

FULLER and ASSOCIATES

1222 University Avenue
Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

Being 0.363 acre of land, more or less, situated in Block 8 of the City of Huntsville, P. GRAY SURVEY, Abstract No. 24, Walker County, Texas and being the same tract as described in a Deed from W. Ben Blalock, Jr. to Mrs. Harry (Minnie Sue Blalock) Cohen, dated September 16, 1980 and recorded in Volume 365, Page 607, Deed Records, said 0.363 acre tract being more definitely described as follows:

BEGINNING at the northeast corner of said Cohen tract, same being the northwest corner of a called 0.123 acre tract as described in a Deed from Don C. Mathews to Merritt E. Jones, dated October 14, 1999 and recorded in Volume 403, Page 190, Official Records, found a 3/4" iron pipe in the called south line of 7th Street and being approximately 37.5 feet south of the center of the existing asphalt pavement of said street;

THENCE S00°12'00"E (Jones deed call), with the east line of said Cohen tract and the west line of said Jones tract and also the west line of the residue of a tract or parcel of land as described in a Deed from the American Bank of Huntsville to Don C. Mathews, dated September 13, 1990 and recorded in Volume 128, Page 563, Official Records, for a total distance of 198.36 feet to the southeast corner of said Cohen tract, same being the southwest corner of said Mathews tract and also being the north line of a tract or parcel of land as described in a Deed from the Estate of E. M. Smither, et al to the Estate of Gabe Smither, et al, dated April 12, 1939 and recorded in Volume 91, Page 628, Deed Records, found a 3/4" iron pipe;

THENCE S89°08'30"W, with the south line of said Cohen tract and the north line of said Smither tract and also with the north line of a tract or parcel of land as described in the "Third Tract" in a Deed from Mary A. Smither, et al to the Gabe Smither Estate, dated December 31 1938 and recorded in Volume 110, Page 241, Deed Records, for a distance of 34.11 feet to the most southerly southwest corner of said Cohen tract, same being a southeasterly corner of a tract or parcel of land as described in a Deed from the Huntsville Building and Material Company to Walker County, Texas, dated September 11, 1989 and recorded in Volume 110, Page 726, Official Records, set a 5/8" iron rod;

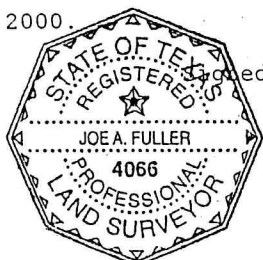
THENCE, with the common lines of said Cohen and Walker County tracts, the following calls:

- (1). N00°09'30"W - 35.00 feet to a 5/8" iron rod, set for corner;
- and (2). S89°08'30"W - 55.00 feet to the most westerly southwest corner of said Cohen tract, same being a northwesterly corner of said Walker County tract and also being the east line of a tract or parcel of land as described in a Deed from Gilbert W. Smith, et al to the County of Walker, dated October 29, 1990 and recorded in Volume 131, Page 397, Official Records, set a 5/8" iron rod;

THENCE N00°09'30"W, with the west line of said Cohen tract and the east line of said County of Walker tract, for a distance of 164.93 feet to the northwest corner of said Cohen tract, same being the northeast corner of said County of Walker tract and also being the called south line of said 7th Street, found a 1/2" iron rod;

THENCE S89°50'30"E, with the north line of said Cohen tract and the called south line of said street, for a distance of 88.97 feet to the PLACE OF BEGINNING.

Surveyed in February, 2000.

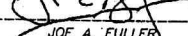


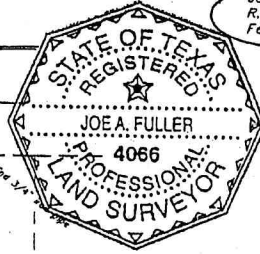
Joe A. Fuller

 JOE A. FULLER
 R.P.L.S. No. 4066

\\2000-FNS\COHEN-1.fns

I, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are as shown hereon.

Signed 
 JOE A. FULLER
 R.P.L.S. No. 4066
 February 8, 2000



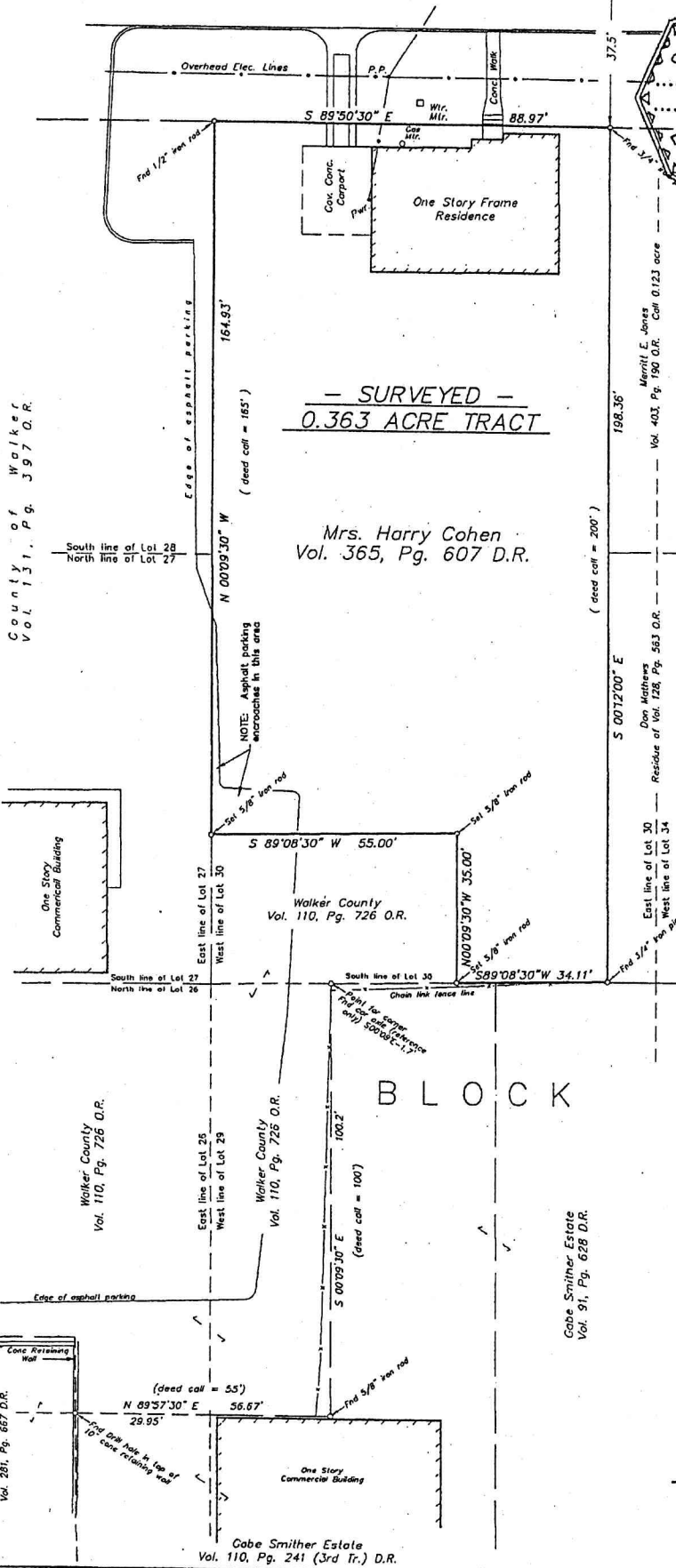
Property Address:
 1017 10th Street
 Huntsville, Texas 77340

SELLER: Raymond Bush Blalock
 and W. Ben Blalock, Jr.
 BUYER: J-4 Investments

- NOTES:
1. Bearings based on deed call for the west line of Jones tract.
 2. This property could be subject to a 10' City of Huntsville Sanitary Sewer easement as per Volume 131, Page 22, D.R. No visible evidence of easement.
 3. Based on the City of Huntsville Flood Insurance Rate map, revised on May 1, 1987, this property is situated within Flood Zone A, as scaled to the best of my ability from said map.
 PANEL #480639 0005 B
 4. This property is subject to the Development Codes of the City of Huntsville. The Planning Department should be contacted for any applicable restrictions that may affect this property.

10th STREET

(Asphalt Pavement)



— SURVEYED —
 0.363 ACRE TRACT

Mrs. Harry Cohen
 Vol. 365, Pg. 607 D.R.

B L O C K 8

PLAT OF SURVEY OF

MRS. HARRY COHEN
 0.363 ACRE TRACT

In the City of Huntsville
 P. GRAY SURVEY, A-24
 Walker County, Texas

February, 2000

Scale: 1" = 30 Feet

FULLER and ASSOCIATES
 1222 University Avenue
 Huntsville, Texas
 FILE: BLALOCK /2000/