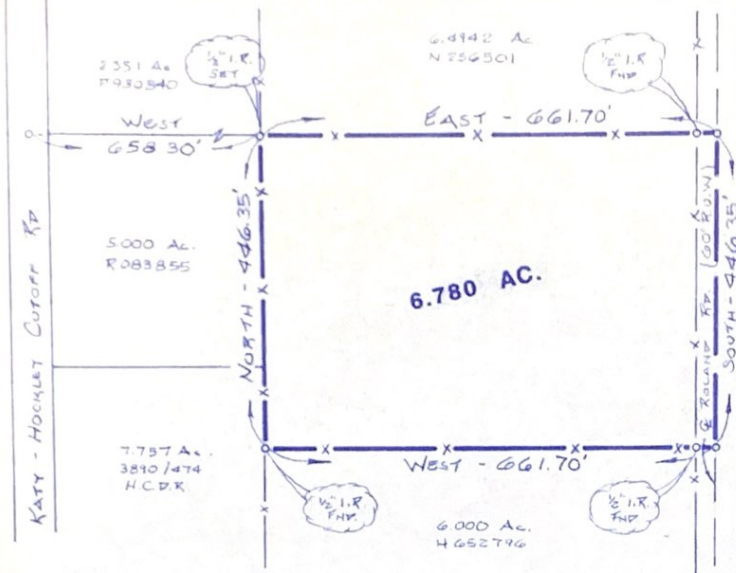


Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors

1350 Avenue D / Katy, Texas 77493 / (713) 391-0173



PLAT OF SURVEY

BEING A 6.780 ACRE TRACT OF LAND OUT OF THE SW 1/4 OF THE H. & T.C.R.R. CO. SURVEY, SEC. 61, BLOCK 2, ABSTRACT 450, HARRIS COUNTY, TEXAS.

Undefined pipeline right of way easement in favor of Trunkline Gas Company, as set forth in instrument recorded in Volume 2248, Page 246 of the Deed Records of Harris County, Texas. Right of way confirmed by instrument dated August 2, 1977, under Clerk's File No. F-265495 of the Real Property Records of Harris County, Texas.

Undefined pipeline right of way easement in favor of John Sealy et al as Trustees for Magnolia Petroleum Company, as set forth in instrument recorded in Volume 588, Page 610 of the Deed Records of Harris County, Texas.

Undefined right of way across subject property granted to Fort Bend Telephone Co., as reflected by instrument recorded in Volume 3002, Page 84 of the Mortgage Records of Harris County, Texas.

NOTE: This survey consists of a separate plat and a legal description.

This property IS NOT in the 100 Year Flood Plain, according to the HARRIS COUNTY Flood Plain Map Community Panel No. 480287 02209, Map No. 48201 00220 9, Dated SEP 28, 1990.

NOTE: All bearings recited herein are based on the CENTER LINE OF ROLAND RD. RUNNING NORTH - SOUTH.

This survey relies on record data furnished by REGENCY TITLE CO. dated OCT 21, 19 96, G.F. No. 96-21-63043.

The Undersigned does certify that the above is an accurate PLAT of SURVEY, made on the ground, of the property legally described hereon in OCTOBER, 1996 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.



Herman M. Clay, Jr.
 Herman M. Clay, Jr., R.P.L.S.
 Texas Registration No. 2732

Scale: 1" = 200'
 Date: OCT. 30, '96
 Dwn. By: V. I.

This survey not valid without an original signature.

FIELD NOTES FOR A 6.780 ACRE TRACT OUT OF THE WEST 80 ACRES OF THE SOUTHWEST ¼ OF THE H. & T.C. RAILROAD COMPANY SURVEY SECTION 61, BLOCK 2, ABSTRACT 450, HARRIS COUNTY, TEXAS.

COMMENCING FOR REFERENCE: At a 60-d spike in the West line of Section 61, North 2160.24 feet from the Southwest corner of the H. & T.C. Railroad Section 61, said spike being located in the center of Katy Hockley Cutoff Road;

THENCE: East a distance of 658.30 feet to a ½ inch iron rod being the Actual Place of Beginning and the Northwest corner of the 6.780 acre tract;

THENCE: East a distance of 661.70 feet along the South line of a 6.9942 acre tract (H.C.C.F. No. N256501) to a point for corner being in the center of Roland Road, being a 60 foot right-of-way;

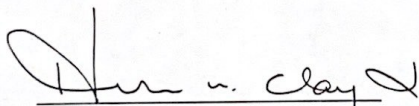
THENCE: South a distance of 446.35 feet down the center of Roland Road to a point for corner;

THENCE: West, at 30 feet pass a ½ inch iron rod set in the West line of Roland Road, the total distance being 661.70 feet along the North line of a 6.000 acre tract (H.C.C.F. No. H652796) to a ½ inch iron rod for the Southwest corner of the 6.780 acre tract;

THENCE: North a distance of 116.35 feet along the East line of a 7.757 acre tract (H.C.D.R., Vol. 3890, Pg. 474) past a 1 inch iron rod a total distance of 446.35 feet along the East line of a 5.000 acre tract (H.C.C.F. No. R083855) to a 1 inch iron rod being the Actual Place of Beginning and containing 6.780 acres of land.

The bearings recited herein are based on the center line of Roland Road, running North-South.

This survey consists of a separate plat and a legal description.



For Clay & Leyendecker, Inc.
Herman M. Clay, Jr., R.P.L.S.
Texas Registration No. 2732
October 30, 1996



HC/lkw

HTCRR6.780