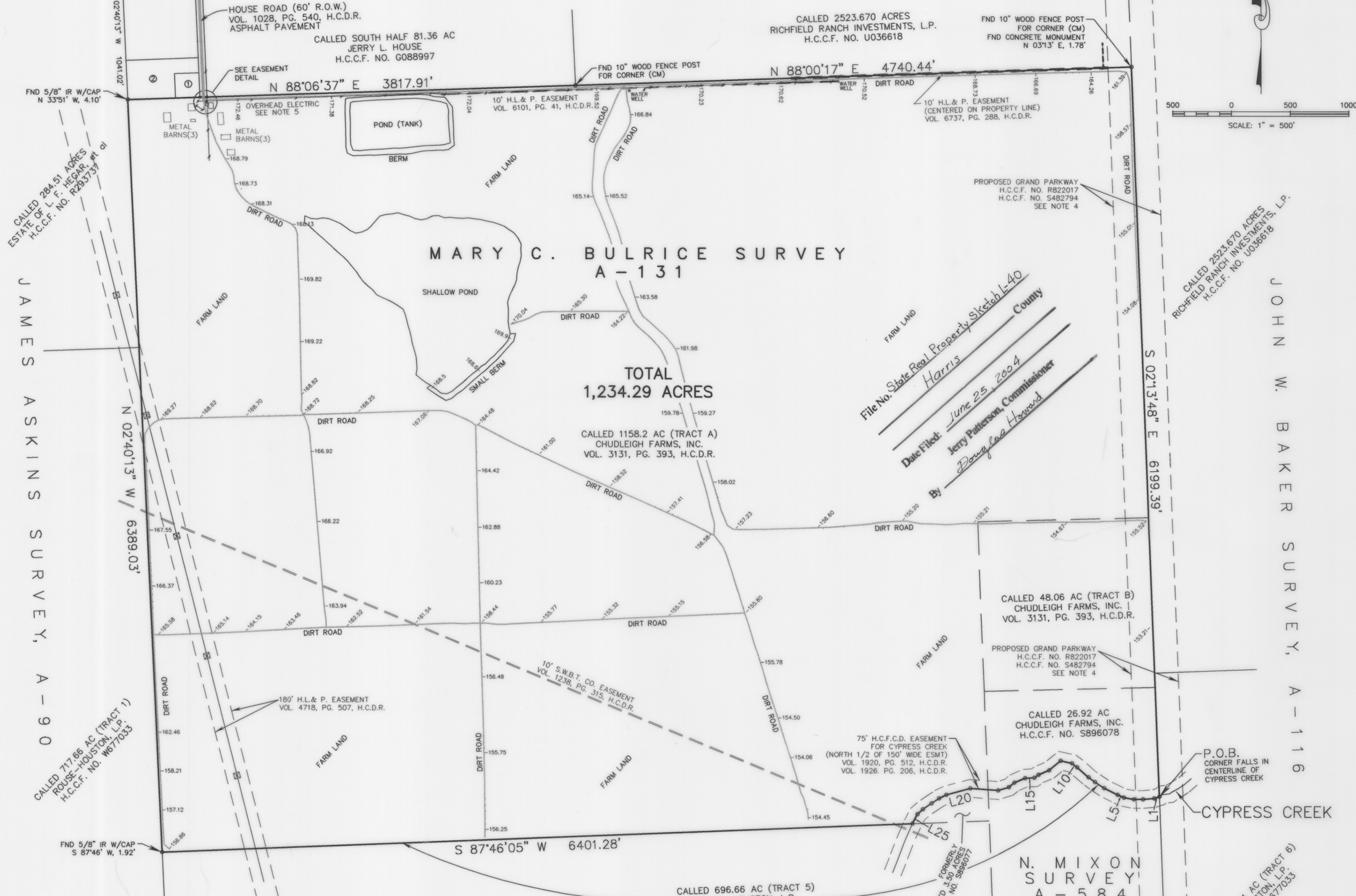
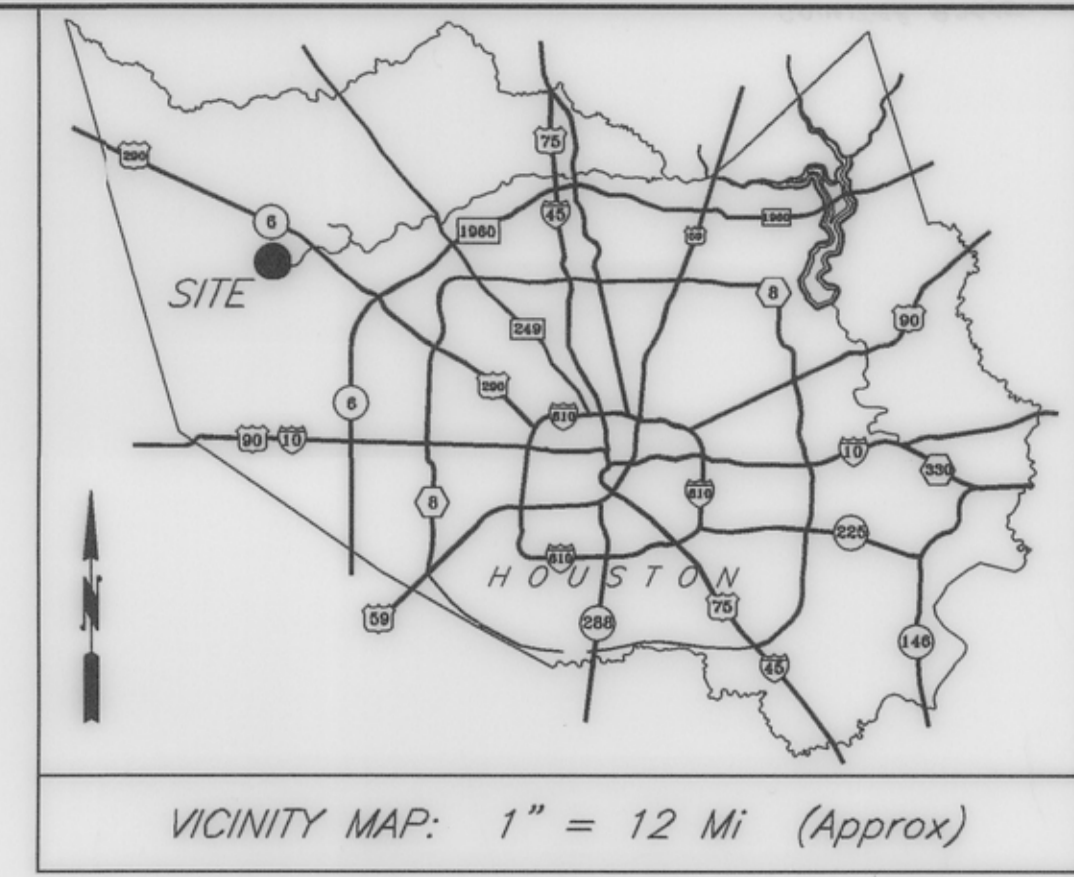


- ① CALLED 1.00 AC AUBREY CHUDLEIGH VOL. 3126, PG. 332, H.C.D.R.
- ② CALLED 3.75 AC G. A. CHUDLEIGH H.C.C.F. NO. S452545

WILLIAM HOUSE SURVEY A-1031

H. T. & B. RR SURVEY A-402

A LAND TITLE SURVEY OF 1,234.29 ACRES IN THE THE MARY C. BULRICE SURVEY, A-131 AND THE NOEL MIXON SURVEY, A-584 HARRIS COUNTY, TEXAS



MARCH 31, 2004  
REVISED APRIL 12, 2004  
REVISED APRIL 22, 2004 (ADD SHALLOW POND AND BERMS)

LEGAL DESCRIPTION  
1,234.29 ACRES  
MARY C. BULRICE SURVEY, ABSTRACT NUMBER 131  
NOEL MIXON SURVEY, ABSTRACT NUMBER 584  
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1,234.29 acres of land situated in the Mary C. Bulrice Survey, Abstract Number 131 and the Noel Mixon Survey, Abstract Number 584, Harris County, Texas. Being all of a called 48.06 acre tract (Tract B), as conveyed to Chudleigh Farms, Inc. by deed recorded in Volume 3131, Page 393, Harris County Deed Records (H.C.D.R.), SAVE AND EXCEPT a called 3.5 acre tract conveyed to The Gilson Longenbaugh Foundation by deed recorded under Harris County Clerks File (H.C.C.F.) Number S896077, and all of a called 26.92 acre tract as conveyed to Chudleigh Farms, Inc. by deed recorded under H.C.C.F. Number S896078. Said 1,234.29 acre tract being more particularly described as follows (bearings are oriented to the Texas Coordinate System of 1983, South Central Zone):

COMMENCING at a 5/8 inch iron rod with cap found marking the southwesterly corner of the John W. Baker Survey, Abstract Number 116, and a called 1,004.14 acre tract (Tract 6) as conveyed to Rouse-Houston, L.P. by deed recorded under H.C.C.F. Number W677033;

THENCE, North 02°13'48" East, along the westerly line of said Baker Survey and said 1,004.14 acre tract and along the easterly line of said Mixon Survey, a distance of 4,447.71 feet to a point in the centerline of Cypress Creek for the POINT OF BEGINNING and southeasterly corner of the herein described tract (corner not set);

THENCE, in a westerly direction along the meanders of the centerline of Cypress Creek the following courses (corners not set):

South 72°06'07" West, a distance of 45.57 feet to an angle point; South 85°03'30" West, a distance of 95.16 feet to an angle point; South 89°25'10" West, a distance of 78.77 feet to an angle point; North 79°28'15" West, a distance of 84.31 feet to an angle point; North 66°24'06" West, a distance of 58.66 feet to an angle point; North 63°46'09" West, a distance of 127.72 feet to an angle point; North 56°29'51" West, a distance of 93.79 feet to an angle point; North 53°52'22" West, a distance of 67.60 feet to an angle point; North 49°00'30" West, a distance of 127.55 feet to an angle point; North 52°43'49" West, a distance of 55.84 feet to an angle point; North 77°32'40" West, a distance of 98.65 feet to an angle point; South 50°27'37" West, a distance of 126.58 feet to an angle point; South 67°22'46" West, a distance of 97.50 feet to an angle point; South 67°22'46" West, a distance of 78.77 feet to an angle point; South 67°22'46" West, a distance of 97.50 feet to an angle point; South 50°46'46" West, a distance of 61.00 feet to an angle point; South 73°27'46" West, a distance of 97.83 feet to an angle point; North 85°50'30" West, a distance of 237.94 feet to an angle point; South 74°58'56" West, a distance of 211.24 feet to an angle point; South 64°34'29" West, a distance of 68.94 feet to an angle point; South 56°19'49" West, a distance of 76.80 feet to an angle point; South 55°53'23" West, a distance of 88.92 feet to an angle point; South 48°12'05" West, a distance of 62.50 feet to an angle point; South 28°10'41" West, a distance of 90.44 feet to a point in the northerly line of the J. H. Ruby Survey, Abstract Number 1217, in the northerly line of a called 696.66 acre tract (Tract 5) as conveyed to Rouse-Houston, L.P. by deed recorded H.C.C.F. Number W677033, and in the southerly line of said Bulrice Survey;

THENCE, South 87°46'05" W, departing the centerline of said Cypress Creek, along the northerly line of said Ruby Survey and said 696.66 acre tract and along the southerly line of said Bulrice Survey, a distance of 6401.28 feet to a point in the easterly line of the James Askins Survey, Abstract Number 90 and the easterly line of a called 717.66 acre tract (Tract 1) as conveyed to Rouse-Houston, L.P. by deed recorded under H.C.C.F. Number W677033, said point for the northwesterly corner of said Ruby Survey and said 696.66 acre tract and for the southwesterly corner of said Bulrice Survey and the herein described tract, from which a found 5/8 inch iron rod with cap bears North 87°46' West, 1.92 feet;

THENCE, North 02°40'13" West, along the easterly line of said Askins Survey, said 717.66 acre tract, and a called 284.51 acre tract conveyed to the Estate of L. F. Hegor, et al. as recorded under H.C.C.F. Number R293737, and along the westerly line of said Bulrice Survey, a distance of 6389.03 feet to a point for the southwesterly corner of the William House Survey, Abstract Number 1031, and a called 3.75 acre tract conveyed to G. A. Chudleigh by deed recorded under H.C.C.F. Number S452545, and for the northwesterly corner of said Bulrice Survey and the herein described tract, from which a found 5/8 inch iron rod bears North 33°51' West, 4.10 feet;

THENCE, N 88°06'37" E, along the southerly line of said 3.75 acre tract and a called 1.00 acre tract conveyed to Aubrey Chudleigh by deed recorded in Volume 3126, Page 332, H.C.D.R., along the southerly line of said House Survey and the northerly line of said Bulrice Survey, at a distance of 615.02 feet pass a 1-1/4 inch iron pipe found marking the southeasterly corner of said 1.00 acre tract and in the westerly right-of-way (R.O.W.) line of House Road (60 feet wide) as dedicated by deed recorded in Volume 1028, Page 540, H.C.D.R., continuing, at a distance of 675.02 feet pass the easterly R.O.W. line of said House Road and the southwesterly corner of a called south half of 81.36 acres conveyed to Jerry L. House by deed recorded under H.C.C.F. Number G088997, from which a found 1-1/4 inch iron pipe (bent) bears South 73°38' West, 0.85 feet, and continuing, in oil, a distance of 3817.91 feet to a 10 inch wood fence post found marking the southeasterly corner of said south half of 81.36 acres and said House Survey, and marking the most northerly southwest corner of a called 2523.670 acre tract conveyed to Richfield Ranch Investments, L.P. by deed recorded under H.C.C.F. Number U036618, and marking the southwesterly corner of the H. T. & B. RR Company Survey, Abstract Number 402;

THENCE, North 88°00'17" East, along the southerly line of said 2523.670 acre tract and said H. T. & B. RR Company Survey and along the northerly line of said Bulrice Survey, a distance of 4740.44 feet to a 10 inch wood fence post found in the westerly line of the aforesaid Baker Survey, marking an interior corner of said 2523.670 acre tract, the southeasterly corner of said H. T. & B. RR Company Survey, and marking the northeasterly corner of said Bulrice Survey and the herein described tract, from which a found concrete monument bears North 03°13' East, 1.78 feet;

THENCE, South 02°13'48" East, along the westerly line of said 2523.670 acre tract, the aforesaid 1004.14 acre tract and said Baker Survey and along the easterly line of said Bulrice Survey and the aforesaid Mixon Survey, a distance of 6199.39 feet to the POINT OF BEGINNING and containing 1,234.29 acres of land.

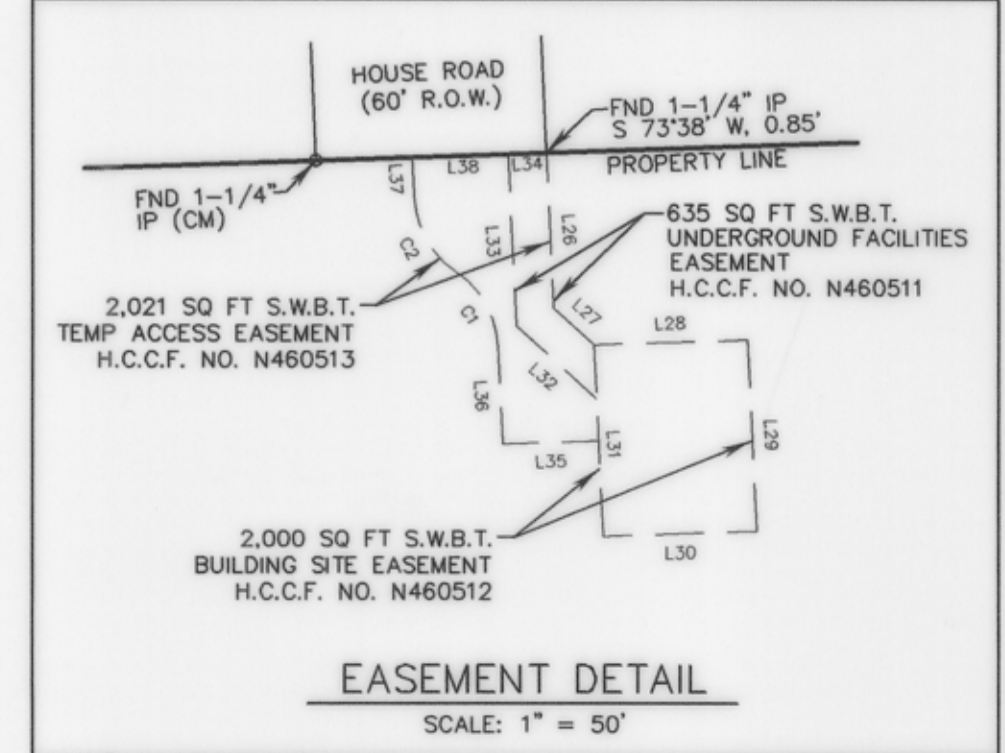
- NOTES:
- This survey reflects boundary and easement information as per a Title Commitment for Title Insurance issued by Lawyers Title Insurance Corporation, GF Number 02030467, effective date March 18, 2003. No additional research regarding the existence of easements or restrictions of record has been performed by GeoSurv, LLC. Adjacent information was provided by Courthouse Specialists.
  - This tract lies partially in Zone "X", unshaded, Zone "X" shaded and Zone AE as per the National Flood Insurance Program Firm Community Panel Number 480287-0385-J, published revision dated November 6, 1996.
  - Bearings are oriented to the Texas Coordinate System of 1983, South Central Zone.
  - This tract is subject to agreements regarding the proposed Grand Parkway as recorded under H.C.C.F. Numbers R822017 and S482794. Exact alignment and width of the Grand Parkway will be determined at a future date.
  - There exists approximately 2,500 linear feet of overhead electric lines along with associated power poles and guy anchors traversing the northern portion of the subject tract that is not contained within a recorded easement as per the title commitment.
  - All exterior property lines with the exception of Cypress Creek are fenced. Interior fencing is not shown.
  - Benchmark: Harris County Floodplain Reference Mark No. 110725, Elevation = 157.28' NAVD 1988 (2001 adjustment).
  - Surface or subsurface faulting, hazardous waste, wetlands designations or other environmental issues have not been addressed within the scope of this survey.
  - There exists a separate metes and bounds description entitled "Legal Description - 1,234.29 Acres" prepared by GeoSurv, LLC, dated March 31, 2004, and revised April 12, 2004.

I hereby certify that this plot correctly represents a survey made on the ground under my supervision during the months of March and April, 2004, and that said survey substantially complies with the current Texas Society of Professional Surveyors' Standards for Land Surveys for a Category 1A, Condition IV Survey.

William E. Merten  
Registered Professional Land Surveyor  
Texas Registration Number 5046



TEXAS GENERAL LAND OFFICE  
State Real Property Sketch  
Agency \_\_\_\_\_  
Sketch No. L-40



P.O. Box 246, League City, Texas 77574  
281-554-7739 409-765-6030 Fax: 281-554-6928

- LEGEND:
- FND FOUND
  - IR IRON ROD
  - IP IRON PIPE
  - SET SET 3/4" IR WITH CAP
  - STAMPED "HALF ASSO."
  - C.M. CONTROL MONUMENT
  - W.B. WIRE BOUNDARY
  - R.O.W. RIGHT-OF-WAY
  - H.C.C.F. HARRIS COUNTY CLERK'S FILE
  - H.C.D.R. HARRIS COUNTY DEED RECORDS
  - H.C.M.R. HARRIS COUNTY MAP RECORDS
  - VOL. VOLUME
  - PG. PAGE
  - ESMT EASEMENT
  - CONC CONCRETE

LINE	DIST	BEARING	LINE	DIST	BEARING
L1	45.57'	S 72°06'07" W	L21	68.94'	S 64°34'29" W
L2	95.16'	S 85°03'30" W	L22	76.80'	S 56°19'49" W
L3	78.77'	S 89°25'10" W	L23	88.92'	S 55°53'23" W
L4	84.31'	N 79°28'15" W	L24	62.50'	S 48°12'05" W
L5	58.66'	N 66°24'06" W	L25	90.44'	S 28°10'41" W
L6	127.72'	N 63°46'09" W	L26	40.17'	S 02°47'53" E
L7	93.79'	N 56°29'51" W	L27	14.14'	S 47°47'53" E
L8	67.60'	N 53°52'22" W	L28	40.00'	N 88°06'37" E
L9	127.55'	N 49°00'30" W	L29	50.00'	S 02°47'53" W
L10	55.84'	N 52°43'49" W	L30	40.00'	S 88°06'37" W
L11	98.65'	N 77°32'40" W	L31	50.00'	N 02°47'53" W
L12	126.58'	S 50°27'37" W	L32	28.28'	N 47°47'53" W
L13	97.50'	S 67°22'46" W	L33	44.47'	N 02°47'53" W
L14	42.76'	S 54°33'44" W	L34	10.00'	N 88°06'37" E
L15	78.70'	S 87°02'00" W	L35	25.00'	S 88°06'37" W
L16	97.50'	S 67°22'46" W	L36	25.33'	N 02°47'53" W
L17	61.00'	S 50°46'46" W	L37	10.00'	N 02°47'53" W
L18	97.83'	S 73°27'46" W	L38	25.00'	N 88°06'37" E
L19	237.94'	N 85°50'30" W			
L20	211.24'	S 74°58'56" W			