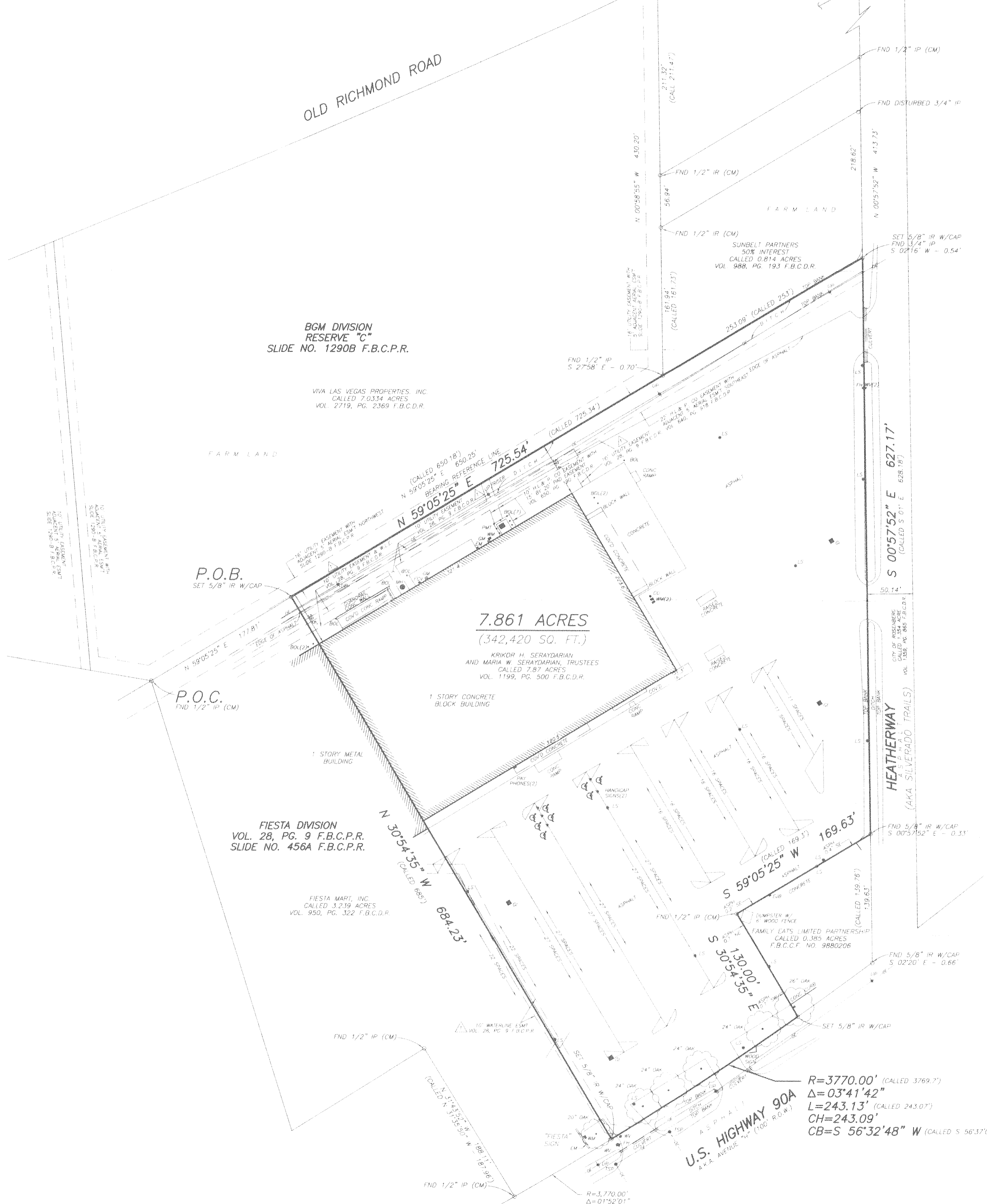
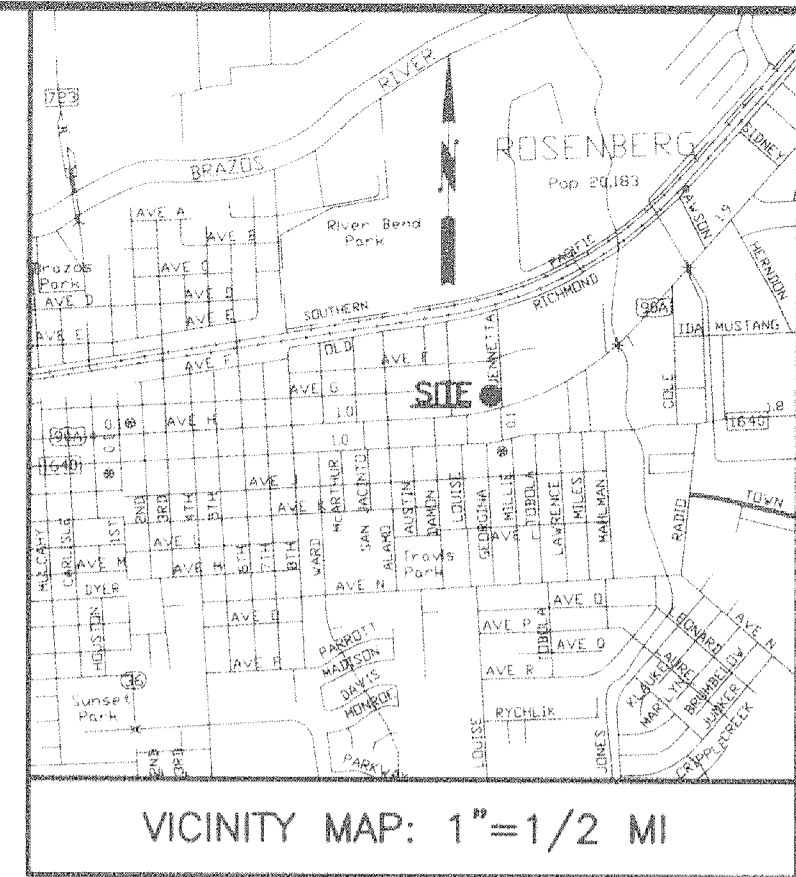
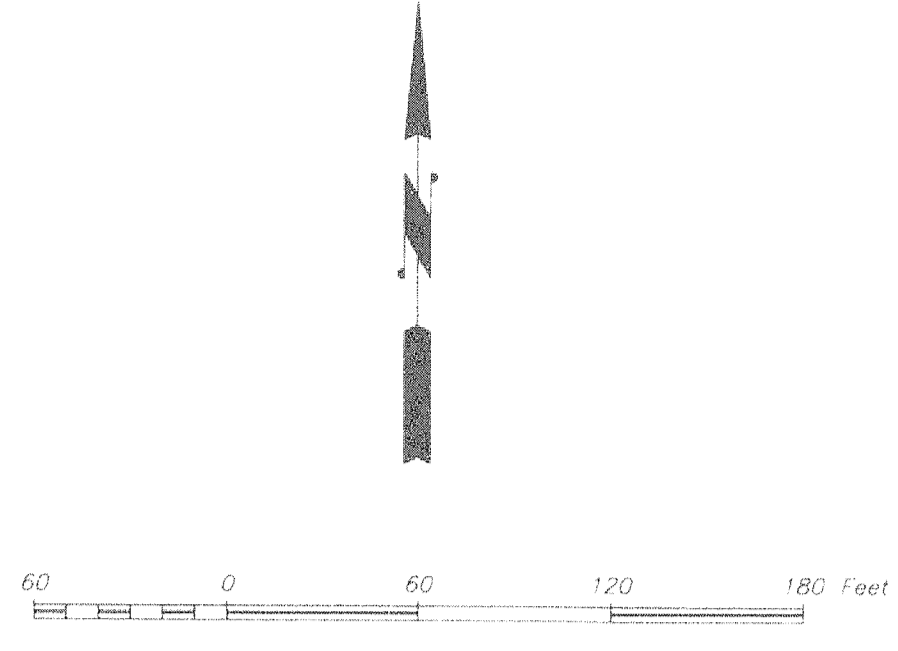


J. W. MOORE 1/4 LEAGUE SURVEY, A-61



- LEGEND OF SYMBOLS:
- GRATE INLET (GI)
 - MANHOLE (MH)
 - CLEANOUT (CO)
 - LIGHT STANDARD (LS)
 - TRAFFIC SIGNAL POLE (TSP)
 - UTILITY POLE (UP)
 - FIRE HYDRANT (FH)
 - WATER METER (WM)
 - WATER VALVE (WV)
 - GAS METER (GM)
 - SIGN (SMALL)
 - POLLARD (BOL)
 - HANDICAP PARKING
 - OAK TREE



- NOTES:
- This survey reflects boundary and easement information as per a commitment for title insurance issued by Texas American Title Company, as agent Lawyers Title Insurance Corporation, G.E. Number 100 00 1155, dated May 24, 2000. No additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying Company, Inc.
 - This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside 500-year flood plain" as per the National Flood Insurance Program FEMA Community Plan 480232 Number 0210, J. latest available published revision dated January 3, 1997.
 - This tract is subject to development requirements of the City of Rosenberg, Texas.
 - Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
 - The 10 foot utility easements and 10 foot waterline easements referenced in Items C, D, and E of Schedule B in the title commitment referenced in Note 1 above were located according to FIESTA DIVISION, a plat of record in Volume 28, Page 9 and on Slide Number 456 A of the Fort Bend County Plat Records. The copies of said plat were mostly illegible and were the only evidence used to locate said easements.
 - Bearings are oriented to the bearing base reflected in deed recorded in Volume 1199, Page 500, Fort Bend County Deed Records.
 - There exists a separate Meas and Bounds description of the subject tract.

MEAS AND BOUNDS DESCRIPTION:
7.861 ACRES (342,420 SQUARE FEET)
J. W. MOORE SURVEY, ABSTRACT NUMBER 61
FORT BEND COUNTY, TEXAS

Being a tract or parcel containing 7.861 acres (342,420 square feet) of land situated in the J. W. Moore Survey, Abstract Number 61, Fort Bend County, Texas, being all of a certain 3.87 acre tract of land conveyed to Kirkor H. Seraydarian and Maria W. Seraydarian, Trustees, as described in deed recorded in Volume 1199, Page 500, Fort Bend County Deed Records (F.B.C.D.R.), Fort Bend County, Texas, said 3.87 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected in said deed):

COMMENCEMENTS at a 1/2 inch iron pipe found marking the most southerly corner of Reserve "C", BGM Division, a subdivision of record on Slide Number 1290 B, Fort Bend County Plat Records (F.B.C.P.L.) of Fort Bend County, Texas, and the most southerly corner of a called 7.861 acre tract conveyed to Terra Surveying Company, Inc. as described in deed recorded in Volume 2318, Page 2369, F.B.C.D.R., said iron pipe also marking the northwest corner of Fiesta Division, a subdivision of record in Volume 28, Page 9, F.B.C.P.L., and on Slide Number 456 A, F.B.C.P.L., and the northwest corner of a called 3.236 acre tract of land conveyed to Fiesta Mart, Inc. as described in deed recorded in Volume 950, Page 322, F.B.C.D.R.

THENCE North 59°05'25" East along the common line of said Reserve "C", BGM Division and said Fiesta Division, a distance of 117.81 feet to a 5/8 inch iron rod with plastic cap stamped "Terra Surveying" set marking the most northerly corner of said Fiesta Division and the POINT OF BEGINNING and the northwest corner of herein described tract.

THENCE North 59°05'25" East along the southeasterly line of said Reserve "C", BGM Division, at 650.25 feet (called 650.18 feet) passing the southeast corner of said Reserve "C", and the southeast corner of a called 0.814 acre tract conveyed to Sunbelt Partners (50% interest) as described in deed recorded in Volume 988, Page 193, F.B.C.D.R., from which a found 1/2 inch iron pipe bears South 27°48' East 0.25 feet and continuing for a total distance of 725.54 feet (called 725.36 feet) to a 5/8 inch iron rod with plastic cap stamped "Terra Surveying" set in the west right of way (R.O.W.) line of roadway, R.T.S. Subdivisions, 450 feet wide as indicated to the City of Rosenberg, Texas, as indicated in deed recorded in Volume 1359, Page 395, F.B.C.D.R., said iron rod also marking the southeast corner of said 0.814 acre tract and the northeast corner of the herein described tract, from which a found 3/4 inch iron pipe bears South 02°15' West 0.54 feet.

THENCE South 00°57'52" East (called South 01° East) along the west R.O.W. line of said roadway, a distance of 627.17 feet (called 628.18 feet) to the northeast corner of a called 0.385 acre tract conveyed to Family Eats Limited Partnership, as described in deed recorded under Fort Bend County Plat Records 9880206 and Marked Partnership, as described in deed recorded under Fort Bend County Plat Records 9880206 and the most easterly southeast corner of the herein described tract, from which a found 5/8 inch iron rod with plastic cap bears South 00°57'52" East 0.33 feet.

THENCE South 59°05'25" West along the northerly line of said 0.385 acre tract, a distance of 169.43 feet (called 169.3 feet) to a 1/2 inch iron pipe found marking the northwest corner of said 0.385 acre tract and an interior corner of the herein described tract.

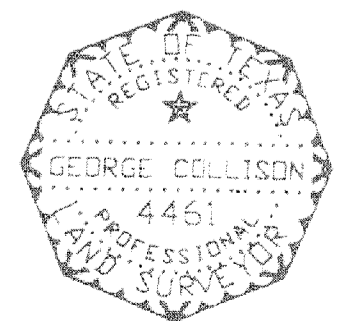
THENCE South 30°54'35" East along the westerly line of said 0.385 acre tract, a distance of 130.00 feet to a 5/8 inch iron rod with plastic cap stamped "Terra Surveying" set in the southerly R.O.W. line of U.S. Highway 90A, A.R.A. Avenue, 11' 000 feet wide as delineated on right-of-way diagrams prepared by the Texas Department of Transportation and revised January 2000, said iron rod marking the southeast corner of said 0.385 acre tract and the most southerly southeast corner of the herein described tract and a point of curvature of a non-tangent curve to the right.

THENCE Southwesterly, an arc distance of 243.13 feet (called 243.07 feet) along said curve to the right, having a central angle of 03°41'42", a radius of 3,770.00 feet (called 3,759.7 feet) and a chord which bears South 56°32'48" West (called South 56°37'05" West), 243.09 feet to a 5/8 inch iron rod with plastic cap stamped "Terra Surveying" set marking the southerly corner of the adjacent Fiesta Division and the southwest corner of the herein described tract.

THENCE North 59°05'25" West along the east line of said Fiesta Division, a distance of 654.21 feet (called 655 feet) to the POINT OF BEGINNING and containing 7.861 acres (342,420 square feet) of land. This description is based on the 1 and Title Survey and plat made by Terra Surveying Company, Inc. dated July 14, 2000, ISC Project Number 1611-0005-S.

To Kirkor H. Seraydarian and Maria Seraydarian, Texas American Title Company, as agent for Lawyers Title Insurance Corporation, Stuart R. Kensingler & Monte L. Tankham

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on July 14, 2000, and that said survey complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Land Title Survey.



REV. NO.	DESCRIPTION	DATE	APP.
2	REVISED BLDG DIMENSIONS	7-18-00	
	ADDED EASEMENTS AS SHOWN CVD	7/17/00	

A LAND TITLE SURVEY OF 7.861 ACRES OF LAND IN THE J. W. MOORE 1/4 LEAGUE SURVEY ABSTRACT NUMBER 61 FORT BEND COUNTY, TEXAS

TERRA SURVEYING CO., INC. 4900 WOODWAY - SUITE 1000 HOUSTON, TEXAS 77056
(713) 993-0327 FAX: (713) 993-9231

DRAWN BY: PCT	SCALE: 1" = 60'	KEY MAP: 605-J
REVIEWED BY: [Signature]	DATE: JULY 14, 2000	PROJECT NO: 1611-0005-S
APPROVED BY: [Signature]	FIELD BOOK: 00-3	SHEET 1 OF 1