

Survey of 16892 acres (73,585 square feet) of land out of Lot 16, Fairview Gardens, recorded in volume 10, page, 46 in the J. Taylor Survey, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly right-of-way line of Wright Road (60 foot right-of-way) with the Northernly right-of-way line of Charles Street (50 foot right-of-way):

THENCE North 00°04'59" West along the east right-of-way line of Wright Road, a distance of 2,515.50 feet to a 5/8 inch iron rod found for the POINT OF BEGINNING and the Southwest corner of Lot 16 and the herein described tract;

THENCE North 00°04'59" West, continuing along the east right-of-way line of Wright Road and the west line of Lot 16, a distance of 349.66 feet to a 5/8 inch iron rod found for the Northwest corner of the herein described tract;

THENCE South 50°23'32" East, a distance of 546.97 feet to a 5/8 inch iron rod found for the Southwest corner of the herein described tract;

THENCE South 89°52'14" West, a distance of 420.89 feet along the South line of said Lot 16 to the POINT OF BEGINNING and containing 16892 acres (73,585 square feet) of land.

Survey of 5,5617 acres (242,267 square feet) of land out of Lot 16, Fairview Gardens, recorded in Volume 10, Page 46 in the J. Taylor Survey, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly right-of-way line of Wright Road (60 feet right-of-way) with the Northernly right-of-way line of Charles Street (50 foot right-of-way):

THENCE North 00°04'59" West along the east right-of-way line of Wright Road, a distance of 2,865.16 feet to a 5/8 inch iron rod found for the Southwesterly corner and the POINT OF BEGINNING of the herein described tract said point being on the westerly line of the said Lot 16;

THENCE North 00°14'21" West continuing along the east right-of-way line of Wright Road and the west line of said Lot 16, a distance of 380.46 feet to a 5/8 inch iron rod found for the most Northernly corner of Lot 16 and the herein described tract;

THENCE South 50°20'31" East along the Northeasterly line of said Lot 16, a distance of 1,015.58 feet to a 5/8 inch iron rod found for the Northeasterly corner of said Lot 16 and the herein described tract;

THENCE South, a distance of 80.21 feet to a 5/8 inch iron rod found for the Southeasterly corner of said Lot 16 and the herein described tract;

THENCE South 89°52'14" West, a distance of 358.88 feet along the south line of Lot 16 to a 5/8 inch iron rod found for the Southwesterly corner of the herein described tract;

THENCE North 50°23'32" West, a distance of 546.97 feet to the POINT OF BEGINNING and containing 5,5617 Acres (242,267 square feet) of land.

To: Coastal Banc SSB and Javad Minavi

I hereby certify that on the 8th day of October 1998 the following is true:

a. I am a Registered Public Surveyor and this survey was prepared from an actual on the ground survey of the real property shown hereon conducted by me or under my supervision.

b. This survey correctly show (i) the boundaries of the subject property and their dimensions and direction, and the area of the subject property, (ii) the lot and block designation of any recorded subdivision or addition in which the subject property is located and the recording information with respect thereto; (iii) the size location and type of all buildings and improvements located thereon and the distances from any such building or improvements to the nearest facing property line; (iv) all building or improvement set back requirements; (v) the location of all easements, rights of way and any other matters including any appurtenant easements; (vi) the location and dimensions of all drives, parking areas, alleys, streets and roads on the subject property; (vii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; (viii) the distance from the nearest intersection streets or roads; (ix) the location, size and type of all monuments referred to herein; and (x) all other significant items on the subject property including but not limited to rivers, creeks, streams, and lakes.

c. Except as shown on the survey, there are no (i) encroachments on the subject property by improvements located on adjacent property or by streets or alleys; (ii) protrusions by improvements located on the subject property onto adjacent property or streets or alleys; (iii) visible or apparent easements or rights of way; (iv) party walls, or (v) visible discrepancies, conflicts or boundary line disputes.

d. The subject property has adequate ingress and egress provided by paved and dedicated public streets maintained by the appropriate city or county governmental authority including access via Northwest Freeway, Wright Road and Charles Street.

e. Except as specifically noted on the survey, no part of the subject property lies within any area designated as a 'flood prone area' or 100 year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the State, County or City in which the subject property is located or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake, or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

f. The undersigned understand and agrees that the parties to whom this certification is addressed will rely upon this certification in purchasing the property, borrowing and lending money to be secured by the property and issuing title insurance with respect to the subject property and the survey has been prepared for their respective benefits in anticipation of their reliance thereon.

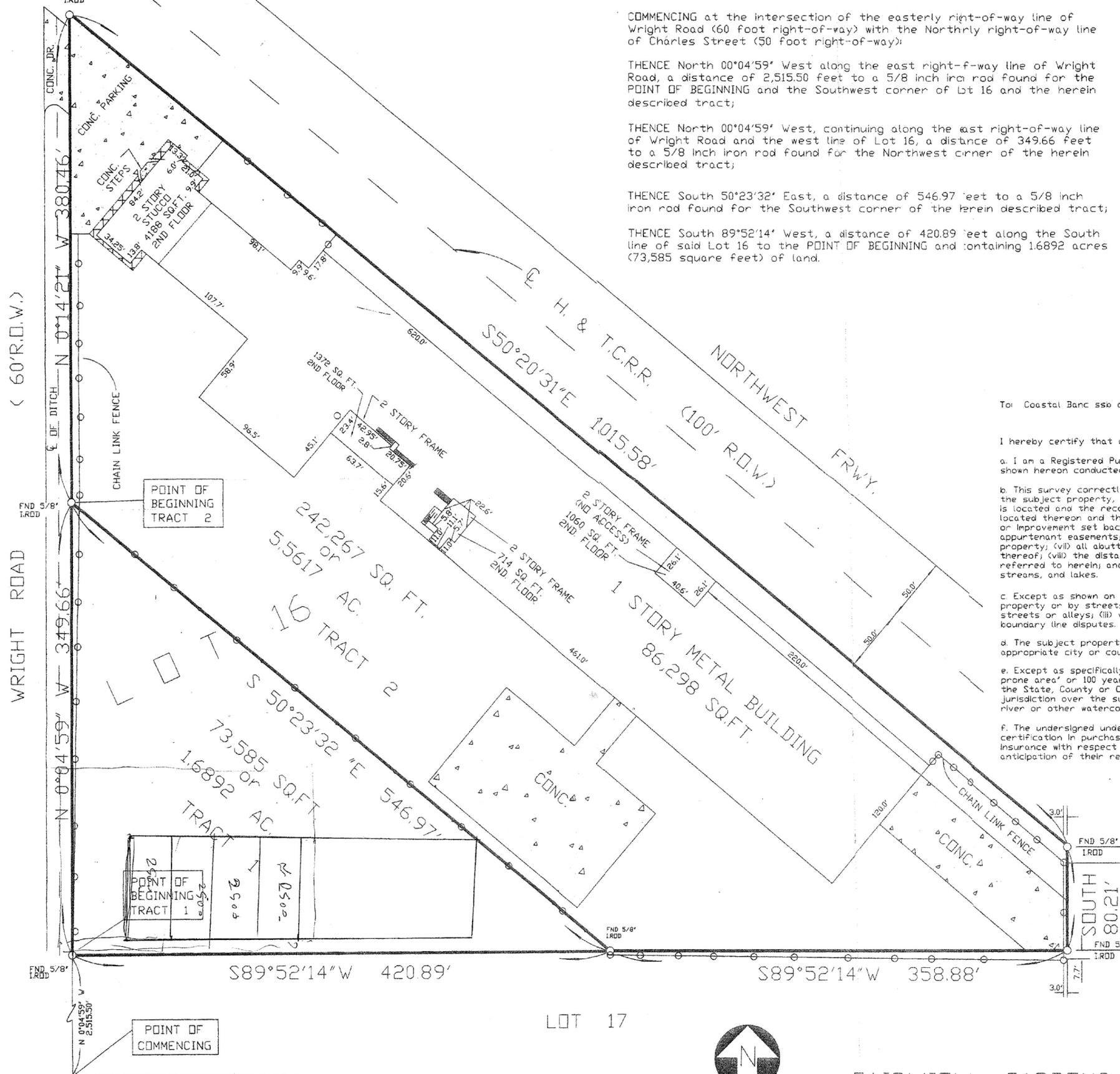
By: *Houtan Jalayer*
Houtan Jalayer, PE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 2400



JALAYER CORPORATION
LAND SURVEYING & CONSULTANT
8910 BELL FLOWER STREET, HOUSTON, TEXAS 77063
TELEPHONE (713) 782-2283

WRIGHT ROAD (60'R.O.W.)

CHARLES ST. (50'R.O.W.)



LOT 17

FAIRVIEW GARDENS

LOT 16



SCALE: 1" = 60'

NOTE: SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF JERSEY VILLAGE, TEXAS.