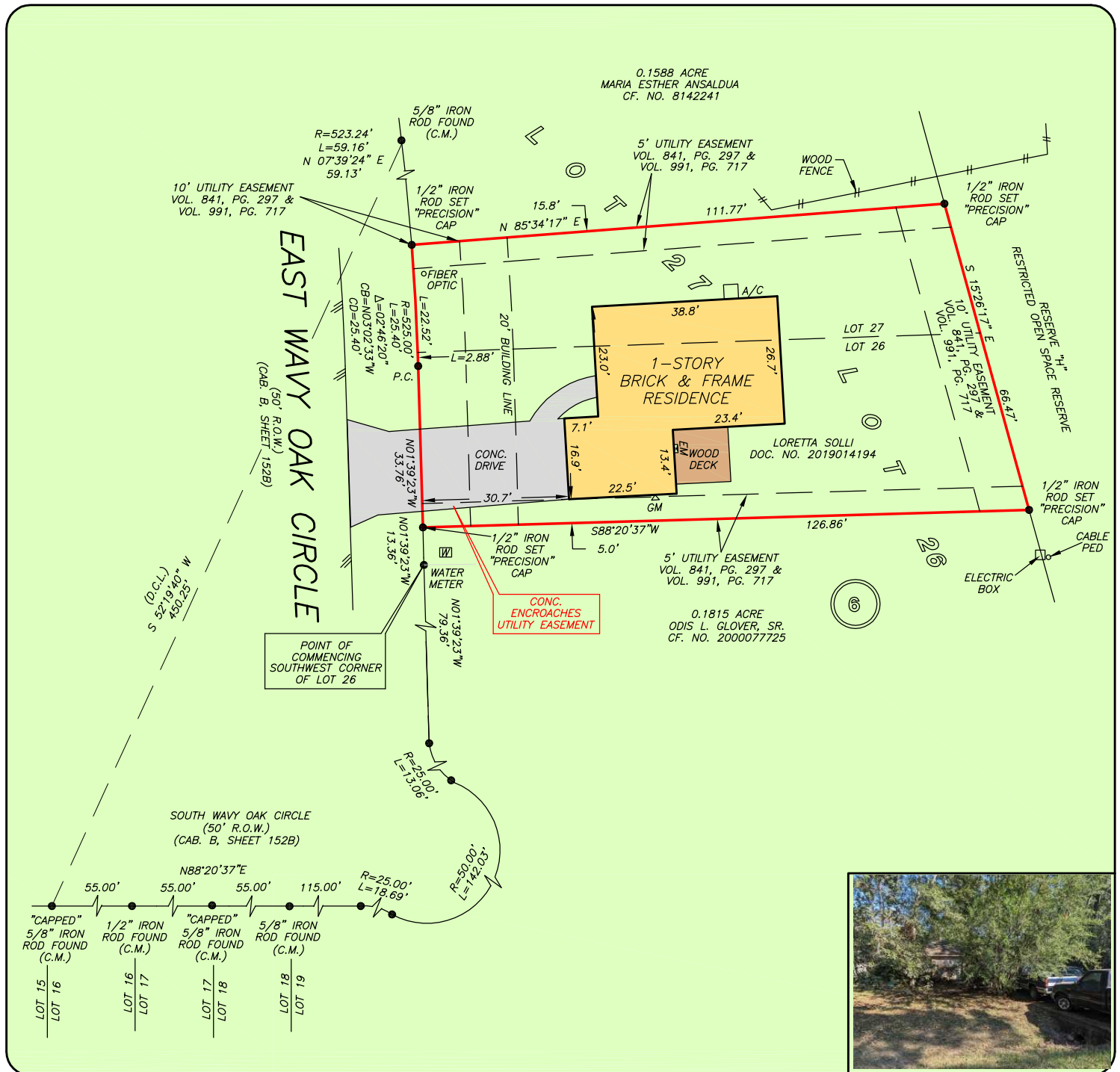


GF NO. 24-3419-SA SOUTHERN TITLE
 ADDRESS: 105 EAST WAVY OAK CIRCLE
 SPRING, TEXAS 77381
 BORROWER: K-PEG. LLC

0.1695 ACRE PORTION OF LOTS 26 AND 27, BLOCK 6 THE WOODLANDS VILLAGE OF PANTHER CREEK, SECTION 7

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN CABINET B SHEET 152B OF THE MAP RECORDS
 OF MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0520 G MAP REVISION: 08/18/2014 ZONE X
 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: CABINET B SHEET 152B, M.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. 24-08953
 OCTOBER 18, 2024

DRAWN BY: SW/RE



SOUTHERN TITLE

SAMANTHA ARMSTRONG
832-694-3116



STATE OF TEXAS

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§
§
§
§

COUNTY OF MONTGOMERY

Metes & Bounds Property Description

A tract of land containing 0.1695 Acre (7,386 Square Feet), being a portion of Lots 26 and 27, Block 6 of The Woodland, Village of Panther Creek, Section 7 a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet B, Sheet 152B of the Map Records of Montgomery County, Texas, being the same tract recorded in the name of Loretta Solli under Document No. 2019014194 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 Cabinet B, Sheet 152B of the Map Records of Montgomery County, Texas)

COMMENCING at a point on the east right-of-way line of Easyh Wavy Oak Circle being the southwest corner of said Lot 26;

THENCE, NORTH 01° 39' 23" WEST, with said east right-of-way line, a distance of 13.36 Feet to a 1/2 Inch iron rod with a "PRECISION" cap set at the southwest corner and POINT OF BEGINNING of this tract;

THENCE, continuing with said east right-of-way line the following two (2) courses:

1. NORTH 01° 39' 23" WEST, a distance of 33.76 Feet to a point at a corner of this tract;
2. in a northwesterly direction with the arc of a curve to the left, having a radius of 525.00 Feet, an arc length of 25.40 Feet, a central angle of 02° 46' 20", a chord bearing of NORTH 03° 02' 33" WEST, and a chord distance of 25.40 Feet to a 1/2 Inch iron rod with a "PRECISION" cap set at the northwest corner of this tract (from which a 5/8 Inch iron rod found bears North 07° 39' 24" West, a distance of 59.13 Feet, from said 5/8 Inch iron rod found a second 5/8 Inch iron rod found at South Wavy Oak Circle, being the northwest corner of Lot 16 of the aforementioned Block 6 bears South 52° 19' 40" West, a distance of 450.25 Feet, from said second 5/8 Inch iron rod found a 1/2 Inch iron rod found at the northwest corner of Lot 17 bears North 88° 20' 37" East, a distance of 55.00 Feet, from said 1/2 Inch iron rod found a third 5/8 Inch iron rod found at the northwest corner of Lot 18 bears North 88° 20' 37" East, a distance of 55.00 Feet, from said third 5/8 Inch iron rod found a fourth 5/8 Inch iron rod found at the northwest corner of Lot 19 bears North 88° 20' 37" East, a distance of 55.00 Feet);

THENCE, NORTH 85° 34' 17" EAST, across and through the aforementioned Lot 27, with the south line of a tract recorded in the name of Maria Esther Ansaldia under Document No. 8142241 of the R.P.R.W.C.T., a distance of 111.77 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northeast corner of this tract;

THENCE, SOUTH 15° 26' 17" EAST, with the west line of Reserve "H", Restricted Open Space Reserve, a distance of 66.47 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southeast corner of this tract;

THENCE, SOUTH 88° 20' 37" WEST, across and through the aforementioned Lot 26, with the north line of a tract recorded in the name of Maria Odis L. Glover, Sr. under Document No. 2000077725 of the R.P.R.W.C.T., a distance of 126.86 Feet to the POINT OF BEGINNING and containing 0.1695 Acre of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 24-08953
October 18, 2024