

SCALE 1" = 30'

W.D. SLOSSON SURVEY
ABSTRACT NO. 1606

HOUSTON LIGHTING & POWER COMPANY
5645 ACRES
C.C.F. NO. C278393 R.P.R.H.C.

H.D. HAMBRICK, ET AL
120.7 ACRES
VOL. 1338, PG. 146 D.R.H.C.

0.6028 ACRES
(26,259 SQ. FT.)

SCHLOTZSKY'S 0.8468 ACRES
(36,887 SQ. FT.)
C.C.F. NO. H384700 R.P.R.H.C.
(WHATABURGER INC.)

JONES ROAD (R.O.W. VARIES)

NOTES:

1. The subject property is affected by certain restrictions and covenants contained within instrument recorded under C.C.F. No. H461873 of the R.P.R.H.C., as follows:
a) Within 150.00 feet radius of the water well location, no outcrop or septic tank open jointed drainfield shall be allowed.
b) With 50.00 feet radius of the water well location, no tile or concrete sanitary sewer, septic tank or storm sewer shall be allowed.
Said radii being shown on this survey near the Whataburger lease tract.

2. The bearings for this survey are based on the map or plat of Stolplehouse National Bank as recorded in Vol. 329, Pg. 69 of the M.R.H.C. and various deeds adjoining the property recorded under C.C.F. Nos. C839029, L208435, G798061, C816748, E504964, and K998843 all of the R.P.R.H.C.

3. The subject property is located in Zone designated "X", which are areas outside the 100 year flood zone as set forth on F.E.M.A. Flood Insurance Rate Map No. 48261C0135 G for Harris County, Texas and Incorporated Areas, dated 9/28/90.

I, JOHN G. THOMAS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 3/29/96, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARD AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

John G. Thomas
JOHN G. THOMAS, RPLS #1494

PLAT SHOWING A LAND TITLE
SURVEY OF 0.6028 ACRES OF
LAND OUT OF THE W.D. SLOSSON
SURVEY, A-1606, IN HARRIS
COUNTY, TEXAS

DATE: 4/8/96 SCALE: 1" = 30'

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Surveying • Planning • Project Management

April 9, 1996

Fieldnotes for a 0.6028 acre tract of land out of the W.D. Slosson Survey, Abstract No. 1606, in Harris County, Texas, being out of and a part of that certain 120.7 acre tract of land conveyed to H.D. Hambrick, et al by deed recorded in Volume 1338, Page 146 of the Deed Records of Harris County, said 0.6028 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found in the West line of Jones Road, right-of-way varies, marking the Northeast corner of the said 120.7 acre tract, said point also being in the North line of the said W.D. Slosson Survey and the South line of the James Morgan Survey, Abstract No. 789;

Thence, South 02°12'34" East (called South), 153.90 feet with the East line of the said 120.7 acre tract and the common West line of said Jones Road to a 1/2 inch iron rod found marking the Northeast corner of that certain 0.4042 acre tract of land conveyed to Harris County for the widening of said Jones Road by deed recorded under County Clerk's File No. E463121 of the Real Property Records of Harris County;

Thence, South 61°00'30" West (called South 63°11'54" West), 1.08 feet with the North line of the said 0.4042 acre tract and the revised Westerly line of said Jones Road to a 1/2 inch iron rod found marking the Northwest corner of the said 0.4042 acre tract, said point being in a non tangent curve to the right having a radius of 1950.00 feet and a central angle of 03° 11'40";

Thence, in a Southerly direction with the revised West line of Jones Road and the West line of the said 0.4042 acre tract and with the said curve to the right having a radius of 1950.00 feet (Chord bearing South 01°11'29" West 108.71 feet), an arc distance of 108.72 feet to a 5/8 inch iron rod found at a point of tangency;

Thence, continuing with the revised Westerly line of said Jones Road and the West line of the said 0.4042 acre tract, South 02°47'19" West, 101.20 feet (called South 05°01'20" West), to a 5/8 inch iron rod found marking the Northeast corner and PLACE OF BEGINNING for the herein described tract of land, said point also being the Southeast corner of that certain 5.645 acre tract of land conveyed to Houston Lighting and Power Company by deed recorded under County Clerk's File No. C278393 of the Real Property Records of Harris County;

Thence, continuing with the revised Westerly line of said Jones Road and the West line of the said 0.4042 acre tract, South 02°47'19" West, 166.12 feet to a 1/2 inch iron rod found marking the Southeast corner of the herein described tract, said point also being the Northeast corner of that certain 0.8468 acre tract of land described in that certain memorandum of lease executed by Whataburger, Inc. and recorded under County Clerk's File No. H384700 of the said Real Property Records;

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FN-0.6028 ac.
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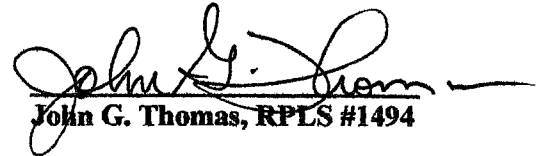
Thence, South 88°00'36" West, 244.45 feet with the North line of the said 0.8468 acre tract and along a board fence line to a fence post found at an angle point;

Thence, continuing with the North line of the said 0.8468 acre tract, South 60°57'53" West, 54.36 feet to a 5/8 inch iron rod found marking the Southwest corner of the herein described tract, said point also being the Northwest corner of the said 0.8468 acre tract;

Thence, North 01°59'24" West, 33.98 feet to a 5/8 inch iron rod set in the South line of the aforesaid Houston Lighting & Power Company 5.645 acre tract for the Northwest corner of the herein described tract;

Thence, North 61°00'30" East, 344.23 feet with the South line of the said 5.645 acre tract to the PLACE OF BEGINNING and containing 0.6028 acre or 26,259 square feet of land, more or less.

This description is based on the Land Title Survey and plat made under the direction of John G. Thomas, Registered Professional Land Surveyor, on March 28, 1996.


John G. Thomas, RPLS #1494