



LEGAL DESCRIPTION
Job #43465

A METES AND BOUNDS DISCRIPTION OF 11.200 ACRES OF LAND

BEING A 11.200 ACRE TRACT OF LAND SITUATED IN THE WILLIAM T. DUNLAVY SURVEY, ABSTRACT 168, MONTGOMERY COUNTY, TEXAS, AND BEING OUT OF THOSE CERTAIN TRACTS DESCRIBED IN DEED TO JIM HINTON, ET UX, RECORDED IN VOLUME 1138, PAGE 412 (9.40 ACRES) AND VOLUME 1158, PAGE 697 (2.0 ACRES), MONTGOMERY COUNTY DEED RECORDE, SAID 11.200 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ALL BEARINGS REFRENCED TO THE SAID DEEDS:

BEGINNING AT A ½ INCH IRON ROD FOUND FOR A POINT IN THE SOUTH LINE OF BETTY SUE BRAY 11.23536 ACRE TRACT RECORDED IN COUNTY CLERK'S FILE NUMBERS 9320652 AND 9354858, MONTGOMERY COUNTY DEED RECORDS, BEING THE NORTHWEST CORNER OF THE RESIDUE OF THE JAMES RUSK 5.000 ACRE TRACT RECORDED IN VOLUME 566, PAGE 294, MONTGOMERY COUNTY DEED RECORDS, ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST LINE OF THE SAID JAMES RUSK TRACT, AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 08°13'25" WEST (CALLED SOUTH 08°14'00" WEST), FOR A DISTANCE OF 300.20 FEET (CALLED 300.0 FEET) TO A ½ INCH IRON ROD FOUND FOR A POINT IN THE WEST LINE OF SAID JAMES RUSK TRACT, BEING THE NORTHEAST CORNER OF GRANT CURRIER, ET UX, 5.086 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK FILE NUMBER 9781785, MONTGOMERY COUNTY, DEED RECORDS, ALSO BEING THE UPPER SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

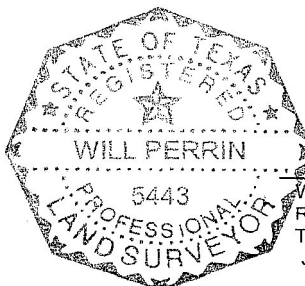
THENCE WITH THE NORTH LINE OF SAID GRANT CURRIER TRACT, AND THE UPPER SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, NORTH 88°31'51" WEST (CALLED NORTH 88°38'00" WEST), FOR A DISTANCE OF 293.39 FEET (CALLED 292.5 FEET) TO A FENCE POST FOUND FOR A POINT IN THE EAST LINE OF A 35 FOOT HOUSTON LIGHTING AND POWER COMPANY EASEMENT RECORDED IN COUNTY CLERK FILE NUMBER 9324742, MONTGOMERY COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF SAID GRANT CURRIER TRACT;

THENCE WITH THE WEST LINE OF SAID GRANT CURRIER TRACT, AND THE LOWER EAST LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 08°15'15" WEST (CALLED SOUTH 08°14'00" WEST) FOR A DISTANCE OF 786.91 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID GRANT CURRIER TRACT, BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF KELLY STREET, ALSO BEING THE LOWER SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID KELLY STREET, AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, PASSING A ½ INCH IRON ROD AT A DISTANCE OF 35.25 FEET, MARKING THE WEST LINE OF SAID HOUSTON LIGHTING AND POWER COMPANY EASEMENT, AND CONTINUING FOR A DISTANCE OF 298.38 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF TEXAS VETERANS LAND BOARD 16.068 ACRE TRACT RECORDED IN VOLUME 698, PAGE 783 OF THE MONTGOMERY COUNTY DEED RECORDS, ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EAST LINE OF SAID TEXAS VETERANS LAND BOARD, AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, NORTH 00°32'48" EAST, FOR A DISTANCE OF 1079.40 FEET TO A ½ INCH IRON ROD SET FOR A POINT IN THE EAST LINE OF TEXAS VETERANS LAND BOARD 10.032 ACRE TRACT RECORDED IN VOLUME 698, PAGE 854 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING THE SOUTHWEST CORNER OF SAID BETTY SUE BRAY TRACT, ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF SAID BETTY SUE BRAY TRACT, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 88°34'43" EAST, FOR A DISTANCE OF 736.60 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 11.200 ACRES, MORE OR LESS.





Will Perrin
Registered Professional Land Surveyor
Texas Registration No. 5443
June 27, 2007



SCALE: 1"=150'

BETTY SUE BRAY
11.23536 ACRES
C.C.F.N. 9320652 & 9354858

240971.3 SQ. FT.
5.500 ACRES

487879.64 SQ. FT.
11.200 ACRES

246908.4 SQ. FT.
5.700 ACRES

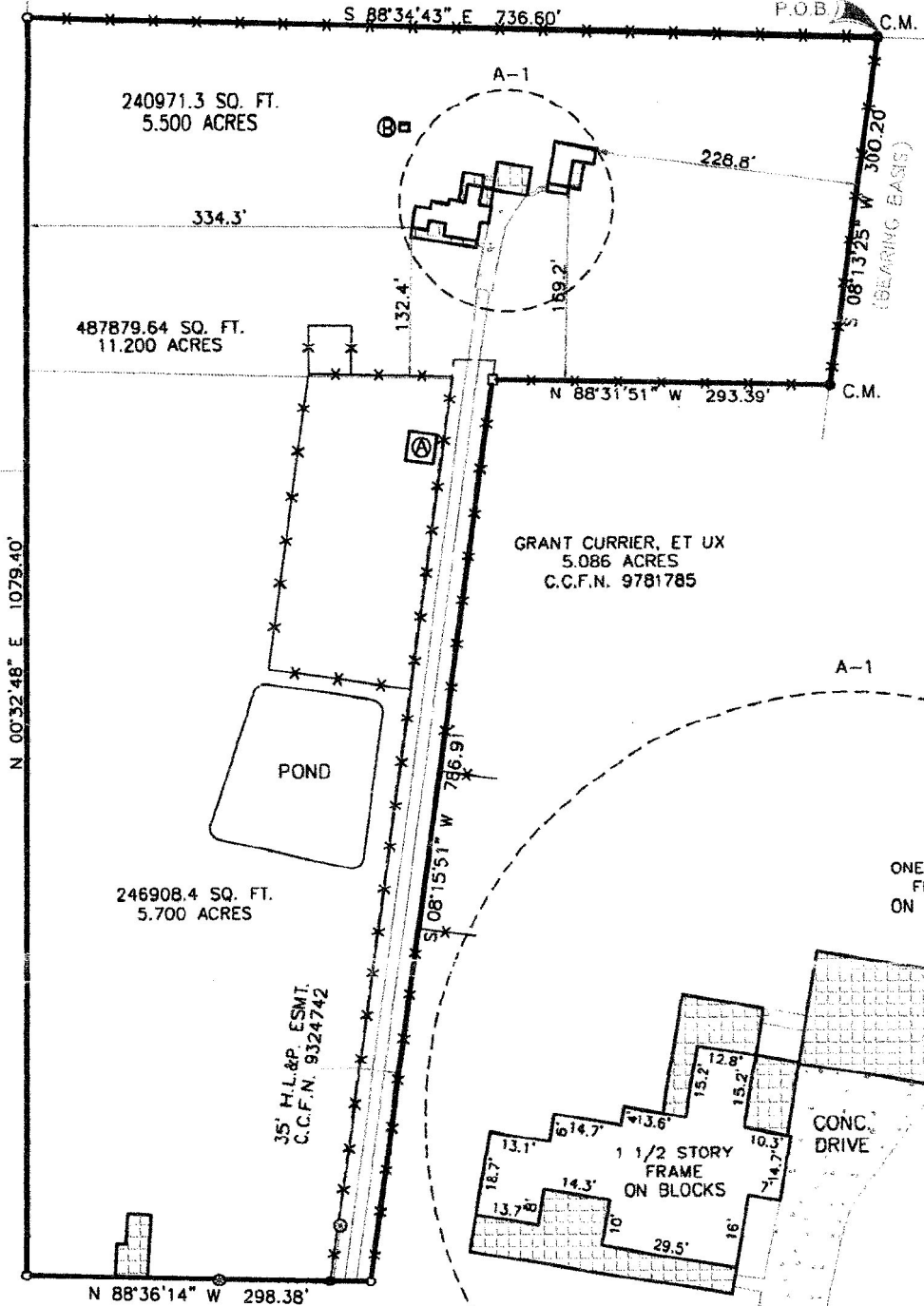
GRANT CURRIER, ET UX
5.086 ACRES
C.C.F.N. 9781785

JAMES RUSK
RESIDUE OF 5 ACRES
V.566, P.294 M.C.D.R.

- Ⓐ 24' X 24.5' FRAME ON NATURAL GROUND
- Ⓑ 5.4' X 8.4' WELL HOUSE

TEXAS VETERANS LAND BOARD
16.032 ACRES
V.698, P.854 M.C.D.R.

TEXAS VETERANS LAND BOARD
16.068 ACRES
V.698, P.783 M.C.D.R.



626 KELLY ROAD

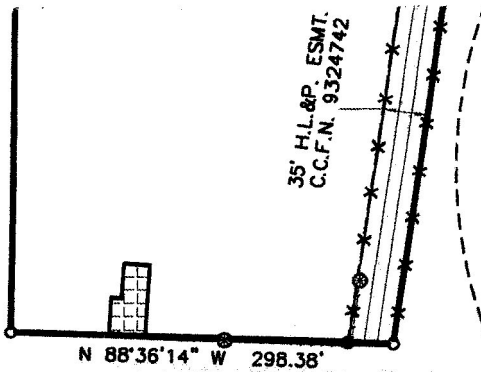
(50' R.O.W.)

THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:

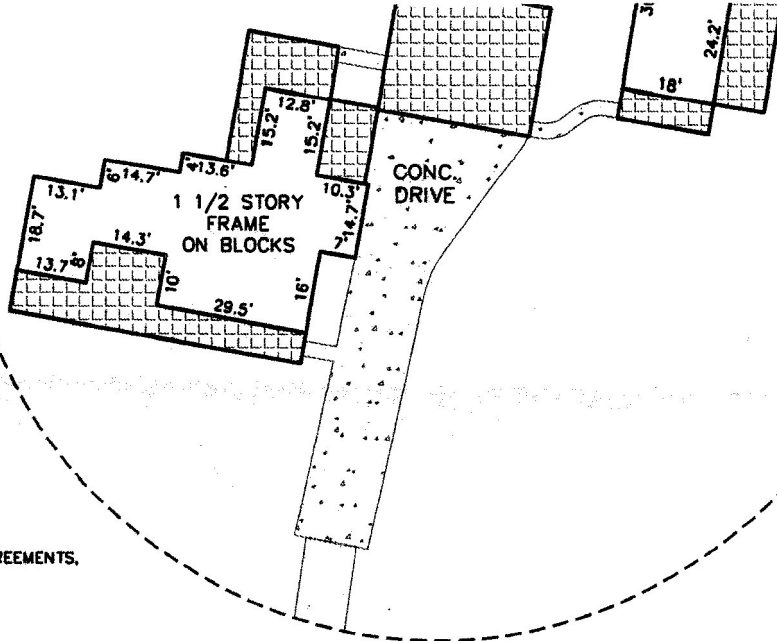
DATE: JUNE 26, 2007
REV. DATE: _____

PROPERTY ADDRESS
626 KELLY ROAD

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480483, Panel No. 0460F, Panel Dated 12/19/96, this tract is in Zone(s) X and IS NOT in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the



626 KELLY ROAD
(50' R.O.W.)



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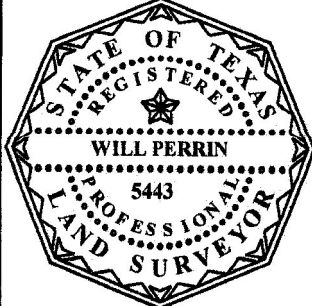
DATE: JUNE 26, 2007
REV. DATE: _____

PROPERTY ADDRESS 626 KELLY ROAD	As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480483, Panel No. 0450F, Panel Dated 12/19/96, this tract is in Zone(s) X and IS NOT in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyors is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.
BORROWER MARY D. BARKER NICKI R. BARKER	

PROPERTY DESCRIPTION Being a 11.200 acre tract of land situated in the William T. Dunlavy Survey, Abstract No. 168, Montgomery County, Texas, and being out of those certain tracts described in deed to Jim Hinton, et ux, recorded in Volume 1138, Page 412 (9.40 acres), and Volume 1158, Page 697 (2.0 acres), Montgomery County Deed Records, said 11.200 acre tract being more particularly described in a metes and bounds description attached.

Westar
LAND SURVEYORS, INC.
1610 SOUTH GORDON, ALVIN, TEXAS 77511
PHONE (281)388-1159 FAX (281)388-0317

- LEGEND**
- = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
 - = FND 1/2 IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - = WIRE FENCE
 - = FENCE POST ● CORNER
 - ⊙ = POWER POLE



I, WILL PERRIN, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

WILL PERRIN
Registered Professional Land Surveyor
Texas Registration No. 5443

F. NO.: 455539	JOB NO.: 43465	TITLE CO.: CHICAGO TITLE	DRAWN BY: PDP
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