

LAND TITLE SURVEY

0' 15' 30' 60'

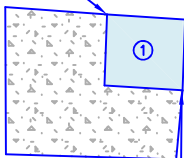
SCALE 1"=30'

CHRISTOPHER BRYAN
SURVEY
ABSTRACT 75

PEACH CREEK

LOT 55
LETICIA TERRONES
C.F. NO. 2025055951
O.P.R.M.C.S 89°33'00" E 75.00'
(CALLED N 89°33'00" W)SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

LOT 56

0.4010 ACRES
(17,468 SQ.FT.)N 37°55'03" E 172.61'
(CALLED N 37°40' E 173.00')

S 00°27'00" W 137.00'

LOT 57
HAROLD JACOME
C.F. NO. 2018112425
O.P.R.M.C.PEACH CREEK PINES
(UNRECORDED)P.O.B.
SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"10' GULF STATES U.E.
VOL. 740, PG. 707N 89°33'00" W 180.00'
(CALLED S 89°33'00" E)SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"FND 5/8" I.R.
(A)FND 5/8" I.R.
(B)PEACH CREEK DRIVE
(60' R.O.W.)P.O.C.
SW CORNER
(CALLED SE CORNER)
OF A CALLED
33.6 ACRE TRACT
VOL. 713, PG. 662

N 12°15'00" W 62.00'

N 17°28'00" E 140.00'

LEGEND



CONCRETE



GRAVEL

U.E. = UTILITY EASEMENT

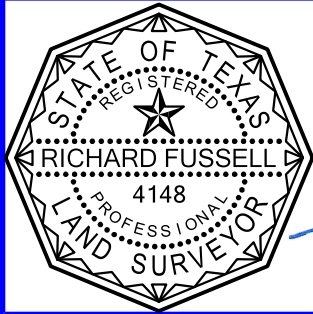
APPROXIMATE
HIGH BANK

① = 11'X12' METAL SHED ON CONCRETE

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JAMES ANTHONY RICHARDS UNDER COUNTY CLERK'S FILE NO. 9460692 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.4010 ACRES (17,468 SQUARE FEET) SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT:
CHIME HOLDINGS LLCADDRESS:
25589 PEACH CREEK DRIVE

SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND
TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON
SEPTEMBER 8, 2026 AND THAT THIS SURVEY SUBSTANTIALLY
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL
SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A
CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO
ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148



TITLE COMPANY:

MCKNIGHT
TITLEG.F. #:
CO-2456-CHISSUE DATE:
AUG. 28, 2026

Survey 1, Inc.
Your Land Survey Company

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Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

FIELD CREW:
JO
DRAFTER:
MC

TECH:
SF
FINAL CHECK:
EF

DATE: SEPT. 10, 2026
JOB#
9-169255-26