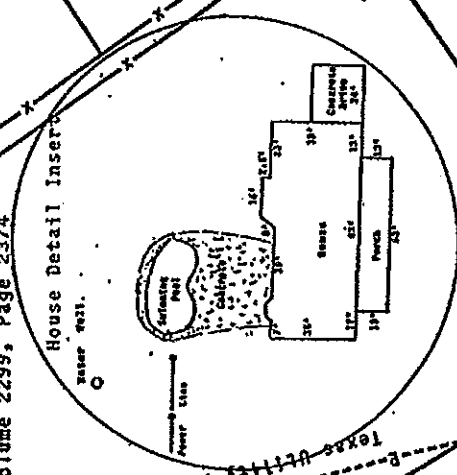
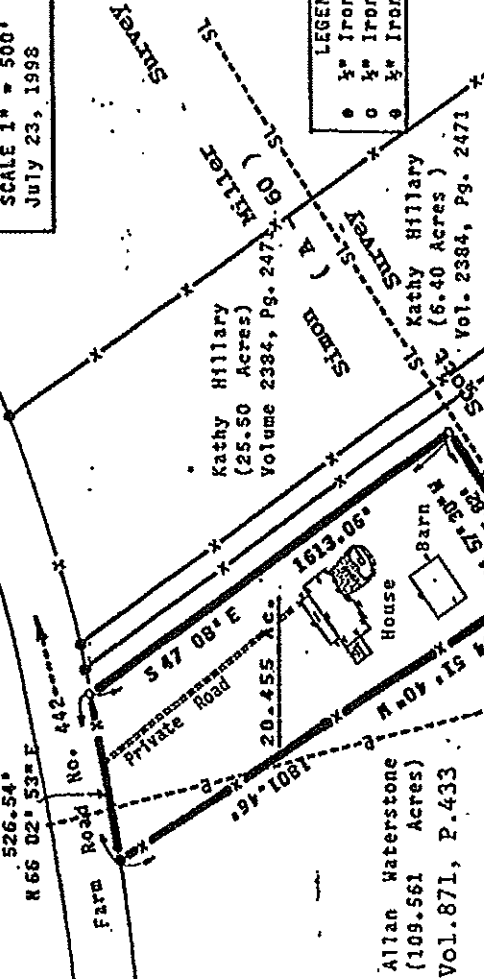


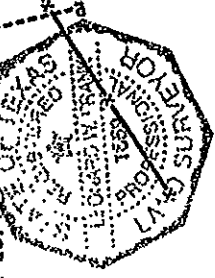
SCALE 1" = 500'
July 23, 1998



LEGEND
● 3/4" Iron Rod Found
○ 1/2" Iron Rod Set
⊙ 3/8" Iron Pipe Found



Note: All bearings are based on the Southwest boundary of a 181 acre tract described in Volume 2299, Page 2374 - FBDR.
All monuments denoted as found are record monuments as described in Volume 2299, Page 2374.



Flood Plain Notations:
This tract of land is shown to be in a flood hazard area as determined by FEMA on FIRM No. 480228 0500 B, effective date August 5, 1986.
(Elevation Certificate completed on June 23, 1998)

PROPERTY OWNER: MICHAEL E. POWELL

PROPERTY ADDRESS: BOX 19245 - HWY. NO. 442
SOLING, TEXAS 77420

Survey Plat of a 20.455 acre tract of land out of the Simon Miller Survey, Abstract No. 60, in Fort Bend County, Texas, being the same property described in a deed to Michael Powell, recorded in File No. 9773676, Fort Bend County Official Records.

LEONARD M. FRANK
R.P.L.S. NO. 1669

EXHIBIT "A"

STATE OF TEXAS

COUNTY OF FORT BEND

FIELD NOTES of a survey of a 20.455 acre tract of land. Being all that certain tract or parcel of land lying and situated in Fort Bend County, Texas out of the Simon Miller Survey, Abstract No. 50, said 20.455 acre tract of land being a part or portion of that certain 181.00 acre tract described in a deed from Gerald Roseboom to Lea Roy Lundquist, et. ux., dated May 10, 1991, recorded in Volume 2299, Page 2374 of the Deed Records of Fort Bend County, Texas, to which reference is made for all purposes and the said 20.455 acre tract being described by meter and bounds as follows, TO-WIT:

BEGINNING at a $\frac{1}{2}$ inch iron rod found, called for in said deed, at the point of intersection of the Southeast line of Farm Road No. 442 and a Southwest line of said 181.00 acre tract;

THENCE N 66° 02' 53" E a distance of 326.54 feet with Southeast line of said Farm Road No. 442 to a $\frac{1}{2}$ inch iron rod set for corner;

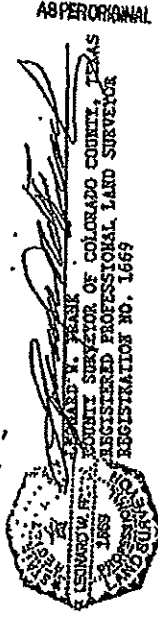
THENCE S 47° 08' E a distance of 1613.06 feet with a line of the residue of said 181.00 acre tract to a $\frac{1}{2}$ inch iron rod set for corner;

THENCE S 44° 57' 30" W a distance of 355.82 feet with a line of the residue of said 181.00 acre tract to a $\frac{1}{2}$ inch iron rod set for corner, said iron rod being also in Northeast line of a 189.561 acre tract conveyed to Allan Waterstone, Volume 871, Page 433 of the Deed Records of Fort Bend County, Texas;

THENCE N 44° 51' 40" W a distance of 1801.46 feet with Northeast line of said 109.561 acre tract to the place of beginning, containing 20.455 acres of land, as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

I, Leonard W. Frank, Registered Professional Land Surveyor of Colorado County, Texas, do hereby certify that I did survey on the ground the above described tract of land and to the best of my knowledge and belief the said description is true and correct.

IN WITNESS WHEREOF, my hand and seal, this the 9th day of September, 1997.



APPROVED

FORT BEND COUNTY, TEXAS

526.54'
N 66 02' 53" E

442'

Farm Road

1801.46'

47.80' S

20.455 AC.

N 44 51' 40" W

544.57' 30" W

555.82'

1613.06'

Allan Waterstone
(109.561 Acres)
Vol. 871, P. 433

Lee Roy Lundquist
(Res. of 181.00 Ac.)
Volume 2299, Page 2374

(2 - 84)

JAMES

SCOTT

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SCALE 1" = 500'
September 12, 1997

STAIRS

ST-60

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LEGEND
● 1/2" Iron Rod Found
○ 1/2" Iron Rod Set
⊙ 1/2" Iron Pipe Found

Kathy Hillary
(25.50 Acres)
Volume 2384, Pg. 2477

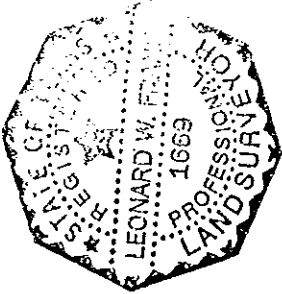
Kathy Hillary
(6.40 Acres)
Vol. 2384, Pg. 2471

Kathy Hillary
(15.00 Acres)
Vol. 2384, Pg. 2477

Texas Utility Fuel Co. Pipeline

Note: All bearings are based on the Southwest boundary of a 181 acre tract described in Volume 2299, Page 2374 - FBDR.
All monuments denoted as found are record monuments as described in Volume 2299, Page 2374.

Survey Plat of a 20.455 acre tract of land out of the Simon Miller Survey, Abstract No. 60, in Fort Bend County, Texas, and being a part of a 181.00 acre tract described in a deed dated May 10, 1991 from Gerald Notebook to Lee Roy Lundquist, et ux, recorded in Volume 2299, Page 2374 of the Deed Records of Fort Bend County, Texas.



LEONARD W. FRANK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1669

Michael A. Frank
Michael A. Frank
Professional Land Surveyor

November 10, 1997

Rosenberg Title Company
P. O. Box 1047
Rosenberg, Texas 77471

RE: GF#9700213
20.455 acres out of the Simon Miller Survey, A-60,
Fort Bend County, Texas.

Dear Gentlemen:

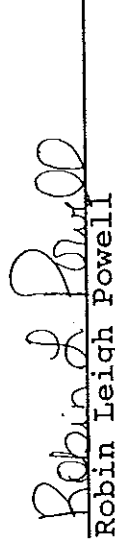
We are aware of the easements shown in Schedule B of the Title Commitment issued by Rosenberg Title Company, dated September 13, 1997, which are as follows:

C. Easement dated March 19, 1960, from William H. Banker and Pauline Banker to Old Ocean Fuel Co., recorded in Volume 403, at Page 214, Deed Records, Fort Bend County, Texas.

D. Easement dated September 15, 1961, from William H. Banker and Polly Banker to Sinclair Oil and Gas Co., recorded in Volume 421, at Page 91, Deed Records, Fort Bend County, Texas.

E. 60' wide strip for the Richmond to Schley Crossing on the San Bernard River described in deed dated February 15, 1897, from Zernula W. Schley et al to J.S. McEachin, County Judge of Fort Bend County, recorded in Volume 7, at Page 148, Deed Records, Fort Bend County, Texas, and further described on plat of Springdale Plantation, recorded in Volume 2, at Page 36, Plat Records, Fort Bend County, Texas.


Michael E. Powell


Robin Leigh Powell

Rosenberg, Texas
Date: November 10, 1997

To Rosenberg Title Company, Agent for Lawyers Title Insurance Corporation and Lawyers Title Insurance Corporation.

We are authorized to place in Owner's Policy of Title Insurance being issued to the undersigned the exception:

"Rights of Parties in Possession"

We are satisfied to accept the policy with such exception and waive inspection of the premises by you.

File No. 9700213

Policy No. _____


Michael E. Powell



Robin Leigh Powell