

24406 Lori Ln, Magnolia, TX  
Texas, AC +/-



Decker Prairie-Rosehill Rd

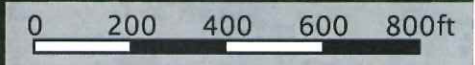
Lori Ln

Lori Ln

Lori Ln

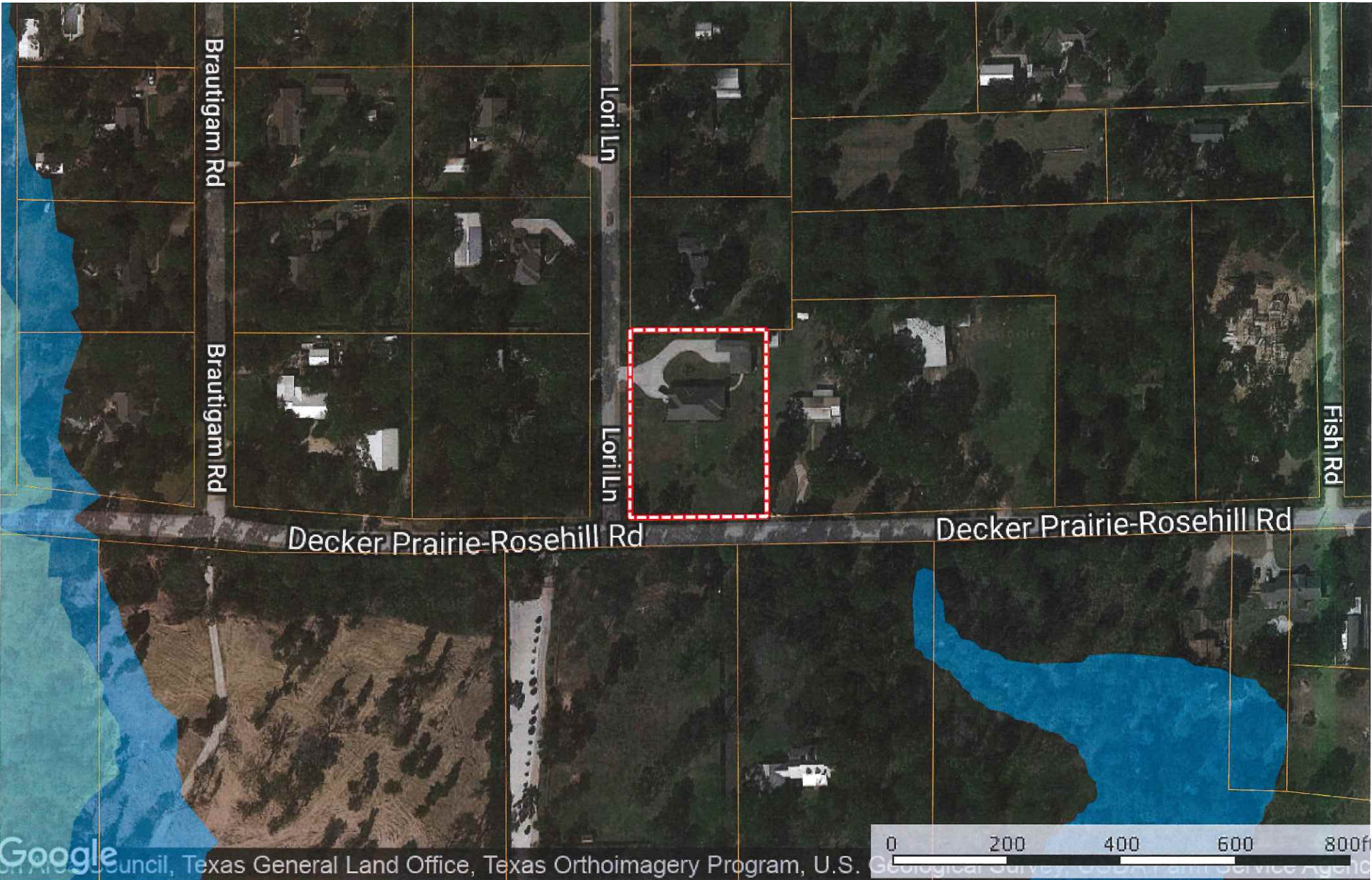
Decker Prairie-Rosehill Rd

Decker Prairie-Rosehill



 Boundary



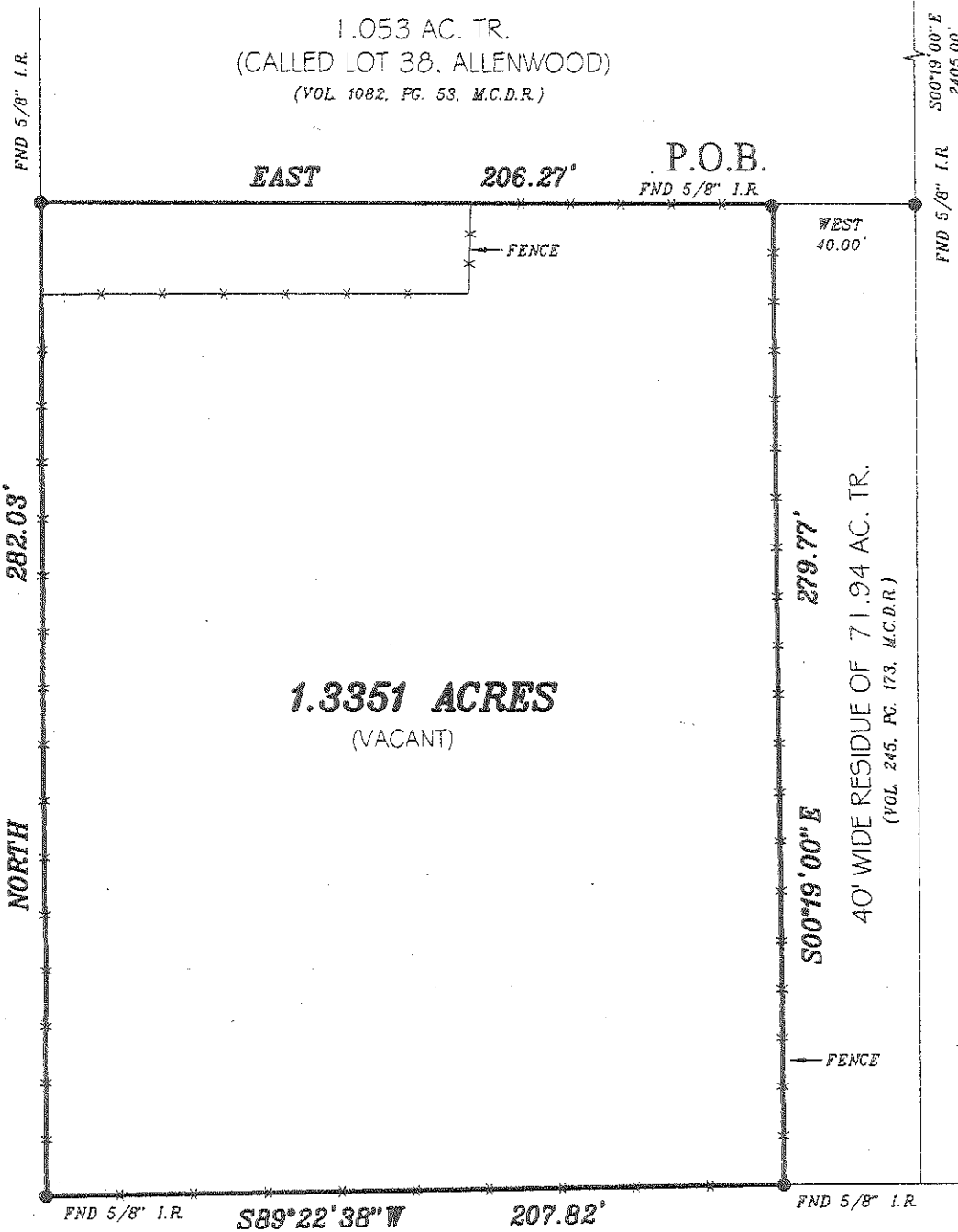


-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain

# NANCY ANDERSON SURVEY, A-46

N.E. COR. P.O.C.  
71.94 AC. TR. FND 2' I.P.

1.053 AC. TR.  
(CALLED LOT 38, ALLENWOOD)  
(VOL 1082, PG. 53, M.C.D.R.)



LORI LANE  
(60' R.O.W.)

**1.3351 ACRES**  
(VACANT)

THOMAS JAMES SURVEY, A-290

## DECKER PRAIRIE - ROSEHILL ROAD

**NOTES:**

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE CO. AS REFERENCED BELOW.
  - 2.) NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS AFFECTING SUBJECT PROPERTY NOTED AT THE TIME OF SURVEY.
- SURVEY BASED IN PART ON INFORMATION IN TITLE COMMITMENT REFERENCED BELOW.  
- ALL BEARINGS SHOWN ARE REFERENCED PER PREVIOUS RECORDED DEEDS.

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 50 FEET

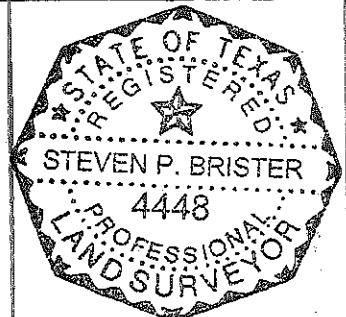
**STEVEN BRISTER  
AND ASSOCIATES, INC.**

1300 S. FRAZIER, SUITE 105  
CONROE, TEXAS 77301  
PHONE: (936) 788-7705  
FAX: (936) 441-7507

**1.3351 ACRES OF LAND SITUATED IN THE  
NANCY ANDERSON SURVEY, ABSTRACT NO.  
46, MONTGOMERY COUNTY, TEXAS  
(SEE METES AND BOUNDS ATTACHED)**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS  
OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

*Steven Brister*



\* SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA & IS IN ZONE "X". COMMUNITY NO. 480483, PANEL 0660 F, DATED: 12-19-96. This information is based on graphic plotting only, we do not assume responsibility for exact determination.

PURCHASER: RON BURCHETT and wife, YVONNE BURCHETT		JOB NO.: 0607-016	
ADDRESS: LORI LANE, MAGNOLIA, TEXAS		KEY MAP: 247-X	
MORT. CO.: -	TITLE CO.: STEWART TITLE CO.		G.F. NO.: 07400532
FIELD WORK: 06-08-07 MB	DRAFTING: 06-08-07 CDF	FINAL CHECK: 06-08-07 SB	REVISED: -

## Property Description

All that certain tract or parcel of land containing 1.3351 acres, out of a certain 71.94 acre tract situated in the Nancy Anderson Survey, Abstract 46, Montgomery County, Texas, and described in Volume 245, Page 173 of the Montgomery County Deed Records (M.C.D.R.), said 1.3351 acres being that same tract described in Volume 1154, Page 374, M.C.D.R. and being further described as follows:

COMMENCING for reference at the Northeasterly corner of the 71.94 acre tract on the common line of the Thomas James Survey, Abstract 290, and the aforementioned Nancy Anderson Survey;

THENCE, South 00° 19' 00" East, 2405.00 feet along the Easterly line of the 71.94 acre tract and the common line of the Anderson and James Surveys to a 5/8" iron rod found for the Southeasterly corner of a 1.053 acre tract described in Volume 1082, Page 53, M.C.D.R.;

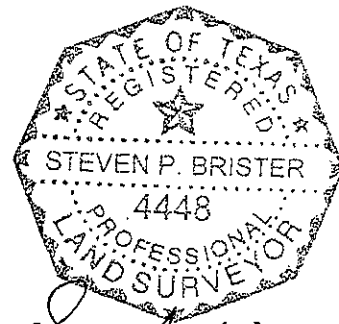
THENCE, West, 40.00 feet along the Southerly line of the 1.053 acre tract to a 5/8" iron rod found for the Northeasterly corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 00° 19' 00" East, 279.77 feet along a line parallel to and 40 feet Westerly of the East line of the 71.94 acre tract to a 5/8" iron rod found on the Northerly line of Decker Prairie Rosehill Road for the Southeasterly corner of the herein described tract;

THENCE, South 89° 22' 38" West, 207.82 feet along the Northerly line of Decker Prairie Rosehill Road to a 5/8" iron rod found at the intersection of said line with the Easterly line of Lori Lane, a 60 foot wide right-of-way, for the Southwesterly corner of the herein described tract;

THENCE, North, 282.03 feet along the Easterly line of Lori Lane to a 5/8" iron rod found for the Northwesterly corner of the herein described tract and the Southwesterly corner of the 1.053 acre tract;

THENCE, East, 206.27 feet along the South line of the 1.053 acre tract to the POINT OF BEGINNING and containing 1.3351 acres of land.



*Steven P. Brister*