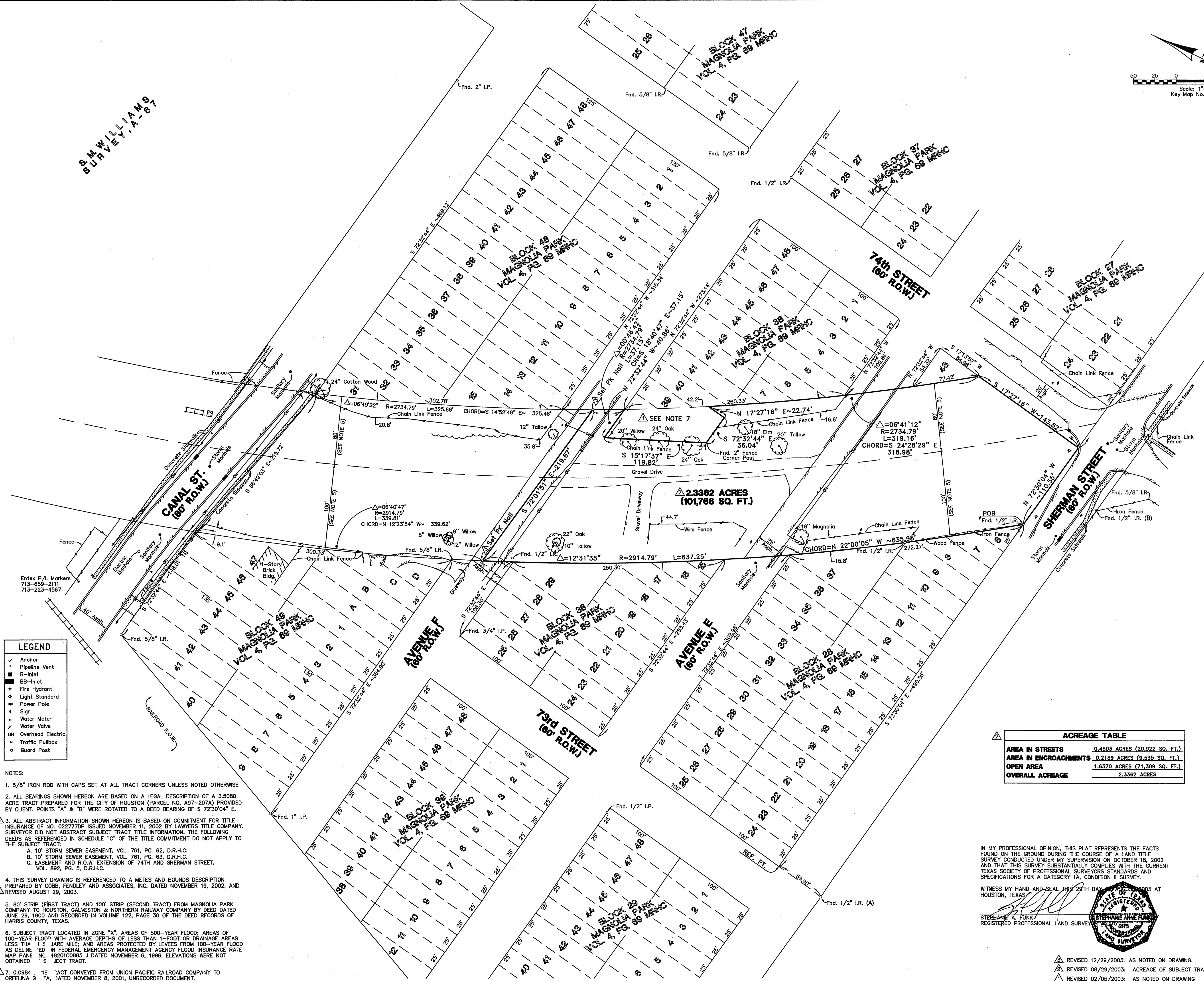
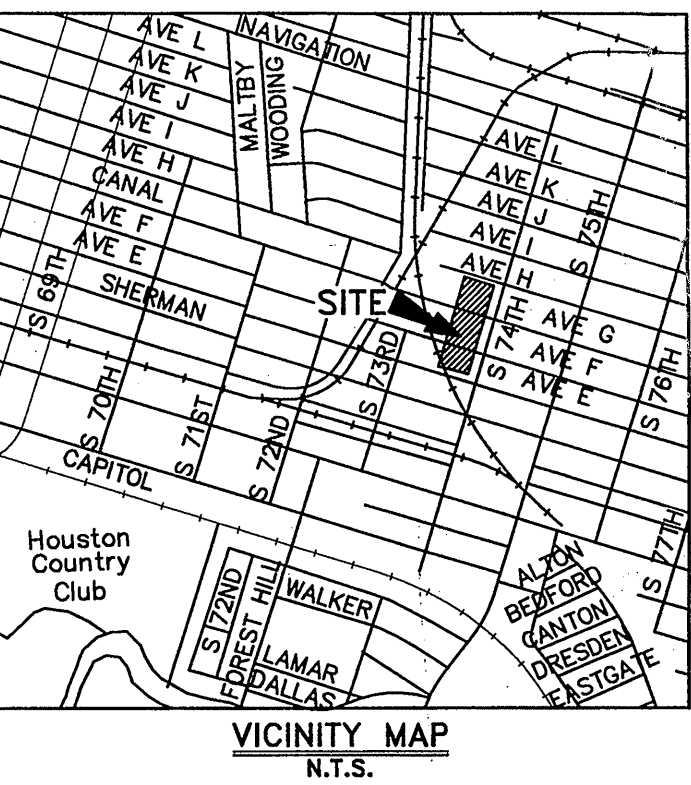
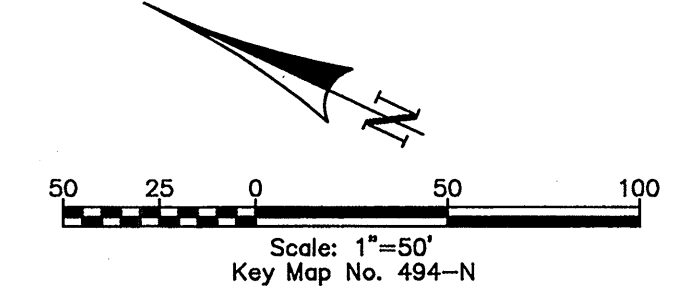


S.M. WILLIAMS SURVEY, A-87



DESCRIPTION OF A TRACT OF LAND CONTAINING 2,336.2 ACRES (101,766 SQUARE FEET) SITUATED IN THE S.M. WILLIAMS SURVEY, A-87, HARRIS COUNTY, TEXAS

Being a tract of land containing 2,336.2 acres (101,766 square feet) situated in the S.M. Williams Survey, A-87 in Harris County, Texas, and also being out of a tract of land as conveyed unto Houston Galveston & North Railroad Company by deed recorded in Volume 122, Page 30 of the Deed Records of Harris County, Texas, and located in Blocks 28 and 38 of Magnolia Park, a subdivision plat recorded in Volume 4, Page 96 of the Deed Records of Harris County, Texas. Said 2,336.2-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a point located at the intersection of the east right-of-way line of 73rd Street (60 feet wide) and the north right-of-way line of Sherman Street (60 feet wide) for the southwest corner of Lot 24 of said Block 28;

THENCE South 72° 30' 04" East with the north right-of-way line of said Sherman Street and the south line of said Block 28, a distance of 490.55 feet to a set 5/8-inch iron rod with cap for the southwest corner of said tract herein described, for the POINT OF BEGINNING and for the beginning of a non-tangent curve to the right;

THENCE in a northwesterly direction with said curve to the right whose central angle is 12° 31' 35" and whose radius is 2914.79 feet (chord bears North 22° 00' 05" West, a distance of 635.98 feet) for a curve length of 637.25 feet to a set PK nail located in the centerline of Avenue F (60 feet wide) for the northwest corner of said tract herein described;

THENCE South 72° 01' 51" East with the centerline of said Avenue F, a distance of 119.82 feet to a four 2-inch fence corner post for the southwest corner of said tract herein described and for the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction with said curve to the left whose central angle is 00° 46' 42" and whose radius is 2734.79 feet (chord bears South 18° 40' 47" East, a distance of 37.15 feet) for a curve length of 37.15 feet to a set 5/8-inch iron rod with cap located in the south right-of-way line of said Avenue F and the north line of said Block 38 for a corner of said tract herein described;

THENCE North 72° 32' 44" West with the south right-of-way line of said Avenue F, a distance of 40.85 feet to a set 5/8-inch iron rod with cap for an interior corner of said tract herein described;

THENCE South 15° 17' 37" East with an existing chain link fence, a distance of 119.82 feet to a four 2-inch fence corner post for an interior corner of said tract herein described;

THENCE South 72° 32' 44" East, a distance of 36.04 feet to a set 5/8-inch iron rod with cap for an interior corner of said tract herein described;

THENCE North 17° 27' 16" East, a distance of 22.74 feet to a set 5/8-inch iron rod with cap for a corner of said tract herein described and for the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction with said curve to the left whose central angle is 06° 41' 12" and whose radius is 2734.79 feet (chord bears South 24° 28' 29" East, a distance of 318.98 feet) for a curve length of 318.98 feet to a set 5/8-inch iron rod with cap located in the west right-of-way line of said Sherman Street (60 feet wide) and the east line of Lot 48 in said Block 28;

THENCE South 17° 27' 16" West with the west right-of-way line of said Sherman Street and the east line of said Block 28, a distance of 143.82 feet to a set 5/8-inch iron rod with cap located at the intersection of the west right-of-way line of said 74th Street and the north right-of-way line of said Sherman Street for the southeast corner of said tract herein described;

THENCE North 72° 30' 04" West with the north right-of-way line of said Sherman Street, a distance of 110.55 feet to the POINT OF BEGINNING and containing 2,336.2 acres (101,766 square feet) of land, more or less.

ACREAGE TABLE	
AREA IN STREETS	0.4803 ACRES (20,922 SQ. FT.)
AREA IN ENCROACHMENTS	0.2189 ACRES (9,535 SQ. FT.)
OPEN AREA	1.6370 ACRES (71,309 SQ. FT.)
OVERALL ACREAGE	2,336.2 ACRES

- LEGEND**
- Anchor
 - Pipeline Vent
 - B-Inlet
 - BB-Inlet
 - Fire Hydrant
 - Light Standard
 - Power Pole
 - Sign
 - Water Meter
 - Water Valve
 - OH Overhead Electric
 - Traffic Pullbox
 - Guard Post

- NOTES:**
- 5/8" IRON ROD WITH CAPS SET AT ALL TRACT CORNERS UNLESS NOTED OTHERWISE
 - ALL BEARINGS SHOWN HEREON ARE BASED ON A LEGAL DESCRIPTION OF A 3,5080 ACRE TRACT PREPARED FOR THE CITY OF HOUSTON (PARCEL NO. A97-207A) PROVIDED BY CLIENT. POINTS "A" & "B" WERE ROTATED TO A DEED BEARING OF S 72°30'04" E.
 - ALL ABSTRACT INFORMATION SHOWN HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE OF NO. 0227770P ISSUED NOVEMBER 11, 2002 BY LAWYERS TITLE COMPANY. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT TITLE INFORMATION. THE FOLLOWING DEEDS AS REFERENCED IN SCHEDULE "C" OF THE TITLE COMMITMENT DO NOT APPLY TO THE SUBJECT TRACT:
 - 10' STORM SEWER EASEMENT, VOL. 761, PG. 82, D.R.H.C.
 - 10' STORM SEWER EASEMENT, VOL. 761, PG. 83, D.R.H.C.
 - EASEMENT AND R.O.W. EXTENSION OF 74TH AND SHERMAN STREET, VOL. 892, PG. 5, D.R.H.C.
 - THIS SURVEY DRAWING IS REFERENCED TO A METES AND BOUNDS DESCRIPTION PREPARED BY COBB, FENDLEY AND ASSOCIATES, INC. DATED NOVEMBER 19, 2002, AND REVISED AUGUST 29, 2003.
 - 80' STRIP (FIRST TRACT) AND 100' STRIP (SECOND TRACT) FROM MAGNOLIA PARK COMPANY TO HOUSTON, GALVESTON & NORTHERN RAILWAY COMPANY, BY DEED DATED JUNE 29, 1900 AND RECORDED IN VOLUME 122, PAGE 30 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
 - SUBJECT TRACT LOCATED IN ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR DRAINAGE AREAS LESS THAN 1/2 ACRE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AS DELINEATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANE NC 48201C085 J DATED NOVEMBER 6, 1996. ELEVATIONS WERE NOT OBTAINED.
 - 0.0984 ACRE TRACT CONVEYED FROM UNION PACIFIC RAILROAD COMPANY TO ORFELINA GARCIA, DATED NOVEMBER 8, 2001, UNRECORDED DOCUMENT.

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 18, 2002 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

WITNESS MY HAND AND SEAL THIS 29TH DAY OF OCTOBER, 2003 AT HOUSTON, TEXAS.

STEPHANIE A. FUNK
REGISTERED PROFESSIONAL LAND SURVEYOR

- REVISD 12/29/2003: AS NOTED ON DRAWING.
- REVISD 08/29/2003: ACREAGE OF SUBJECT TRACT
- REVISD 02/05/2003: AS NOTED ON DRAWING

PROJECT
A LAND TITLE SURVEY OF A 2,336.2 ACRE TRACT LOCATED IN THE S.M. WILLIAMS SURVEY, A-87 IN HARRIS COUNTY, TEXAS

OWNER
UNION PACIFIC RAILROAD COMPANY

LOCATION
CANAL STREET TO SHERMAN AVENUE

Cobb Fendley Associates
5300 HOLLISTER, SUITE 400
HOUSTON, TEXAS 77040
(713) 462-3242

DRAWN BY: CFA	DATE: 11/19/2002	SHEET 1	OF 1	REVISED
DESIGNED BY: SAF	SCALE: 1"=50'	F.B. NO. 1509	PROJECT NO. 0202-133-01	3