

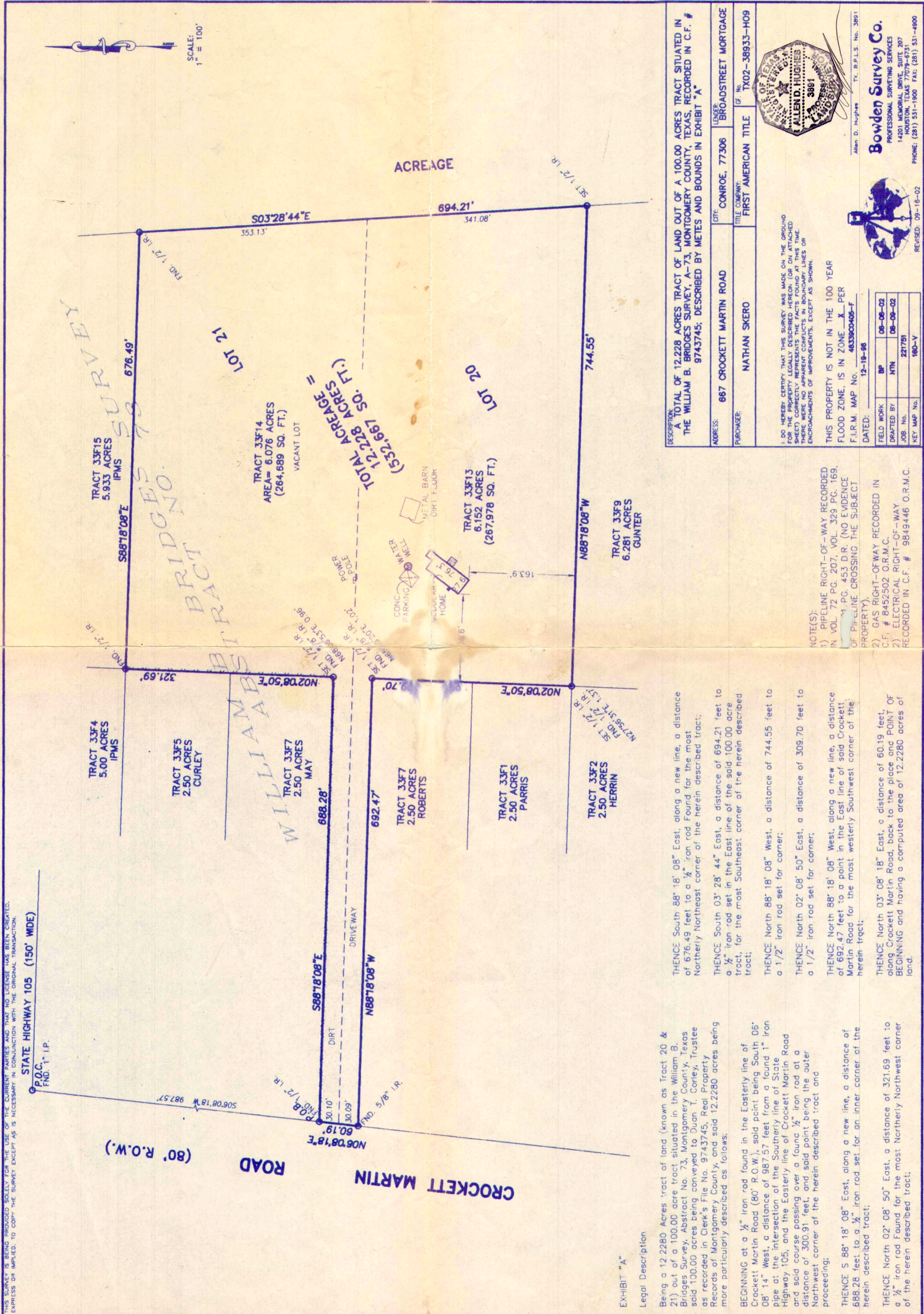
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STATE HIGHWAY 105 (150' WIDE)

P.O.C. FND. 1" T.I.P.

(80' R.O.W.)

CROCKETT MARTIN ROAD



ACREAGE

TOTAL ACREAGE = 12,228 ACRES (532,667 SQ. FT.)

DESCRIPTION:
A TOTAL OF 12,228 ACRES TRACT OF LAND OUT OF A 100.00 ACRES TRACT SITUATED IN THE WILLIAM B. BRIDGES SURVEY, A-73, MONTGOMERY COUNTY, TEXAS, RECORDED IN C.F. # 9743745; DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A"

ADDRESS: 667 CROCKETT MARTIN ROAD
CITY: CONROE, 77306
LENDER: BROADSTREET MORTGAGE

PURCHASER: NATHAN SKERO
TITLE COMPANY: FIRST AMERICAN TITLE
OF No.: TX02-38933-H09

DATE: 12-18-86
F.I.R.M. MAP No.: 48339C0408-F

FIELD WORK: 08-06-02
DRAFTED BY: MTN 08-06-02
JOB No.: 227791
KEY MAP No.: 180-V

NOTE(S):
1) PIPELINE RIGHT-OF-WAY RECORDED IN VOL. 72 PG. 207; VOL. 329 PG. 169, 171 PG. 453 D.R. (NO EVIDENCE OF PIPELINE CROSSING THE SUBJECT PROPERTY)
2) GAS RIGHT-OF-WAY RECORDED IN C.F. # 8452502 O.R.M.C.
3) ELECTRICAL RIGHT-OF-WAY RECORDED IN C.F. # 9849446 O.R.M.C.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. IS IN ZONE X PER F.I.R.M. MAP No. 48339C0408-F

ALLIANCE SURVEYING & MAPPING
3881
14201 MEMORIAL DRIVE, SUITE 207
HOUSTON, TEXAS 77079-6731
PHONE: (281) 531-1900 FAX: (281) 531-4900

Bowden Survey Co.
PROFESSIONAL SURVEYING SERVICES
14201 MEMORIAL DRIVE, SUITE 207
HOUSTON, TEXAS 77079-6731
PHONE: (281) 531-1900 FAX: (281) 531-4900

EXHIBIT "A"

Legal Description

Being a 12,228 Acres tract of land (known as Tract 20 & 21) out of a 100.00 acre tract situated in the William B. Bridges Survey, Abstract No. 73, Montgomery County, Texas, said 100.00 acres being conveyed to Duan T. Corley, Trustee as recorded in Clerk's File No. 9743745, Real Property Records of Montgomery County, and said 12,228 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the Easterly line of Crockett Martin Road (80' R.O.W.), said point being South 06° 08' 14" West, a distance of 987.57 feet from a found 1" iron pipe at the intersection of the Southerly line of State Highway 105, and the Easterly line of Crockett Martin Road and said course passing over a found 1/2" iron rod at a distance of 300.91 feet, and said point being the outer Northwest corner of the herein described tract and proceeding;

THENCE S 88° 18' 08" East, along a new line, a distance of 688.28 feet to a 1/2" iron rod set for an inner corner of the herein described tract;

THENCE North 02° 08' 50" East, a distance of 321.69 feet to a 1/2" iron rod found for the most Northerly Northwest corner of the herein described tract;

THENCE South 88° 18' 08" East, along a new line, a distance of 694.21 feet to a 1/2" iron rod found for the most Northerly Northeast corner of the herein described tract;

THENCE South 03° 28' 44" East, a distance of 694.21 feet to a 1/2" iron rod set in the East line of the said 100.00 acre tract, for the most Southeast corner of the herein described tract;

THENCE North 88° 18' 08" West, a distance of 744.55 feet to a 1/2" iron rod set for corner;

THENCE North 02° 08' 50" East, a distance of 309.70 feet to a 1/2" iron rod set for corner;

THENCE North 88° 18' 08" West, along a new line, a distance of 692.47 feet to a point in the East line of said Crockett Martin Road for the most westerly Southwest corner of the herein tract;

THENCE North 03° 08' 18" East, a distance of 60.19 feet, along Crockett Martin Road, back to the place and POINT OF BEGINNING and having a computed area of 12,228.00 acres of land.