

SCHEDULE A

GF NO. 40546DS

OWNER POLICY NO. 0-12865

DATE OF POLICY: October 30, 1991

AMOUNT: \$12,000.00

NAME OF INSURED: PATRICK J. DRYMALA and wife BEVERLY P. DRYMALA

1. THE ESTATE OR INTEREST IN THE LAND INSURED BY THIS POLICY IS: (FEE SIMPLE, LEASEHOLD, EASEMENT, ETC. - IDENTIFY OR DESCRIBE)

Fee Simple

2. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

A 1.00 Acre Tract of Land, more or less, located in Section 52, H. & T. C. Ry. Co. Survey, Abstract 492, Fort Bend County, Texas, and being more particularly described by metes and bounds in the attached Exhibit "A".

SCHEDULE B

THIS POLICY IS SUBJECT TO THE CONDITIONS AND STIPULATIONS HEREOF, THE TERMS AND CONDITIONS OF THE LEASES OR EASEMENTS INSURED, IF ANY, SHOWN IN SCHEDULE A, AND TO THE FOLLOWING MATTERS WHICH ARE ADDITIONAL EXCEPTIONS FROM THE COVERAGE OF THIS POLICY:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (THE COMPANY MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION'):

This exception is hereby deleted.

2. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS.
3. STANDBY FEES AND TAXES FOR THE YEAR 1991 AND SUBSEQUENT YEARS, AND SUBSEQUENT ASSESSMENTS FOR PRIOR YEARS DUE TO CHANGE IN LAND USAGE OR OWNERSHIP.
4. THE FOLLOWING LIEN(S) AND ALL TERMS, PROVISIONS AND CONDITIONS OF THE INSTRUMENT(S) CREATING OR EVIDENCING SAID LIEN(S):

Vendor's lien retained in deed dated October 29, 1991 from MICHAEL A. SCHNEIDER to PATRICK J. DRYMALA and wife BEVERLY P. DRYMALA, securing the payment of one certain promissory note of even date therewith in the principal amount of \$10,000.00, payable to the order of Thomas A. Bosse and Michael A. Schneider as therein provided. Said note being additionally secured by a deed of trust of even date therewith to C. Michael Scherer, Trustee, filed for record in the office of the County Clerk of Fort Bend County, Texas, on October 30, 1991, under Clerk's File No. 9158615.

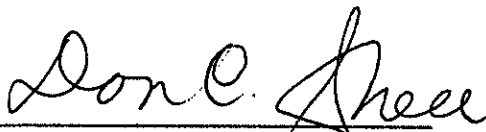
5. Rights of parties in possession.
6. Visible and apparent easements on or across property herein described.
7. One-half (1/2) of all oil, gas and other minerals of every character in and under the herein described property reserved by Iona Blanche Cloudt in instrument recorded in Vol. 775, Page 548 of the Deed Records of Fort Bend County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
8. Estate created by oil, gas and mineral lease granted to Union Oil Co.

FORT BEND TITLE COMPANY

of California in instrument dated April 18, 1985 recorded in Vol. 1673, Page 648 of the Official Records of Fort Bend County, Texas, and all terms, conditions, and stipulations contained therein. Title to this lease has not been investigated subsequent to date thereof.

9. An undivided one-fourth (1/4th) of all oil, gas and other minerals of every character in and under the herein described property reserved by Lillie Marie Phillips in instrument recorded in Vol. 229, Page 326 of the Deed Records of Fort Bend County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.
10. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.

COUNTERSIGNED:
FORT BEND TITLE COMPANY



AUTHORIZED SIGNATURE

FORT BEND TITLE COMPANY

BEING all that certain tract, piece or parcel of land lying and being situated in Fort Bend County, Texas, out of the F. Willaert Survey, Abstract 492 (North Quarter of H&TC RRY Co. Survey, Section 52), and being 1.0 acre only, referred to as Lot One for purposes of identification, out of the Original Iona Blanche Cloutt 120 acre tract that is better described in Volume 229, Page 326, of the Deed Records of Fort Bend County, to which refer in aid hereof; subject One Acre Lot One being more particularly described as follows, to-wit:

FOR CONNECTION COMMENCE at a point in the centerline of Padon Road, a 50 ft. wide county road, said point being the Northwest corner of the Original 120 acre Iona Blanche Cloutt Tract, the Northwest corner of said Willaert Survey, the South corner of the T.J. Marshall Survey, Abstract 627, the Eastern corner of the H&TC RRY Co. Survey, Section 47, Abstract 228, and the Western corner of H&TC RRY Co. Survey, Section 53, Abstract 231;

THENCE S 45°00'E with the centerline of Padon Road, a 50 ft. wide county road and the common Survey line between Sections 53 and 52, of the H&TC RRY Co. Survey; 2371.29 ft. to the TRUE POINT OF BEGINNING of this survey of Lot One;

THENCE continuing S 45°00'E with said centerline and survey line, 208.71 ft. to a 60d nail and the East corner of this survey of Lot One;

THENCE S 45°00'W with the Northwest R/W line of a 60 ft. wide access road, 208.71 ft. to the South corner of this survey;

THENCE N 45°00'W with the Northeast line of Lot 2 of this division, 208.71 ft. to an iron rod set for the Western corner of this 1.0 acre survey;

THENCE N 45°00'E with the Southeast line of Tract D, at 183.71 ft. pass an iron rod set for reference, in all, 208.71 ft. to the TRUE POINT OF BEGINNING of this survey of Lot One containing 1.0 acre