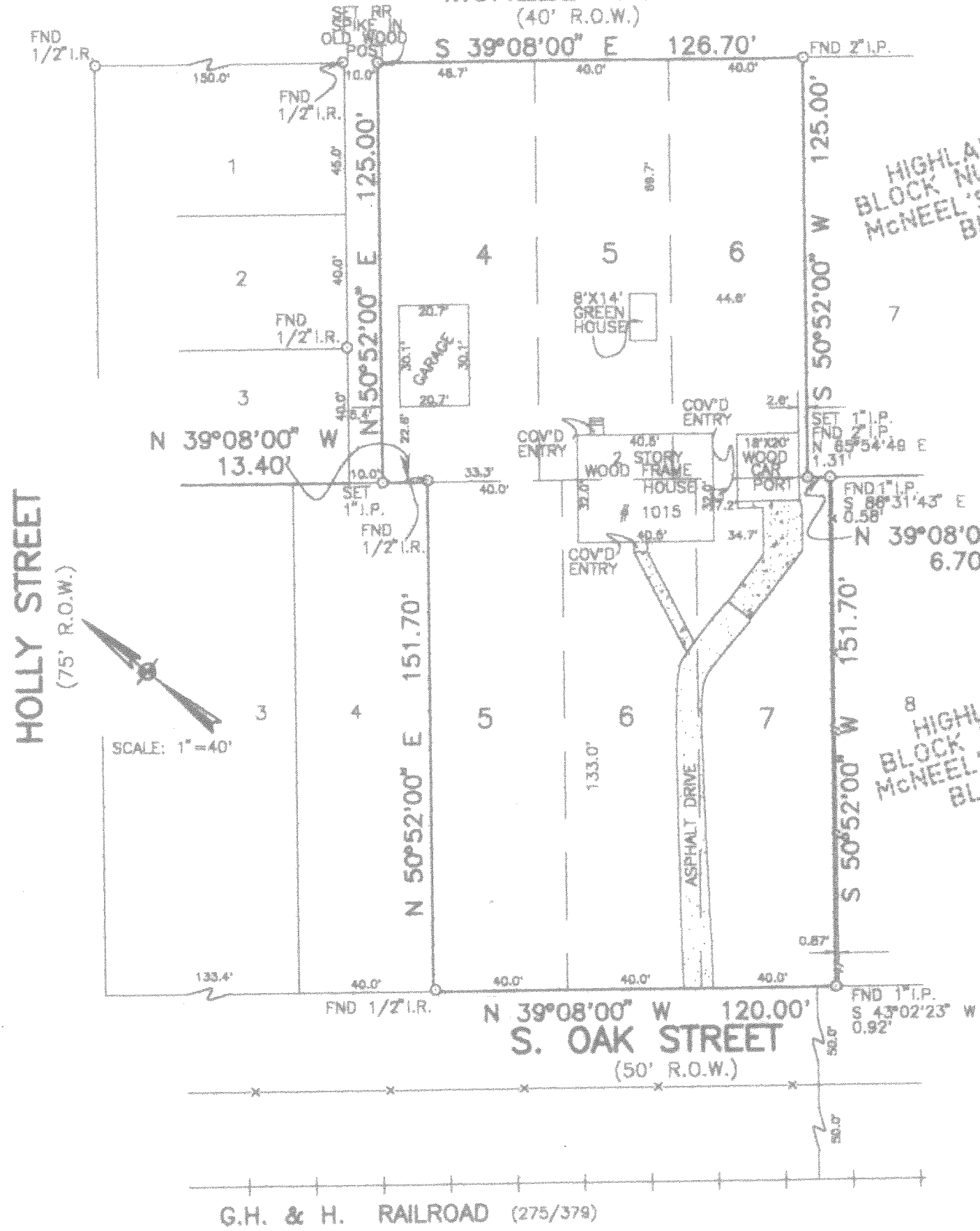


McNEEL AVENUE

(40' R.O.W.)

S 39°08'00" E 126.70'



HIGHLAND CITY
BLOCK NUMBER FIVE
McNEEL'S SUBDIVISION
BLOCK 5

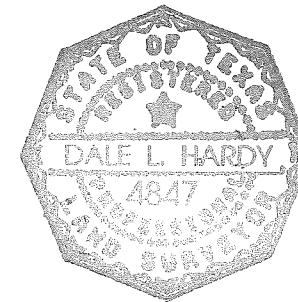
November 18, 1998

Survey of Lots Four (4), Five (5), and Six (6), in Block Five (5), of McNEEL'S SUBDIVISION of Block Number 5 of Highland City on the Northeast side of the G.H. & H. R.R., in Galveston County, Texas, according to the map or plat thereof recorded in Volume 275, Page 379, in the Office of the County Clerk of Galveston County, Texas.

Lots Five (5), Six (6), and Seven (7), in Block Six (6), of McNEEL'S SUBDIVISION of Block Number 5 of Highland City on the Northeast side of the G.H. & H.R.R., in Galveston County, Texas, according to the map recorded in Volume 275, Page 379, in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the above date, the herein described Lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

HIGHLAND CITY
BLOCK NUMBER FIVE
McNEEL'S SUBDIVISION
BLOCK 6



DALE L. HARDY & Associates

Dale L. Hardy
Registered Professional
Land Surveyor 4847
P.O. Box 246
League City, Texas 77574

Borrower: Eugene Osteen and Jimmie C. Osteen
Mortgagee: Amoco Federal Credit Union

Notes: This property does not lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM 485486, 0020 D, Zone C, dated February 16, 1983.

This survey has been prepared based on Title Commitment provided by Stewart Title Company, G.F. #98207725, dated September 25, 1998.

Lot 7, Block 6 and Lot 6, Block 5 are subject to an unlocated pipeline easement to Gulf Cities Natural Gas Company as recorded in Vol. 505, Page 522 in the Office of the County Clerk of Galveston County, Texas dated July 26, 1935.

G.H. & H. RAILROAD (275/379)