METES AND BOUNDS DESCRIPTION
13.50 ACRES OUT OF THE
HOWARD DECROW SURVEY, A-221
HARRIS COUNTY, TEXAS

All that certain 13.50 acres out of the Howard Decrow Survey, A-221, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod marking the most easterly cut-back corner located at the intersection of the northwesterly right-of-way line of Cypresswood Drive (100' wide) with the northeasterly right-of-way line of New Aldine Westfield Road (100' wide);

THENCE S 75° 47'51" W - 14.21', along said cut-back corner, to a found 5/8" iron rod for corner;

THENCE N 59° 28' 07" W - 373.31', along the northeasterly right-of-way line of said New Aldine Westfield Road, to a found 5/8" iron rod marking the Point of Curvature of a curve to the right having a central angle of 27° 37' 07", a radius of 1950.00', with a chord bearing and distance of N 45° 39' 33" W - 930.90';

THENCE continuing along the northeasterly right-of-way line of said New Aldine-Westfield Road for an arc distance of 939.97' to a found 5/8" iron rod marking the Point of Tangency;

THENCE N 31° 51' 00" W - 19.14', continuing along the northeasterly right-of-way line of said New Aldine Westfield Road, to a found 5/8" iron rod for corner;

THENCE N 57° 58' 45" E - 475.21', along the northwesterly line of that certain 13.5000 acre tract as described in a deed dated 9-09-80 from Superior Homes, Inc. to Milestone Properties, Inc., Trustee filed in the official public records of real property of Harris County, Texas at Clerk File No. G-674842, Film Code No. 166-90-1546, to a found 5/8" iron rod for corner;

THENCE S 36°48' 42" E - 284.49', along the northeasterly line of said 13.5000 acre tract, to a found 5/8" iron rod for angle point;

THENCE S 46° 57' 12" E - 259.23', continuing along the northeasterly line of said 13.5000 acre tract, to a found 5/8" iron rod for angle point;

THENCE S 56° 38' 38" E - 239.80', continuing along the northeasterly line of said 13.5000 acre tract to a found 5/8" iron rod for angle point;

THENCE S 59° 27' 56" E - 334.55', continuing along the northeasterly line of said 13.5000 acre tract, to a found 5/8" iron rod for corner;

THENCE S 31° 03' 58" W - 465.21' along the northwesterly right-of-way line of said Cypresswood Drive to the POINT OF BEGINNING and containing 13.50 acres (588,067 square feet) of land, more or less.

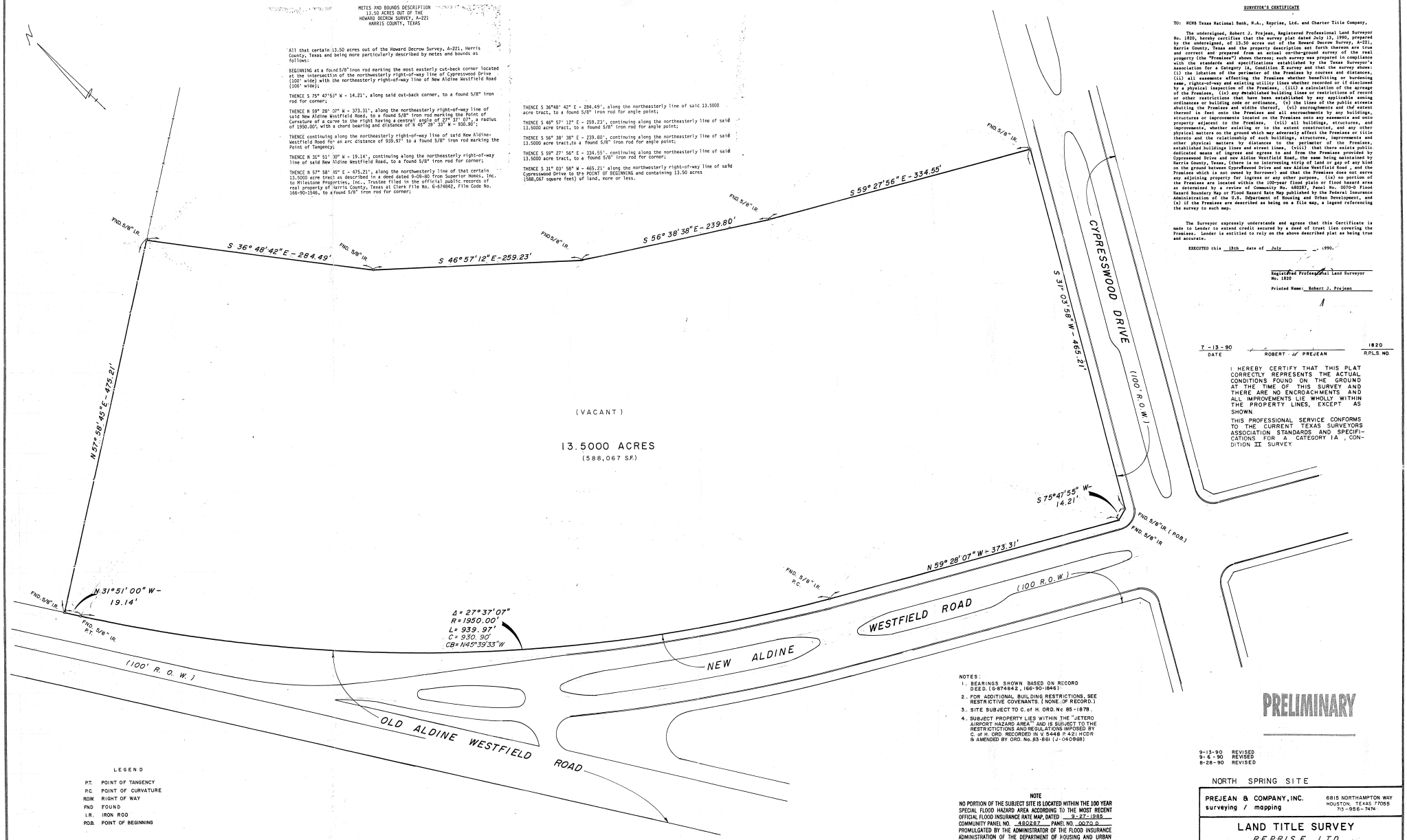

EXHIBIT "A"

SURVEYOR'S CERTIFICATE

TO: NCNB Texas National Bank, N.A., Reprise, Ltd. and Charter Title Company.

The undersigned, Robert J. Prejean, Registered Professional Land Surveyor No. 1820, hereby certifies that the survey plat dated July 13, 1990, prepared by the undersigned, of 13.50 acres out of the Howard Decrow Survey, A-221, Harris County, Texas and the property description set forth thereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Premises") shown thereon; such survey was prepared in compliance with the standards and specifications established by the Texas Surveyor's Association for a Category 1A, Condition II survey and that the survey shows: (i) the location of the perimeter of the Premises by courses and distances, (ii) all easements affecting the Premises whether benefitting or burdening same, rights-of-way and existing utility lines whether recorded or if disclosed by a physical inspection of the Premises, (iii) a calculation of the acreage of the Premises, (iv) any established building lines or restrictions of record or other restrictions that have been established by any applicable zoning ordinances or building code or ordinance, (v) the lines of the public streets abutting the Premises and widths thereof, (vi) encroachments and the extent thereof in fact onto the Premises and all encroachments by any buildings, structures or improvements located on the Premises onto any easements and onto property adjacent to the Premises, (vii) all buildings, structures, and improvements, whether existing or to the extent constructed, and any other physical matters on the ground which may adversely affect the Premises or title thereto and the relationship of such buildings, structures, improvements and other physical matters by distances to the perimeter of the Premises, established buildings lines and street lines, (viii) that there exists public dedicated means of ingress and egress to and from the Premises provided by Cypresswood Drive and new Aldine Westfield Road, the same being maintained by Harris County, Texas, (there is no intervening strip of land or gap of any kind on the ground between Cypresswood Drive and new Aldine Westfield Road , and the Premises which is not owned by Borrower) and that the Premises does not serve any adjoining property for ingress or any other purpose, (ix) no portion of the Premises are located within the 100-year flood plain or flood hazard area as determined by a review of Community No. 480287, Panel No. 0070-D Flood Hazard boundary Map or Flood Hazard Rate Map published by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development, and (x) if the Premises are described as being on a file map, a legend referencing the survey to such map.

The Surveyor expressly understands and agrees that this Certificate is made to Lender to extend credit secured by a deed of trust lien covering the Premises. Lender is entitled to rely on the above described plat as being true and accurate.

EXECUTED this 13th date of July, 1990.

Registered Professional Land Surveyor
No. 1820

Printed Name: Robert J. Prejean

7-13-90 — DATE
ROBERT J. PREJEAN
1820 — RPLS NO

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE ACTUAL CONDITIONS FOUND ON THE GROUND AT THE TIME OF THIS SURVEY AND THERE ARE NO ENCROACHMENTS AND ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY

LEGEND

P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
R.O.W.	RIGHT OF WAY
FND	FOUND
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING

NOTES:
1. BEARINGS SHOWN BASED ON RECORD DEED. (G-874842, 166-90-1846)
2. FOR ADDITIONAL BUILDING RESTRICTIONS, SEE RESTRICTIVE COVENANTS. (NONE OF RECORD.)
3. SITE SUBJECT TO C. of H. ORD. No. 85-1878.
4. SUBJECT PROPERTY LIES WITHIN THE "JETERO AIRPORT HAZARD AREA" AND IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS IMPOSED BY C. of H. ORD. RECORDED IN V. 5448 P. 421 HCDR & AMENDED BY ORD. No. 83-661 (J-040898)

NOTE
NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL FLOOD INSURANCE RATE MAP, DATED 9-27-1985 COMMUNITY PANEL NO. 480287 PANEL NO. 0070 D PROMULGATED BY THE ADMINISTRATOR OF THE FLOOD INSURANCE ADMINISTRATION OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. (ZONE "C")

PRELIMINARY

9-13-90 REVISED
9-6-90 REVISED
8-28-90 REVISED

NORTH SPRING SITE

PREJEAN & COMPANY, INC.
surveying / mapping
6815 NORTHAMPTON WAY
HOUSTON, TEXAS 77055
713-956-7474

LAND TITLE SURVEY
REPRISE, LTD.

13.50 ACRES OUT OF THE
HOWARD DECROW SURVEY, A-221
HARRIS COUNTY, TEXAS.

DATE: 7-13-90	SCALE: 1" = 50'	JOB NO. 18-22
G.F. 900-50125-C	CHARTER TITLE CO.	