

THENCE, South 89°43'26" East, (called South 89°55'35" East), departing said easterly R.O.W. line and along the southerly line of said 0.5854 acre tract, a distance of 142.75 feet to a 5/8-inch iron rod found marking the southeasterly corner of said 0.5854 acre tract and marking an interior angle point in the herein described tract;

THENCE, North 00°16'34" East, (called North 00°04'25" East), along the easterly line of said 0.5854 acre tract, a distance of 170.00 feet to a 5/8-inch iron rod with plastic cap set in the easterly R.O.W. line of the aforementioned FM 3083, as staked, and marking an angle point in the herein described tract;

THENCE, North 89°43'26" West, (called North 89°55'35" West), along the northerly line of said 0.5854 acre tract, a distance of 141.30 feet to a 5/8-inch iron rod with plastic cap set in the easterly R.O.W. line of the aforementioned FM 3083, as staked, and marking an angle point in the herein described tract;

THENCE, in a northerly direction, along the easterly R.O.W. line of FM 3083, as staked, the following courses:

North 00°45'51" East, a distance of 109.49 feet to a Texas Department of Transportation disc found marking a point of curvature of a tangent curve to the left;

Northerly, an arc distance of 309.20 feet along said curve to the left, having a central angle of 09°32'24", a radius of 1,857.05 feet and a chord which bears North 04°05'15" West, 308.95 feet to a 5/8-inch iron rod with plastic cap set marking a point of non-tangency;

North 05°54'27" West, (called North 05°59'29" West), a distance of 22.29 feet to a 5/8-inch iron rod with plastic cap set marking an angle point;

North 09°53'49" West, (called North 09°58'51" West), a distance of 103.40 feet to a 5/8-inch iron rod with plastic cap set marking an angle point;

North 13°58'35" West, (called North 13°40'37" West), a distance of 9.18 feet to a 5/8-inch iron rod with plastic cap set marking the northwesterly corner of the herein described tract;

North 18°57'33" East, a distance of 16.27 feet to a 3/4-inch iron pipe found in the southerly R.O.W. line of Bessley Road (width varies), in the aforementioned common survey line, marking the northwesterly corner of a called 2.0171 acre tract conveyed by deed recorded under M.C.C.F. Number 9108937, and marking the northwesterly corner of the aforementioned 6.059 acre tract and the herein described tract, from which a 3/4-inch iron pipe found marking the northwesterly corner of said 6.059 acre tract bears South 60°32'48" West, 9.10 feet;

THENCE, South 31°29'19" East, (called South 31°28'38" East), departing said easterly and southerly R.O.W. lines, along said common survey line, and the easterly line of said 6.059 acre tract, along the westerly line of said 2.0171 acre tract and along the westerly line of a called 3.295 acre tract conveyed by deed recorded under M.C.C.F. Number 9108937, a distance of 498.74 feet (called 499.10 feet) to a 1/2-inch iron rod found marking an angle point in the herein described tract;

THENCE, South 30°32'10" East, (called South 30°33'58" East), along said common survey line, along the easterly line of said 6.059 acre tract, along the westerly line of a called 88 acres tract conveyed by deed recorded in Volume 239, Page 230, Montgomery County Deed Records, a distance of 557.87 feet to the POINT OF BEGINNING and containing 4.662 acres (203,090 square feet) of land. This description is based on the Land Title Survey and plat made by Terra Surveying Company, Inc., dated July 8, 1994, TSC Project Number 2475-9418-S.

Being a tract or parcel containing 4.662 acres (203,090 square feet) of land situated in the J.G. Smith Survey, Abstract Number 539, Montgomery County, Texas; being part of and out of a called 6.059 acre tract conveyed to Texas Commerce Bank National Association by deed recorded under Montgomery County Clerk's File (M.C.C.F.) Number 9052193, Montgomery County, Texas; said 4.662 acre tract being more particularly described as follows: bearings are oriented to the bearing base reflected in the deed recorded under M.C.C.F. Number 9052193:

BEGINNING at a 1/2-inch iron rod found in the common line of said J.G. Smith Survey and the John Toops Survey, Abstract Number 563, marking the northwesterly corner of a called 1.000 acre tract (Tract 1) conveyed by deed recorded under M.C.C.F. Number 8536941, and marking the southeasterly corner of said 6.059 acre tract in the herein described tract, from which a found 1-inch iron pipe bears South 30°32'10" East, 150.43 feet;

THENCE, South 74°21'00" West, along the common line of said 6.059 acre tract and said 1.000 acre tract, a distance of 371.72 feet to a point for a point for the southeasterly corner of a called 669 square foot tract conveyed by deed recorded under M.C.C.F. Number 9106547 and for the southwesterly corner of the herein described tract, from which a found 1/2-inch iron rod bears South 04°05'15" East, 0.43 feet;

THENCE, North 04°05'15" West, (called North 03°22'20" West), along the easterly line of said 669 square foot tract, a distance of 12.27 feet (called 12.71 feet) to a 1/2-inch iron rod found marking an interior angle point in the herein described tract;

THENCE, North 88°53'55" West, (called North 89°51'42" West), along the easterly line of said 669 square foot tract, a distance of 11.38 feet (called 11.30 feet) to a 1/2-inch iron rod found marking an angle point in the herein described tract;

THENCE, North 00°43'55" East, (called North 00°22'14" East), along the easterly line of said 669 square foot tract, a distance of 94.22 feet (called 94.46 feet) to a 1/2-inch iron rod found marking the northeasterly corner of said 669 square foot tract and marking an interior angle point in the herein described tract;

THENCE, South 89°46'42" West, (called South 86°19'56" West), along the northerly line of said 669 square foot tract, a distance of 4.96 feet (called 4.80 feet) to a 1/2-inch iron rod found in the easterly line of a called 0.732 acre tract conveyed by deed recorded under M.C.C.F. Number 9084863, marking the northwesterly corner of said 669 square foot tract and marking an angle point in the herein described tract;

THENCE, North 00°17'41" East, (called North 00°04'25" East), along the easterly line of said 0.732 acre tract, a distance of 33.04 feet to a 5/8-inch iron rod found marking the northwesterly corner of said 0.732 acre tract and marking an interior angle point in the herein described tract;

THENCE, North 89°43'26" West, (called North 89°55'35" West), along the northerly line of said 0.732 acre tract, a distance of 136.64 feet to a 5/8-inch iron rod with plastic cap set in the easterly right-of-way (R.O.W.) line of FM 3083 (Airport Beach Road, 110 feet wide) as staked and widened by deed recorded under M.C.C.F. Numbers 9050341, 9050342 and 9050343, said iron rod marking an angle point in the herein described tract, from which a found 5/8-inch iron rod bears North 89°43'26" West, 6.36 feet;

THENCE, North 00°45'51" East, along said easterly R.O.W. line, as staked, a distance of 69.49 feet to a 5/8-inch iron rod with plastic cap set in the southerly line of a called 0.5854 acre tract conveyed by deed recorded under Montgomery County Clerk's File Code Number 341-01-0358, and marking an angle point in the herein described tract, from which a 5/8-inch iron rod found marking the southwesterly corner of said 0.5854 acre tract bears North 89°43'26" West, 7.25 feet;

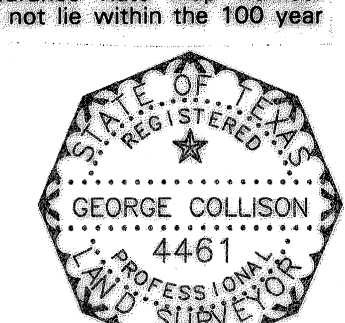
- LEGEND:**
- FND. FOUND
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - G.I.P. GALVANIZED IRON PIPE
 - CONC. CONCRETE
 - R.O.W. RIGHT-OF-WAY
 - M.C.C.F. MONTGOMERY COUNTY CLERK'S FILE
 - M.C.D.R. MONTGOMERY COUNTY DEED RECORDS
 - M.C.M.R. MONTGOMERY COUNTY MAP RECORDS
 - VOL. VOLUME
 - PG. PAGE
 - ESMT. EASEMENT
 - BLDG. BUILDING
 - COV.D. COVERED
 - ELEC. ELECTRICAL
 - PED. PEDESTAL
 - G. GUTTER
 - A/C. AIR CONDITIONER
 - S.W.B.T. SOUTHWESTERN BELL TELEPHONE
 - U.P. UTILITY POLE
 - MH. MANHOLE
 - W.V. WATER VALVE
 - W.M. WATER METER
 - ELEV. ELEVATIONS
 - G.A. GUY ANCHOR
 - ASPH. ASPHALT
 - F.H. FIRE HYDRANT
 - C.M. CONTROL MONUMENT
 - O.E. OVERHEAD ELECTRICAL
 - SET. SET 5/8-INCH IRON ROD WITH PLASTIC CAP
 - T.D.O.T. TEXAS DEPARTMENT OF TRANSPORTATION

- NOTES:**
- Boundary and easement information as per a commitment for title insurance issued by Stewart Title Guaranty Company, G.F. Number 92400610, dated March 29, 1994.
 - This tract lies in Zone "C" and does not lie within the 100 year flood plain as per the National Flood Insurance Program FIRM Community Panel Number 480483-0130-D, latest available published revision dated June 18, 1987.
 - This tract is subject to the terms and conditions of instrument recorded under M.C.C.F. Number 9050341.
 - This tract is subject to a water supply covenant as set out in instrument recorded under M.C.C.F. Number 8536941.
 - Bearings are oriented to the bearing base reflected in deed recorded under M.C.C.F. Number 9052193.

- SURVEYOR'S REMARKS:**
- The guy anchors and overhead electrical and telephone line in this area are not contained within a recorded easement as per the title commitment.
 - The utility poles located on the easterly property line are not contained within a recorded easement as per the title commitment.
 - The 6 foot chain link fence overlaps onto the subject tract as shown.

I, George Collison, hereby certify to SOUTHWEST LAND INVESTMENTS PARTNERSHIP, LTD., STEWART TITLE CO., AND TRUST AMERICA SERVICE CORP. that this survey (i) was made on the ground, as per the field notes show hereon, and correctly shows the boundary lines and dimensions and area of land indicated hereon and each individual parcel thereof indicated hereon; (ii) correctly shows the location of all buildings, structures and other improvements and visible items on the subject property; and (iii) correctly shows the location and dimensions of all alleys, streets, roads, right-of-way, easements and other matters of record of which the undersigned has been advised affecting the subject property, according to the legal description in such easements and other matters (with instrument, book and page number indicated), per a commitment of title insurance issued by Stewart Title Co., G.F. Number 92400610, dated March 29, 1994, and except as shown, there are no visible encroachments on the Subject Property by buildings, structures or other improvements situated on adjoining premises; and the distance from the nearest intersection street and road is as shown hereon; and according to the Federal Emergency Management Agency Flood Insurance Rate Map Number 480483 0130D, dated June 18, 1987 the tract does not lie within the 100 year flood plain.

George Collison
Registered Professional
Land Surveyor
Texas Registration No. 4461
June 30, 1994



ORE : 001 - 3523

REV. NO.	DESCRIPTION	DATE	APP.
1	REVISED CERTIFICATION	9-29-94	GC

**A LAND TITLE SURVEY OF
4.662 ACRES IN THE
J. G. SMITH, SURVEY A - 539,
MONTGOMERY COUNTY, TEXAS**

TERRA SURVEYING CO., INC. 4900 WOODWAY - SUITE 1000
(713) 993-0327 HOUSTON, TEXAS, 77056

DRAWN BY: W.E.M. SCALE: 1" = 50' CONTRACT: 1
CHECKED BY: DATE: JULY 8, 1994 PROJ. NO: 2475-9418-S
APPROVED BY: FIELD BOOK: LP SHEET 1 OF 1