

EXHIBIT \_\_\_\_\_

**County:** Fort Bend  
**Highway:** Trammel Fresno Road  
**Project Limits:** Hillcroft Avenue to F.M. 521

**PROPERTY DESCRIPTION OF PARCEL 11**

BEING a 0.1637 of one acre (7,132 square feet) parcel of land situated in the Elijah Roark Survey, Abstract No. 77, Fort Bend County, Texas, being out of Lot 25, Block "B" of Fresno Ranchos, a subdivision according to the map or plat recorded Volume 254, Page 239 of the Deed Records of Fort Bend County, Texas, said Lot 25 being conveyed to Gonzalo G. Munoz and wife, Armida Munoz by deed recorded in Volume 795, Page 273 of the Official Records of Fort Bend County, Texas, executed August 23, 1978, said 0.1637 of one acre being more particularly described by metes and bound as follows:

COMMENCING from a point for the northwesterly corner of said Lot 25, same being the northeasterly corner of Lot 24 of said Fresno Ranchos;

THENCE South 03° 01' 49" East along the common lot line between Lots 25 and 24, a distance of 148.27 feet to a set 5/8-inch iron rod with TSC cap for the Northwesterly corner and the POINT OF BEGINNING of the herein described parcel;

- 1) THENCE North 86° 59' 09" East, a distance of 88.02 feet to a set 5/8-inch iron rod with TSC cap for corner, being on the common lot line between said Lot 25 and Lot 26 of said subdivision and being the Northeasterly corner of the herein described parcel;
- 2) THENCE South 03° 01' 49" East along said common lot line between said Lot 25 and Lot 26, a distance of 80.96 feet to a point for corner, being on the existing northerly right of way line Trammel-Fresno Road (existing width varies, recognized as called 80-foot right of way, not of record), being the southwesterly corner of said Lot 26, being the southeasterly corner of said Lot 25 and being the Southeasterly corner of the herein describe parcel;
- 3) THENCE South 86° 53' 28" West along said existing northerly right of way line of said Trammel-Fresno Road, a distance of 88.02 feet (called 88 feet) to a point for corner, being the southeasterly corner of aforementioned Lot 24, being the southwesterly corner of said Lot 25 and being the Southwesterly corner of the herein describe parcel;

EXHIBIT \_\_\_\_\_

- 4) THENCE North 03° 01' 49" West along the common lot line between said Lot 24 and Lot 25, a distance of 81.11 feet to the POINT OF BEGINNING, containing a computed 0.1637 of one acre (7,132 square feet) of land.

This property description was prepared in conjunction with a Parcel Plat of the same date.

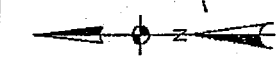
Ground surveying was completed in December 2004.

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 0.999869509.

Daniel Paul Coyer  
Daniel Paul Coyer, R.P.L.S.  
Registered Professional Land Surveyor No. 4867  
3300 South Gessner Road, Suite 100  
Houston, Texas 77063  
Tel.: 713-784-7777  
Fax: 713-784-7733

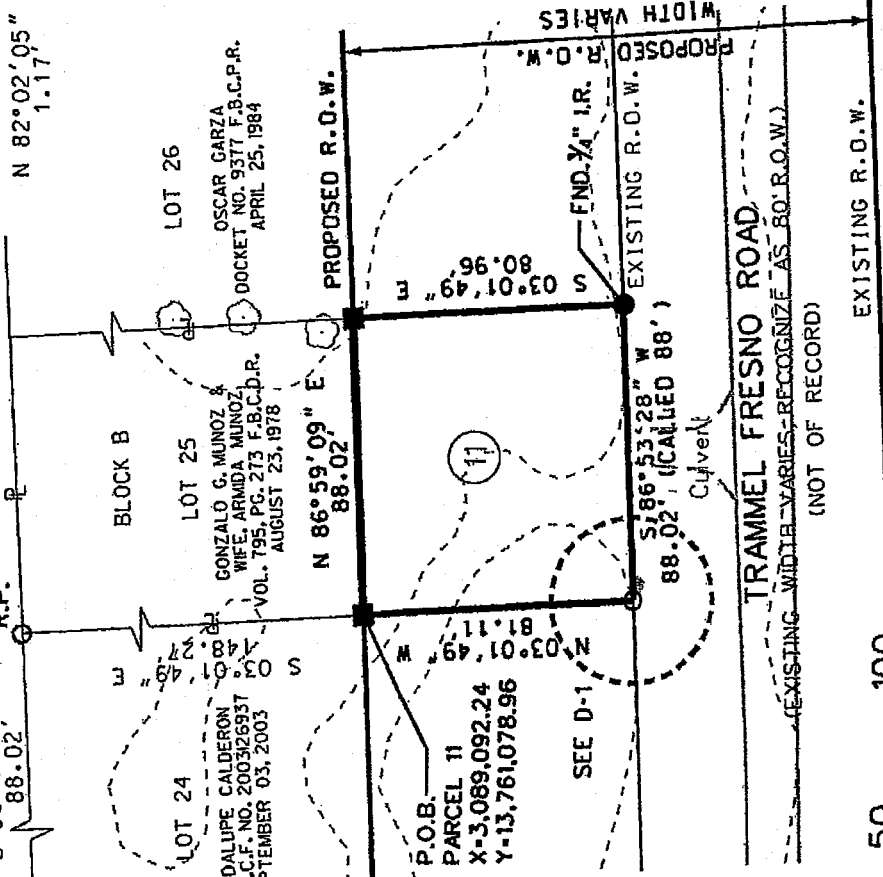
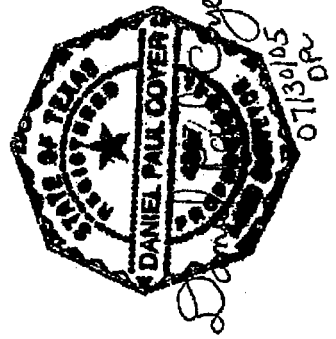
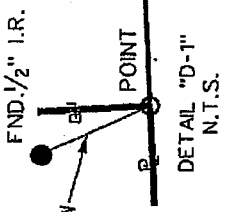
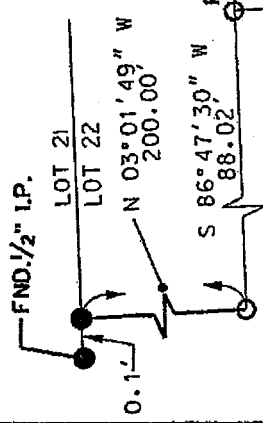


07/30/05  
DPC



EXISTING ACRES	TAKING ACRES/ S.F.	REMAINDER ACRES
0.4636	0.1637 7,132	0.2999

**ELIJAH ROARK SURVEY**  
A-77  
FRESNO RANCHOS  
VOL. 254, PG. 239 F.B.C.M.R.



**NOTES:**  
1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 0.9998669508

- LEGEND**
- SET 3/4" I.R. W/TSC CAP UNLESS OTHERWISE NOTED
  - FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
  - PROPERTY LINE
  - POINT

**PARCEL PLAT**  
SHOWING PROPERTY OF  
**PARCEL 11**  
TRAMMEL FRESNO RD.  
FORT BEND COUNTY  
JULY, 2005

CSJ  
TSC ENGINEERING COMPANY  
SCALE: 1"=50'



SCALE: 1"=50'

PARCEL 11  
PAGE 3 OF 3

## EXHIBIT \_\_\_\_\_

**County:** Fort Bend  
**Highway:** Trammel Fresno Road  
**Project Limits:** Hillcroft Avenue to F.M. 521

**PROPERTY DESCRIPTION OF PARCEL 12**

BEING a 0.3266 of one acre (14,226 square feet) parcel of land situated in the Elijah Roark Survey, Abstract No. 77, Fort Bend County, Texas, being out of Lots 26 and 27, Block "B" of Fresno Ranchos, a subdivision according to the map or plat recorded Volume 254, Page 239 of the Deed Records of Fort Bend County, Texas, said Lot 26 and 27 being conveyed to Oscar Garza by deed recorded under Docket Number 9377 of the Probate Records of Fort Bend County, Texas, executed April 25, 1984, said 0.3266 of one acre being more particularly described by metes and bound as follows:

COMMENCING from a point for the northwesterly corner of said Lot 26, same being the northeasterly corner of Lot 25 of said Fresno Ranchos;

THENCE South 03° 01' 49" East along the common lot line between Lots 25 and 26, a distance of 148.57 feet to a set 5/8-inch iron rod with TSC cap for the Northwesterly corner and the POINT OF BEGINNING of the herein described parcel;

- 1) THENCE North 86° 59' 09" East, a distance of 176.04 feet to a set 5/8-inch iron rod with TSC cap for corner, being on the common lot line between said Lot 27 and Lot 28 of said subdivision and being the Northeasterly corner of the herein described parcel;
- 2) THENCE South 03° 01' 49" East along said common lot line between said Lot 27 and Lot 28, a distance of 80.67 feet to a point for corner, being on the existing northerly right of way line Trammel-Fresno Road (existing width varies, recognized as called 80-foot right of way, not of record), being the southwesterly corner of said Lot 28, being the southeasterly corner of said Lot 27 and being the Southeasterly corner of the herein describe parcel;
- 3) THENCE South 86° 53' 28" West along said existing northerly right of way line of said Trammel-Fresno Road, a distance of 176.04 feet (called 176 feet) to a point for corner, being the southeasterly corner of aforementioned Lot 25, being the southwesterly corner of said Lot 26 and being the Southwesterly corner of the herein describe parcel;

EXHIBIT \_\_\_\_\_

- 4) THENCE North  $03^{\circ} 01' 49''$  West along the common lot line between said Lot 25 and Lot 26, a distance of 80.96 feet to the POINT OF BEGINNING, containing a computed 0.3266 of one acre (14,226 square feet) of land.

This property description was prepared in conjunction with a Parcel Plat of the same date.

Ground surveying was completed in December 2004.

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 0.999869509.

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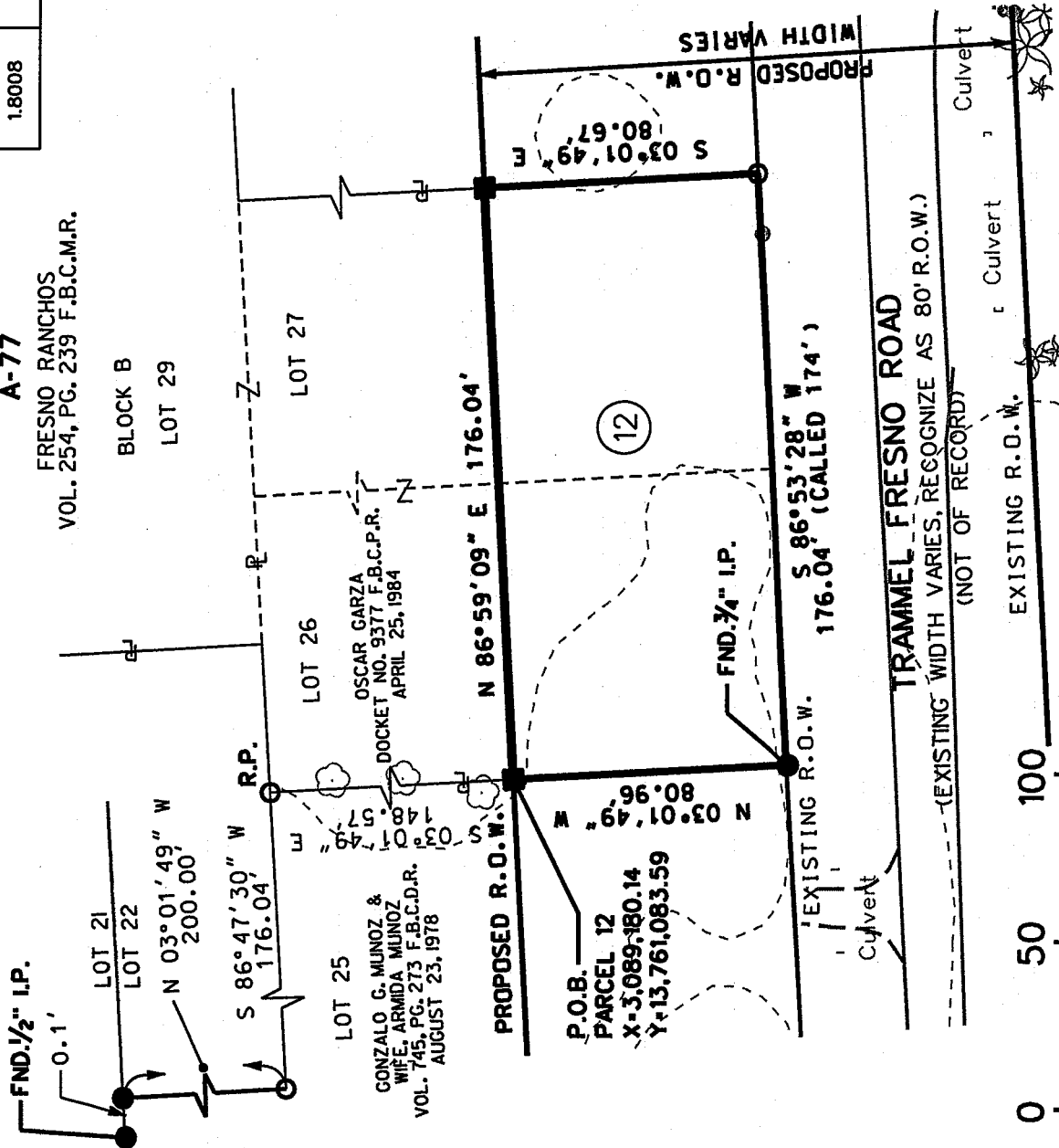
Daniel Paul Coyer, R.P.L.S.  
Registered Professional Land Surveyor No. 4867  
3300 South Gessner Road, Suite 100  
Houston, Texas 77063  
Tel.: 713-784-7777  
Fax: 713-784-7733

EXISTING ACRES	1.8008	TAKING ACRES/ S.F.	0.3266 14,226	REMAINDER ACRES	1.4742
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**ELIJAH ROARK SURVEY**  
**A-77**

FRESNO RANCHOS  
VOL. 254, PG. 239 F.B.C.M.R.

BLOCK B  
LOT 29



PARCEL PLAT  
SHOWING PROPERTY OF  
**PARCEL 12**

TRAMMEL FRESNO RD.  
FORT BENT COUNTY  
FEBRUARY 15, 2005  
CSJ  
TSC ENGINEERING COMPANY  
SCALE: 1"=50'

TSC ENGINEERING COMPANY  
HOUSTON, TEXAS  
3300 SOUTH GESSNER ROAD, SUITE 00  
HOUSTON, TEXAS 77063  
TEL. (713) 764-7777 FAX (713) 764-7753

**PARCEL 12**  
PAGE 3 OF 3

**SCALE: 1"=50'**

EXHIBIT \_\_\_\_\_

**County:** Fort Bend  
**Highway:** Trammel Fresno Road  
**Project Limits:** Hillcroft Avenue to F.M. 521

**PROPERTY DESCRIPTION OF PARCEL 31**

BEING a 0.2877 of one acre (12,532 square feet) parcel of land situated in the Thomas Gleason Survey, Abstract No. 184, Fort Bend County, Texas, being out of called 150-foot by 146-foot tract of land out of Lot 533 of Magnolia Place & Fresno, a subdivision according to the map or plat recorded in Volume 2, Page 6 of the Map Records of Fort Bend County, Texas (Slide No. 21B), said Lot 533 of said subdivision being conveyed to Louis Ruiz & Wife, Emma S. Ruiz by deed record under Volume 244, Page 468 of the Deed Records of Fort Bend County, Texas, executed May 16, 1947, said 0.2877 of one acre being more particularly described by metes and bound as follows:

COMMENCING from a point for the Northwesterly corner of said called 150-foot by 146-foot tract, being on the westerly line of said Lot 533, being on the most easterly line of Lot 532 of said Magnolia Place & Fresno, conveyed to Mrs. Dora E. Naill by deed record under Volume 234, Page 620 of the Deed Records of Fort Bend County, Texas, executed March 23, 1946;

THENCE South  $03^{\circ}17'54''$  East along the westerly said called 150-foot by 146-foot tract and the most easterly line of said Lot 532, a distance of 54.30 feet to a set 5/8-inch iron rod with TSC cap for the Northwesterly corner and the POINT OF BEGINNING of the herein describe parcel;

- 1) THENCE South  $86^{\circ}39'47''$  East, a distance of 151.01 feet to a set 5/8-inch iron rod with TSC cap for corner; being on the most easterly line of said called 150 feet by 146 feet tract, being locate 5 feet east of the westerly line of a 20-foot wide tract of land out of called 40-foot wide road easement conveyed to Omar Bautista by deed filed under Clerk's File Number 2001011598 of the Official Public Records of the Fort Bend County, Texas, executed February 7, 2001 and being the Northeasterly corner of the herein described parcel;

EXHIBIT \_\_\_\_\_

- 2) THENCE South  $03^{\circ}17'54''$  East, a distance of 75.40 feet to a point for corner, being the Southeasterly corner of said called 150-foot by 146-foot Tract, being located 5 feet east of the westerly line of a said 20-foot wide tract out of a said called 40-foot wide road easement, being on the existing 40-foot northerly right of way line of Trammel-Fresno Road (formerly Palmetto Road, dedicated and existing 40-foot right of way, Volume 2, Page 6 F.B.C.M. and occupied existing right of way width varied) and being the Southeasterly corner of the herein describe parcel;
- 3) THENCE South  $87^{\circ}08'26''$  West, a distance of 150.00 feet to a point for corner, being the Southwesterly corner of aforementioned Lot 533, being on the easterly line of aforementioned Lot 532 and being the Southwesterly corner of the herein describe parcel;
- 4) THENCE North  $03^{\circ}17'54''$  West along the easterly said Lot 532 and Lot 533, a distance of 91.70 feet to the POINT OF BEGINNING, containing a computed 0.2877 of one acre (12,532 square feet) of land.

The above parcel of land contains 0.1451 of one acre (6,320 square feet) of existing occupied right-of-way.

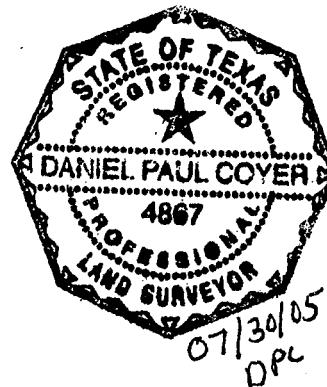
This property description was prepared in conjunction with a Parcel Plat of the same date.

Ground surveying was completed in December 2004.

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 0.999869509.

*Daniel Paul Coyer*

Daniel Paul Coyer, R.P.L.S.  
Registered Professional Land Surveyor No. 4867  
3300 South Gessner Road, Suite 100  
Houston, Texas 77063  
Tel.: 713-784-7777  
Fax: 713-784-7733





FNC. 5/8" I.R.

# THOMAS GLEASON SURVEY A-184

LOT 532

MAGNOLIA PLACE & FRESNO  
VOL. 2, PG. 6 F.B.C.M.R.  
SLIDE NO. 21B

LOT 533

KELVIN CLARK  
LOT 532 OF MAGNOLIA PLACE  
& FRESNO  
F.B.C.C.F. NO. 2005032451  
MARCH 16, 2005

S 03°17'54" E  
54.30'

LOUIS RUIZ & WIFE,  
EMMA S. RUIZ  
CALLED 150'X146' TRACT  
OUT OF LOT 533  
VOL. 244, PG. 468 F.B.C.D.R.  
MAY 16, 1947

P.O.B.  
PARCEL 31  
X-3,095,152.11  
Y-13,761,391.36

PROPOSED R.O.W.

S 86°39'47" E 151.01'

(31)

EXISTING OCCUPIED R.O.W.

EXISTING 40' R.O.W.

TRAMMEL FRESNO ROAD  
(FORMERLY PALMELLO ROAD)

EXISTING 40' R.O.W. (VARIABLE)

PROPOSED R.O.W.

EXISTING OCCUPIED R.O.W.

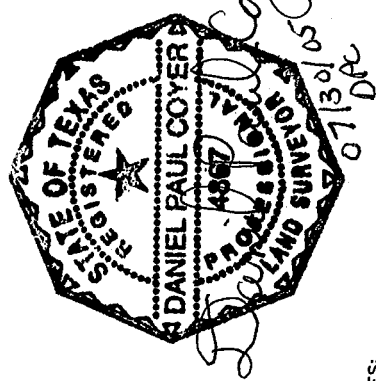
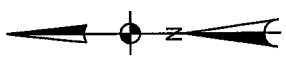
0 50 100

SCALE: 1"=50'

PARCEL 31  
PAGE 3 OF 3

EXISTING ACRES	TAKING ACRES/ S.F.	REMAINDER ACRES
0.5027	0.2877 12,532	0.2150

\* 0.1451 AC./6,320 S.F. OF EXISTING  
OCCUPIED RIGHT-OF-WAY



ROGER D. MICHELS &  
WIFE, JANICE J. MICHELS  
EAST HALF (W/2) OF A  
CALLED 40' PRIVATE ROAD WAY  
F.B.C.C.F. NO. 200009012  
OCTOBER 16, 2000

OMAR BAUTISTA  
WEST HALF (W/2) OF A  
CALLED 40' PRIVATE ROADWAY  
F.B.C.C.F. NO. 200101598  
FEBRUARY 7, 2001

### NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN  
DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND  
COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED  
TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR  
OF 0.9998669509

2. BAUTISTA & MICHELS DEEDS CONVEY TO BOTH OWNERS A  
20-FT WIDE STRIP OF LAND OF A 40-FT ROAD EASEMENT.  
THIS WOULD CAUSE A 10-FT OVERLAP/ENCRICHMENT  
BETWEEN THE ADJACENT LAND OWNERS. THE 40-FT ROAD  
EASEMENT WOULD HAVE A 30-FT WIDTH BASED ON RESEARCH  
AND FOUND PROPERTY CORNERS IN FIELD.

### LEGEND

- SET 5/8" I.R. W/TSC CAP UNLESS OTHERWISE NOTED
- FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
- ⊕ PROPERTY LINE
- POINT

PARCEL PLAT  
SHOWING PROPERTY OF  
PARCEL 31

CSJ:  
TSC ENGINEERING COMPANY  
TRAMMEL FRESNO RD.  
FORT BEND COUNTY  
JULY, 2005  
SCALE: 1-50'

TSC ENGINEERING COMPANY  
ENGINEERS - SURVEYORS HOUSTON, TEXAS  
3300 SOUTH GESSNER ROAD, SUITE 100  
HOUSTON, TEXAS 77065  
TEL. (713) 285-7777 FAX (713) 284-2733

EXHIBIT \_\_\_\_\_

**County:** Fort Bend  
**Highway:** Trammel Fresno Road  
**Project Limits:** Hillcroft Avenue to F.M. 521

**PROPERTY DESCRIPTION OF PARCEL 34**

BEING a 0.1531 of one acre (6,671 square feet) parcel of land situated in the Thomas Gleason Survey, Abstract No. 184, Fort Bend County, Texas, being out of called 100-foot by 150-foot tract of land out of Lot 533 of Magnolia Place & Fresno, a subdivision according to the map or plat recorded in Volume 2, Page 6 of the Map Records of Fort Bend County, Texas (Slie No. 218), said Lot 533 of said subdivision being conveyed to Robert B. Sammon & Wife, Zella Sammon by deed record under Volume 545, Page 378 of the Deed Records of Fort Bend County, Texas, executed May 31, 1971, said 0.1531 of one acre being more particularly described by metes and bound as follows:

COMMENCING from a point for the Northwesterly corner of said called 100-foot by 150-foot tract, being locate 5 feet west of the easterly line of a 20-foot wide tract of land out of called 40-foot wide road easement conveyed to Roger D. Michels & Wife, Janice J. Michels by deed filed under Clerk's File Number 200009012 of the Official Public Records of Fort Bend County, Texas, executed October 16, 2000;

THENCE South  $03^{\circ}17'54''$  East along the westerly line of said called 100-foot by 150-foot tract, same being a parallel line located 5 feet west of the easterly line of 20-foot wide tract of land out of said 40-foot wide road easement, a distance of 77.86 feet to a set 5/8-inch iron rod with TSC cap for the Northwesterly corner and the POINT OF BEGINNIG of the herein describe parcel;

- 1) THENCE South  $86^{\circ}39'47''$  East, a distance of 100.67 feet to a set 5/8-inch iron rod with TSC cap for corner, being on the most easterly line of said called 100-foot by 150-foot tract, same being on the westerly line of called 50-foot by 100-foot tract out of aforementioned Lot 533 aforementioned subdivision being conveyed to James S. Geil, Jr. by deed record under Volume 543, Page 629 of the Deed Records of the Fort Bend County, Texas, executed May 14, 1971, being the Northeasterly corner of the herein describe parcel;

EXHIBIT \_\_\_\_\_

- 2) THENCE South  $03^{\circ}17'54''$  East, a distance of 61.28 feet to a point for corner, being on the most easterly line of said called 100-foot by 150-foot tract, same being on the most westerly line of said called 50-foot by 100-foot, being on the existing 40-foot northerly right of way line of Trammel-Fresno Road (formerly Palmetto Road, dedicated and existing 40-foot right of way, Volume 2, Page 6 F.B.C.M.R. and occupied existing right of way width varies) and being the Southeasterly corner of the herein described parcel;
- 3) THENCE South  $87^{\circ}08'26''$  West, a distance of 100.00 feet to a point for corner, being the Southwesterly corner of said called 100-foot by 150-foot tract, being locate 5 feet west of the easterly line of a 20-foot wide tract of land out of said called 40-foot wide road easement, being on the said existing 40-foot northerly right of way line of Trammel-Fresno Road and being the Southwesterly corner of the herein describe parcel;
- 4) THENCE North  $03^{\circ}17'54''$  West along the westerly line of said called 100-foot by 150-foot tract, same being a parallel line located 5 feet west of the easterly line of 20-foot wide tract of land out of said 40-foot wide road easement, a distance of 72.14 feet to the POINT OF BEGINNING, containing a computed 0.1531 of one acre (6,671 square feet) of land.

The above parcel of land contains 0.0970 of one acre (4,226 square feet) of land used for road purpose.

This property description was prepared in conjunction with a Parcel Plat of the same date.

Ground surveying was completed in December 2004.

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 0.999869509.

---

Daniel Paul Coyer, R.P.L.S.  
Registered Professional Land Surveyor Number 4867

TSC Engineering Company  
6250 Westpark Drive, Suite 200  
Houston, Texas 77057-7334  
Tel.: 781-784-7777

**THOMAS GLEASON SURVEY**  
A-184

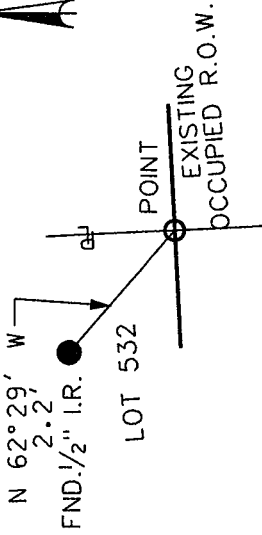
MAGNOLIA PLACE & FRESNO  
VOL. 2, PG. 6 F.B.C.M.R.  
SLIDE NO. 218

LOT 533

EXISTING ACRES	TAKING ACRES/ S.F.	REMAINDER ACRES
0.2387	0.1531 6,671	0.0856

\* 0.0970 AC./4,226 S.F. OF LAND  
USED FOR ROAD PURPOSE

FNC. 5/8" I.R. 0.4'



DETAIL "D-1"  
N.T.S.

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 0.999869509

2. BAUTISTA & MICHEL'S DEEDS CONVEY TO BOTH OWNERS A 20-FT WIDE STRIP OF LAND OF A 40-FT ROAD EASEMENT. THIS WOULD CAUSE A 10-FT OVERLAP/ENCHROACHMENT BETWEEN THE ADJACENT LAND OWNERS. THE 40-FT ROAD EASEMENT WOULD HAVE A 30-FT WIDTH BASED ON RESERCH AND FOUND PROPERTY CORNERS IN FIELD.

LEGEND

- SET 3/8" I.R. W/TSC CAP UNLESS OTHERWISE NOTED
- FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
- PROPERTY LINE
- POINT

PARCEL PLAT  
SHOWING PROPERTY OF

0 50 100



SCALE: 1"=50'

PARCEL 34  
PAGE 3 OF 3

TSC ENGINEERING COMPANY  
ENGINEERS-SURVEYORS HOUSTON, TEXAS  
6250 WESTPARK DRIVE, SUITE 200  
HOUSTON, TEXAS 77057-7304  
TEL (713) 784-7777 FAX (713) 784-7753

CSJ:  
TSC ENGINEERING COMPANY  
SCALE: 1"=50'

TRAMMEL FRESNO RD.  
FORT BENT COUNTY  
FEBRUARY 15, 2005

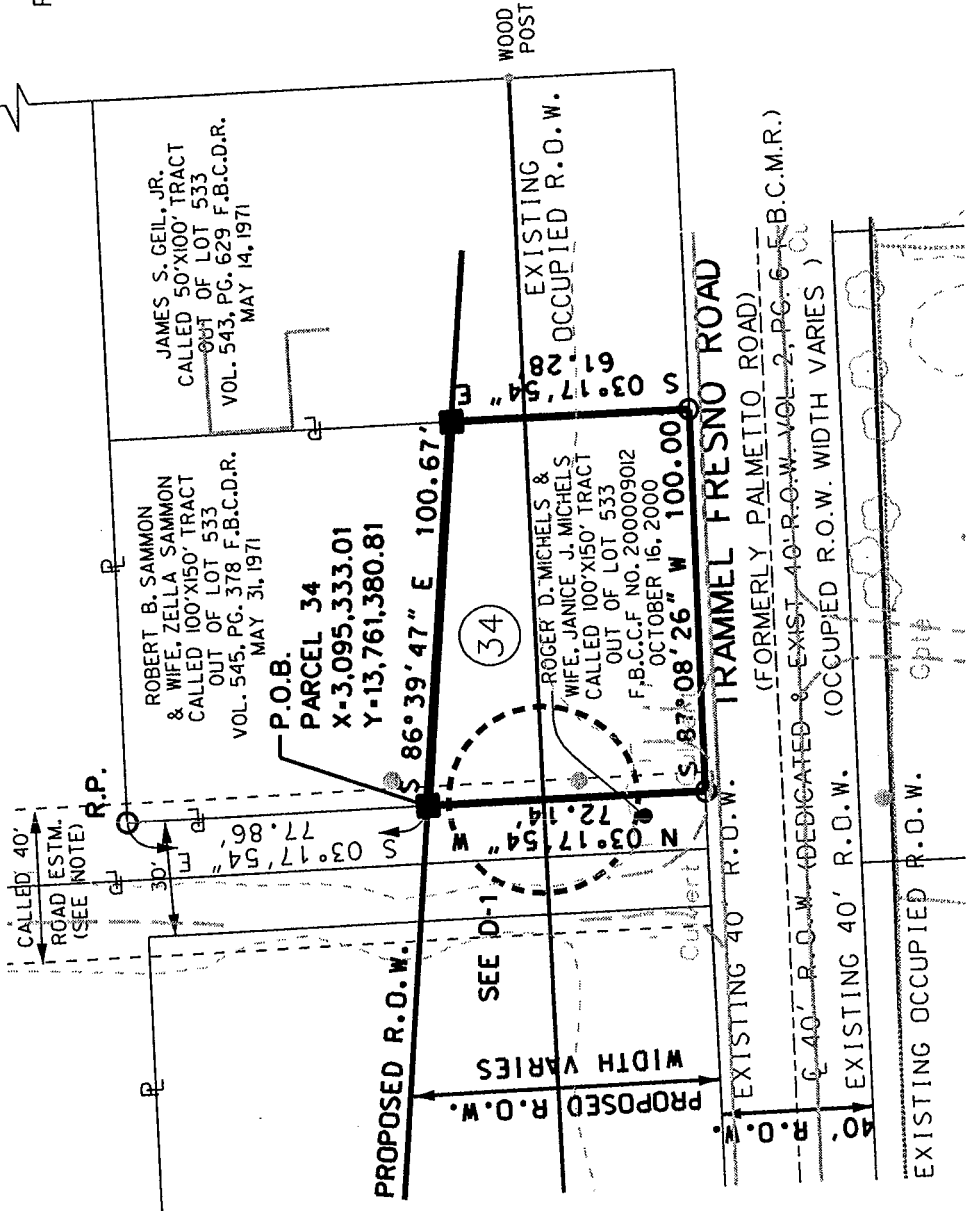


EXHIBIT \_\_\_\_\_

**County:** Fort Bend  
**Highway:** Trammel Fresno Road  
**Project Limits:** Hillcroft Avenue to F.M. 521

**PROPERTY DESCRIPTION OF PARCEL 43**

BEING a 0.5105 of one acre (22,236 square feet) parcel of land situated in the Thomas Gleason Survey, Abstract No. 184, Fort Bend County, Texas, being out of called Lots 536 & 568 of Magnolia Place & Fresno, a subdivision according to map or plat recorded in Volume 2, Page 6 of the Map Records of Fort Bend County, Texas (Slide No. 21B), said Lots 536 & 568 being conveyed to Adrej Kovac & Wife, Helga Kovac by deed recorded under Volume 565, Page 854 of the Deed Records of Fort Bend County, Texas, executed April 21, 1972, said 0.5105 of one acre being more particularly described by metes and bound as follows:

COMMENCING from a point for the Southwesterly corner of said called Lot 536, same being the Southeasterly corner of Lot 537 of said subdivision conveyed to Nell Rose Clark & James E. Clark by deed filed under Clerk's File Number 9842809 of the Official Public Records of Fort Bend County, Texas, executed June 1, 1998;

THENCE North 03°04'07" East, a distance of 579.17 feet to a set 5/8-inch iron rod with TSC cap for the Southwesterly corner and the POINT OF BEGINNING of the herein describe parcel;

- 1) THENCE North 03°04'07" West along common line between Lots 536 & 537, a distance of 67.08 feet to a point for corner, being on the southerly 40-foot right of way line of Trammel-Fresno Road (formerly Palmetto Road, dedicated and existing 40-foot right of way, Volume 2, Page 6 F.B.C.M.R. and occupied existing right of way width varies), and being the Northwesterly corner of the herein describe parcel;
- 2) THENCE North 87°08'26" East, along said Southerly 40-foot right of way line of Trammel-Fresno Road, a distance of 331.30 feet to a point for corner, being the Northeasterly corner of Lot 536, same being the Northwesterly corner of called 1.8128 acre tract of land of aforementioned subdivision being conveyed to Anthony S. Miller by deed filed under Clerk's File Number 2004067177 of the Official Public Records of Fort Bend County, Texas, executed June 4, 2004 and being the Northeasterly corner of the herein describe parcel;

EXHIBIT \_\_\_\_

- 3) THENCE South 03°04'07" East, a distance of 67.16 feet to a set 5/8-inch iron rod with TSC cap for corner, being on the easterly line of said Lot 536, same being on the westerly line of said called 1.8128 acre tract, and being the Southeasterly corner of the herein describe parcel;
- 4) THENCE South 87°09'14" West, a distance of 331.30 feet to the POINT OF BEGINNING, containing a computed 0.5105 of one acre (22,236 square feet) of land.

The above parcel of land contains 0.1705 of one acre (7,426 square feet) of existing occupied right-of-way.

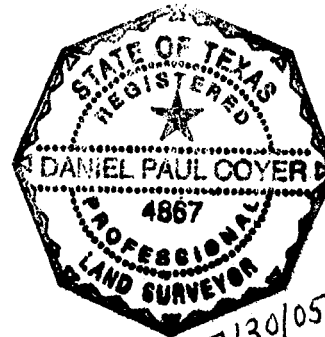
This property description was prepared in conjunction with a Parcel Plat of the same date.

Ground surveying was completed in December 2004.

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, 1993 adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 0.999869509.

*Daniel Paul Coyer*

Daniel Paul Coyer, R.P.L.S.  
Registered Professional Land Surveyor No. 4867  
3300 South Gessner Road, Suite 100  
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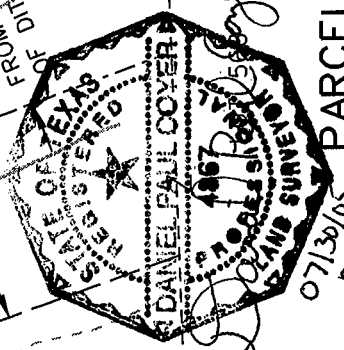
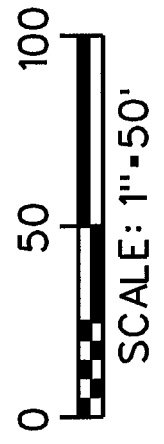
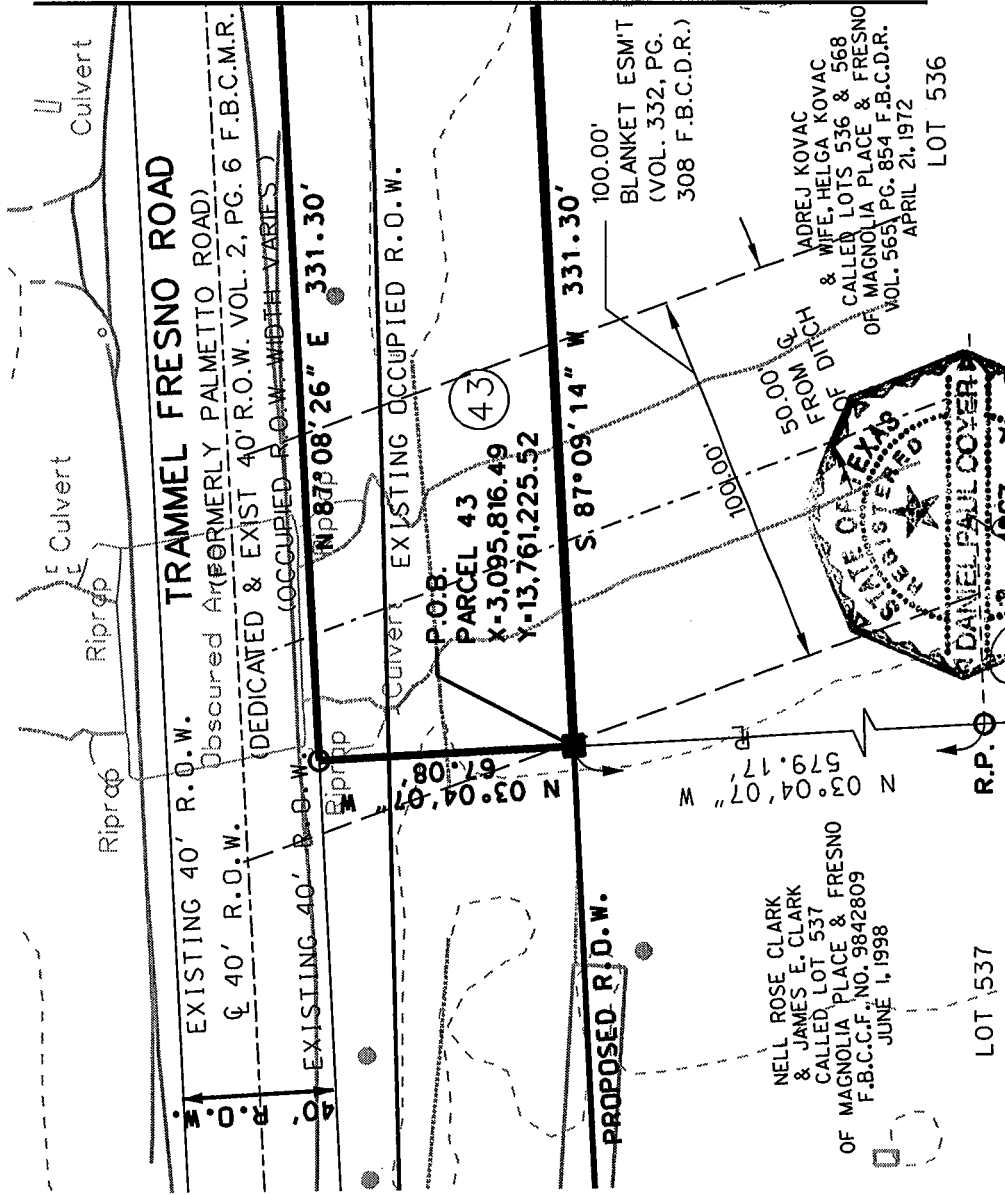
07/30/05  
DP

**THOMAS GLEASON SURVEY  
A-184**

MAGNOLIA PLACE & FRESNO  
VOL. 2, PG. 6 F.B.C.M.R.  
SLIDE NO. 21B

EXISTING ACRES	TAKING ACRES/ S.F.	REMAINDER ACRES
9.8301	0.5105 22,236	9.3196

\* 0.1705 AC./7,426 S.F. OF EXISTING  
OCCUPIED RIGHT-OF-WAY



07/30/05  
DPC  
PARCEL 43  
PAGE 3 OF 4

NOTES:  
1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983/1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 0.999869509

- LEGEND**
- SET 5/8" I.R. W/TSC CAP UNLESS OTHERWISE NOTED
  - FOUND PROPERTY CORNER UNLESS OTHERWISE NOTED
  - ⌒ PROPERTY LINE
  - POINT

PARCEL PLAT  
SHOWING PROPERTY OF  
PARCEL 43

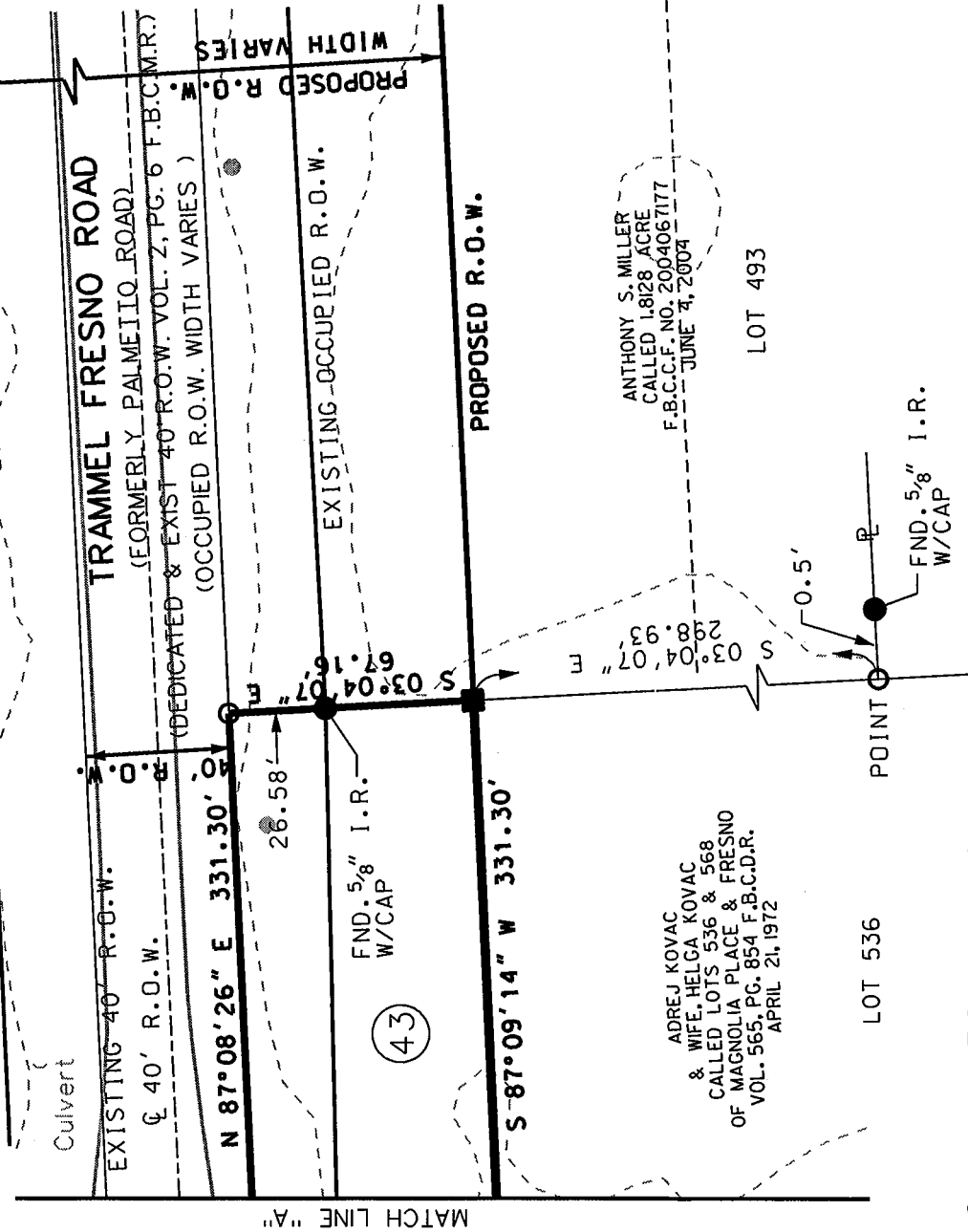
CSJ:  
TSC ENGINEERING COMPANY  
TRAMMEL FRESNO RD.  
FORT BEND COUNTY  
JULY, 2005  
SCALE: 1-50'

TSC ENGINEERING COMPANY  
ENGINEERS - SURVEYORS  
3300 SOUTH GESSNER ROAD, SUITE 100  
HOUSTON, TEXAS 77057  
TEL. (713) 284-7777 FAX. (713) 284-7733

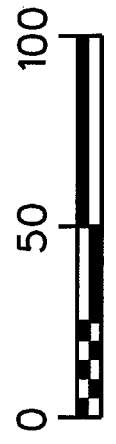
**THOMAS GLEASON SURVEY**  
A-184

MAGNOLIA PLACE & FRESNO  
VOL. 2, PG. 6 F.B.C.M.R.  
SLIDE NO. 21B

EXISTING OCCUPIED R.O.W.



MATCH LINE "A"



SCALE: 1"=50'

**PARCEL 43**  
PAGE 4 OF 4

**TSC ENGINEERING COMPANY**  
ENGINEERS-SURVEYORS HOUSTON, TEXAS  
3300 SOUTH GESSNER ROAD, SUITE 100  
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TEL. (713) 784-7777 FAX. (713) 784-7233

PARCEL PLAT  
SHOWING PROPERTY OF  
**PARCEL 43**

CSJ:  
**TSC ENGINEERING COMPANY**  
TRAMMEL FRESNO RD.  
FORT BEND COUNTY  
JULY, 2005  
SCALE: 1"=50'

