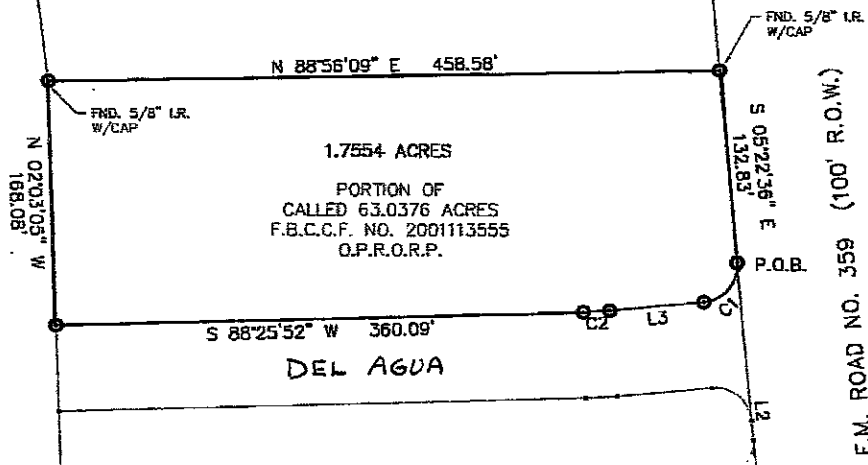


LINE	DISTANCE	BEARING
L1	37.55'	N 04°08'27" W
L2	208.48'	N 05°22'36" W
L3	64.81'	S 84°37'24" W

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	90°00'00"	39.27	S 39°37'24" W	35.36
C2	270.00	03°48'28"	17.94	S 86°31'38" W	17.94



RESIDUE OF
CALLED 34.8999 ACRES
VOLUME 2264, PAHE 1162
D.R.F.B.C.



1.7554 ACRES
PORTION OF
CALLED 63.0376 ACRES
F.B.C.C.F. NO. 2001113555
O.P.R.O.R.P.

DEL AGUA

PORTION OF
CALLED 59.891 ACRES
F.B.C.C.F. NO. 2003005230
O.P.R.O.R.P.

CALLED 1.0506 ACRES
VOLUME 2332, PAGE 961
D.R.F.B.C.

CALLLED
3.00 ACRES
VOL. 2119, PG. 2435
D.R.F.B.C.

CALLLED 1.00 ACRES
VOLUME 1076, PAGE 490
D.R.F.B.C.

CALLLED 2.00 ACRES
VOLUME 1079, PAGE 705
D.R.F.B.C.

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EXHIBIT OF
1.7554 ACRES
OUT OF THE
RANDALL JONES SURVEY, A-42
FORT BEND COUNTY, TEXAS

BEARING ORIENTATION IS BASED ON THE PLAT OF GRAND RIVER AS RECORDED IN
SLIDE NO. 1650 A&B, 1651 A&B, 1652 A&B, 1653 A&B AND 1654 A OF THE
P.R.F.B.C.

DATE: 06-24-04	SCALE: 1" = 100'	JOB NO.: 021-037-01
CAD FILE NO.: SWMP-EXHIBIT-DWG	DRAWING NO.: 2025 A - 4	

DESCRIPTION
1.7554 ACRES
RANDALL JONES SURVEY, ABSTRACT 42
FORT BEND COUNTY, TEXAS

1.7554 acres of land situated in the Randall Jones Survey, Abstract 42, Fort Bend County, Texas, being a portion of that certain called 63.0376 acre tract of land as described in deed and recorded in the Official Public Records of Real Property of Fort Bend County, Texas under County Clerk's File Number 2001113555, said 1.7554 acres of land being more particularly described by metes and bounds as follows, bearing orientation is based on the plat of Grand River as recorded in Slide Number 1650 A&B, 1651 A&B, 1652 A&B, 1653 A&B and 1654 A of the Plat Records of Fort Bend County, Texas:

COMMENCING at a 5/8 inch iron rod found at the most easterly southeast corner of that certain called 59.891 acre tract of land as described in deed and recorded in the Official Public Records of Real Property of Fort Bend County, Texas under County Clerk's File Number 2003005230, being the northeasterly corner of that certain called 1.0506 acre tract of land as described in Volume 2332, Page 961 of the Deed Records of Fort Bend County, Texas, being in the westerly right-of-way line of F.M. Road Number 359 (based on a width of 100.00 feet);

Thence, N 04°08'27" W, with the westerly right-of-way line of F.M. Road Number 359, a distance of 37.55 feet to a 5/8 inch iron rod found for an angle point;

Thence, N 05°22'36" W, continuing with the westerly right-of-way line of F.M. Road Number 359, a distance of 208.48 feet to the POINT OF BEGINNING of the herein described tract, being in a non-tangent curve to the left;

Thence in a southwesterly direction with said non-tangent curve to the left, having a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet and having a chord bearing of S 39°37'24" W, a distance of 35.36 feet to the point of tangency;

Thence, S 84°37'24" W, a distance of 64.81 feet to a point of curvature to the right;

Thence in a westerly direction with said curve to the right, having a central angle of 03°48'28", a radius of 270.00 feet, an arc length of 17.94 feet and having a chord bearing of S 86°31'38" W, a distance of 17.94 feet to the point of tangency;

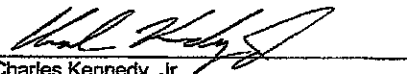
Thence, S 88°25'52" W, a distance of 360.09 feet to a point in an easterly line of said called 59.891 acre tract;

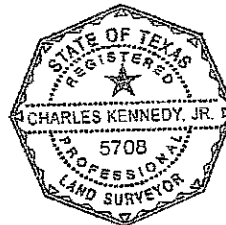
Thence, N 02°03'05" W, with an easterly line of said called 59.891 acre tract, a distance of 168.08 feet to a 5/8 inch iron rod with cap found for corner;

Thence, N 88°56'09" E, a distance of 458.58 feet to a 5/8 inch iron rod with cap found in the westerly right-of-way line of F.M. Road Number 359;

Thence, S 05°22'36" E, with the westerly right-of-way line of F.M. Road Number 359, a distance of 132.83 feet to the POINT OF BEGINNING and containing 1.7554 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES


Charles Kennedy, Jr.
Registered Professional Land Surveyor
Texas Registration Number 5708
10565 Westoffice Drive
Houston, Texas 77042



Date: June 24, 2004
Job No: 021-037-61
Dwg No: 2075 A - 4
File No: R:2002\021-037-61\1.7554ac