

CHAMPION PAPER & FIBRE CO. TRACT  
122.30 ACRES  
VOL. 335, PG. 198 M.C.D.R.

**N 00°05'34" W 134.70'** (FOUND)  
(CALLED N 00°54'31" W 135.25')

FND. 1/2" I.R.

**2.184 ACRES**

RESIDUE OF  
3.1838 ACRE TRACT  
(1.000 ACRE)

**S 89°35'20" W 709.07'** (FOUND)  
(CALLED S 89°35'20" W 709.09')

**N 89°34'10" E 694.07'** (FOUND)  
(CALLED N 89°35'20" E 695.98')

PACIONI TRACT  
VOL. 582, PG. 1333  
M.C.D.R.

ROOSNER TRACT  
VOL. 604, PG. 1445  
M.C.D.R.



**POINT OF BEGINNING**

FND. 3/4" I.P.

**S 08°05'55" W 14.61'**  
**S 08°10'05" E 121.60'** (BEARING BASE)

FND. 1" G.I.P.

**ALFORD ROAD**  
(40' R.O.W.)

\*\*MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALLEASUREMENTS OF RECORD  
BEARINGS BASED ON METES AND BOUNDS  
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY.

GF NO.:

LOT: **	BLOCK: **	SECTION: **	SUBDIVISION: ALFORD ESTATES**	This lot <i>DOES NOT</i> lie in the 100 year flood plain and is in <i>ZONE X</i> as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480483 0470F dated 12/19/96	
RECORDATION: **	COUNTY: MONTCOMERY	STATE: TEXAS	SURVEY: E.N. LEE	JOB NO. 9803153	
LENDER:	TITLE CO.:		ABSTRACT NO. 709		
PURCHASER: SANDRA BEAN DBB <i>Rebecca Jay Harrison</i>					
ADDRESS: VACANT LOT ON ALFORD ROAD, MAGNOLIA, TEXAS 77355					
FIELD WORK	I, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.				
4/2/98 RC					
DRAFTED BY					
4/6/98 RF					
CHECKED BY					
4/6/98 JH					
KEY MAP NO.	211T				
REVISIONS	4/21/98 RF				

HLS  
Horne Land Surveying, L.L.C.  
16760 Hedgcroft, Suite 608  
Houston, Tx 77060  
(Office) 281 445-4100 (Fax) 281 445-4131

**EXHIBIT "A"**

All of a certain 2.184 acre parcel of land situated in the E.N. Lee Survey, Abstract No. 709, Montgomery County, Texas, and being out of and a part of a 3.1838 acre tract described in a Deed from Jo Anne Keeling, Trustee, to Kenneth E. Bean, dated September 2, 1977, recorded in Volume 1014, Page 223, Deed Records of Montgomery County, Texas, said 2.184 acre parcel being more particularly described by metes and bounds as follows;

**BEGINNING** at a found  $\frac{3}{4}$  inch diameter iron pipe along the West right-of-way line of Alford Road (40 foot right-of-way) being the Northeast corner of the Pacioni Tract, as described by deed recorded in Volume 562, Page 1333 of the Montgomery County Deed Records, and the Southeast corner of the herein described parcel;

**THENCE** South 89 degrees 35 minutes 20 seconds West (called South 89 degrees 35 minutes 20 seconds West) along the North line of said Pacioni Tract and the South line of the herein described parcel, a distance of 709.07 feet (called 709.09 feet) to a found  $\frac{1}{2}$  inch diameter iron rod along the East line of the 122.30 acre Champion Paper and Fibre Company Tract, as described by deed recorded under Volume 335, Page 198 of the Montgomery County Deed Records, being the Northwest corner of said Pacioni Tract and the Southwest corner of the herein described parcel;

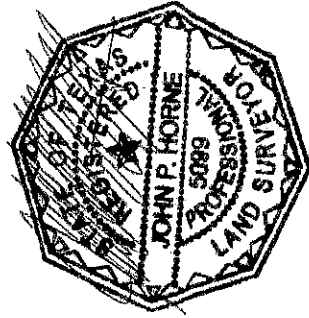
**THENCE** North 00 degrees 05 minutes 34 seconds West (called North 00 degrees 54 minutes 31 seconds West) along the East line of said Champion Paper and Fibre Company Tract and the West line of the herein described parcel, a distance of 134.70 feet (called 135.25 feet) to a found  $\frac{1}{2}$  inch diameter iron rod being the Southwest corner of the residue of said 3.1838 acre tract and the Northwest corner of the herein described parcel;

**THENCE** North 89 degrees 34 minutes 10 seconds East (called North 89 degrees 35 minutes 20 seconds East) along the South line of the residue of said 3.1838 acre tract and the North line of the herein described parcel, a distance of 694.07 feet (called 695.98 feet) to a found one inch diameter galvanized iron pipe along the West right-of-way line of said Alford Road being the Southeast corner of the residue of said 3.1838 acre tract and the Northeast corner of the herein described parcel;

**THENCE** South 68 degrees 10 minutes 05 seconds East along the West right-of-way line of said Alford Road and the East line of the herein described parcel, a distance of 121.60 feet to a set 5/8 inch diameter iron rod;

**THENCE** South 08 degrees 05 minutes 55 seconds West along the West right-of-way line of said Alford Road and the East line of the herein described parcel, a distance of 14.61 feet to the **POINT OF BEGINNING** and containing 2.184 acres of land.

JOB #9803153  
April 20, 1998



*Purchased*  
*Rebecca Joy Harrison*