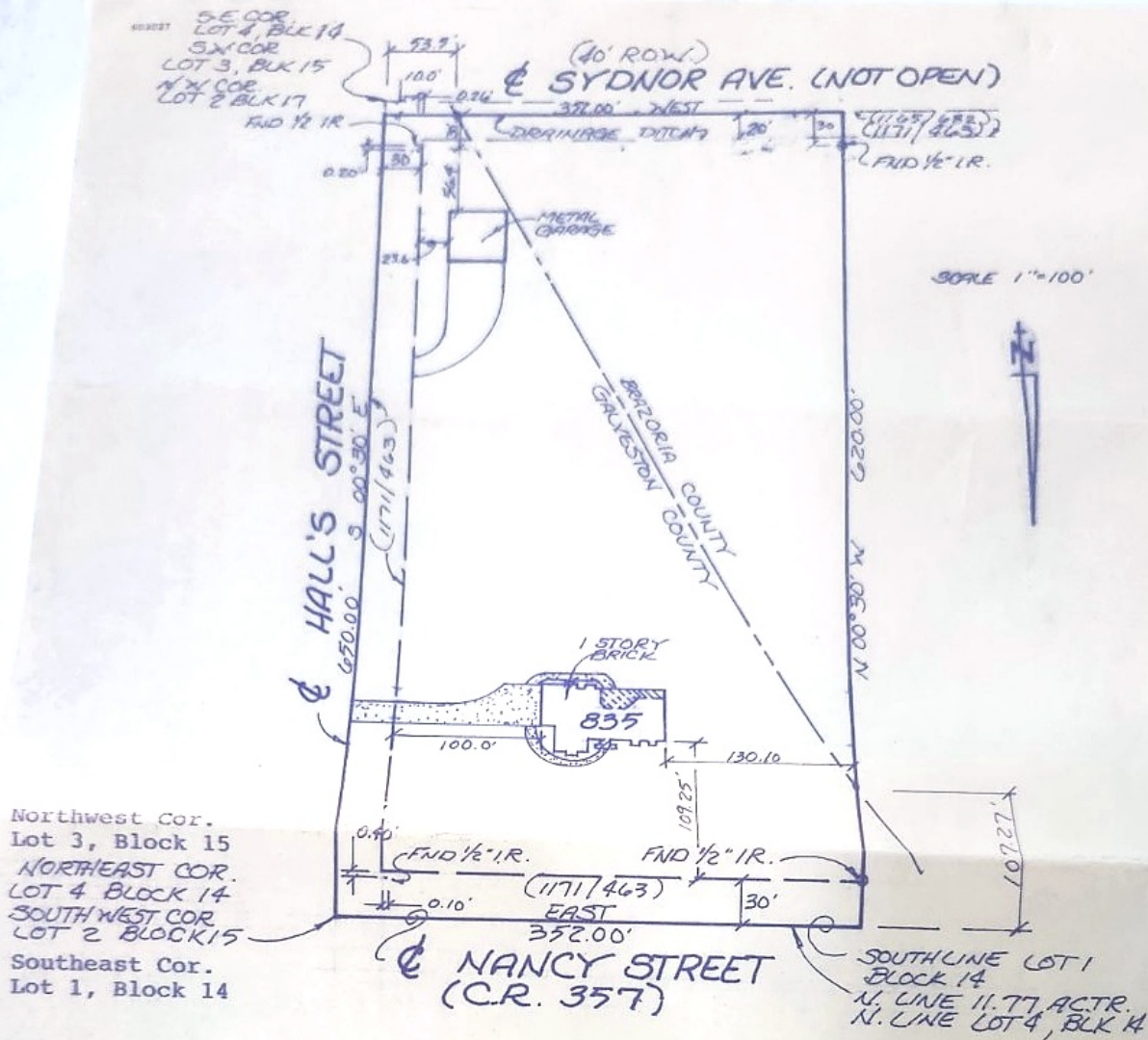




SURVEY OF A TRACT OF LAND OUT OF LOT 4, IN BLOCK 14, IN HALL'S SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS

According to the map or plat recorded in Volume 92, Page 624 in the Office of the County Clerk of Galveston County, TX

Property does not lie within the 100 flood plain.

6146- O'CONNER
STC, LC #97207098
NORTH AMERICAN MTG.

Surveyed June 24, 1998

By:

[Signature]

PAGE 1 OF 2

5603 - R.J. O'Connor
J.A. O'Connor
Merchant's Bank, L.C.

GF#97207098



JAMES W. GARTRELL, JR.

GULF COAST ENGINEERING
AND SURVEYING

CONSULTING ENGINEER - SURVEYOR

P.O. BOX 382 LA MARQUE, TEXAS 77588

409/935-2462 TEXAS CITY

281-488-2000

June 24, 1998

TRACT DESCRIPTION

(ACCORDING TO VESTING DEED)

The Surface only of part of Lot Four (4), in Block Fourteen (14), of HALL'S SUBDIVISION of the T & GN RR Survey, Section 25, Abstract 620, a subdivision in Brazoria and Galveston Counties, Texas according to the map or plat thereof recorded in Volume 14, Page 304, in the Deed Records of Brazoria County, Texas and recorded in Volume 92, Page 624, in the Office of the County Clerk of Galveston County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the Northeast corner of a 11.77 acre tract, at the intersection of Nancy Avenue and the centerline of Hall's Street, being the Southeast corner of Lot 1, Block 14, the Northeast corner of Lot 4, Block 14, the Southwest corner of Lot 2, Block 15 and the Northwest corner of Lot 3, Block 15 and the Northeast corner of the herein described tract, a 5/8 inch iron rod found for reference being located South 00° 30' East a distance of 30.0 feet and West a distance of 30.0 feet;

THENCE South 00° 30' East along and with the centerline of Hall's Street and the East line of Lot 4, Block 14, a distance of 650.0 feet to a point for the Southeast corner of the herein described tract, also being the Southeast corner of said 11.77 acre tract, and being located North 00° 30' West a distance of 10.0 feet from the Southwest corner of Lot 3, Block 15, the Northwest corner of Lot 2, Block 17, the Southeast corner of Lot 4, Block 14, and the Northeast corner of Lot 1, Block 18, and being in Sydnor Avenue (not open), a 5/8 inch iron rod set for reference being located North 00° 30' West a distance of 30.0 feet and West a distance of 30.0 feet;

THENCE West along and with said Sydnor Avenue (not open) and the South line of said 11.77 acre tract, at 53.5 feet pass the Brazoria and Galveston County line and continue for a total distance of 352.0 feet to a point for the Southwest corner of the herein described tract;

THENCE North 00° 30' West at 30.0 feet pass a 5/8 inch iron rod set for reference, at 542.73 feet pass the Brazoria and Galveston County line, at 620.0 feet pass another 5/8 inch iron rod set for reference in the South line of said Nancy Avenue (County Road 357) and continue for a total distance of 650.0 feet to a point for the Northwest corner of the herein described tract in the center of Nancy Avenue (County Road 357) and being in the South line of Lot 1, Block 14 and the North line of Lot 4, Block 14 and the North line of said 11.77 acre tract;

THENCE East along and with the center of said Nancy Avenue (County Road 357), the North line of said 11.77 acre tract, the North line of Lot 4, Block 14, the South line of Lot 1, Block 14, a distance of 352.0 feet to the PLACE OF BEGINNING.

6146 - O'CONNOR
STC, LC #97207098
North Ameriacn MTG. CO.

PAGE 2 OF 2

AMES W. GARTRELL, JR.

GULF COAST ENGINEERING
AND SURVEYINGCONSULTING ENGINEER - SURVEYOR
P.O. BOX 1111