BEREA SITE
LESSEES' LEASE SITE
0.13 ACRE (5,625 SQ. FT.)

STATE OF TEXAS

COUNTY OF HOUSTON

A METES AND BOUND description of a called 0.13 acre (5,625 square feet) tract situated in the Elijah Wheeler League, Abstract 1063 in Houston County, Texas, out of a called 4 acre tract conveyed to Dove E. Raine by Deed recorded in Volume 265, Page 577 of the Houston County Deed Records, said 0.13 acre being more particularly described as follows with bearings based on a record call of North 01°00'00" East being the west line of said 4 acre tract;

COMMENCING, at a 1-inch iron pipe found for the northeast corner of a called one-half acre conveyed to Jim Colter, Mose Owens, and Manuel Arteaga by Deed recorded under Volume 318, Page 555 of the Houston County Deed Records, for the southeast corner of a called 2.84 acre tract conveyed to S.T. Woods, Jr. and Mary Woods by Quitclaim Deed recorded under Volume 1095, Page 358 of the Houston County Deed Records, in the west line of said 4 acre tract;

THENCE, South 01°00'00" West, 210.93 feet along the east line of said one-half acre tract, the east line of a called 3 acre tract conveyed to The M.E. Church, Trustees by Deed recorded under Volume 28, Page 280 of the Houston County Deed Records, and the west line of said 4 acre tract to a point;

THENCE, EAST, 29.28 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, East, 75.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the northeast corner of the herein described tract;

THENCE, South, 75.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the southeast corner of the herein described tract;

THENCE, West, 75.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the southwest corner of the herein described tract;

THENCE, North, 75.00 feet to the POINT OF BEGINNING, CONTAINING 0.13 acre (5,625 square feet) of land in Houston County, Texas.

BEREA SITE
LESSEES' ACCESS AND UTILITY EASEMENT #1
0.05 ACRE (2,319 SQ. FT.)

STATE OF TEXAS

COUNTY OF HOUSTON

A METES AND BOUNDS description of a called 0.05 acre (2,319 square feet) tract situated in the Elijah Wheeler League, Abstract 1063 in Houston County, Texas, out of a called 4 acre tract conveyed to Dove E. Raine by deed recorded in Volume 265, Page 577 of the Houston County Deed Records, said 0.05 acre being more particularly described as follows with bearings based on a record call of North 01°00'00" East being the west line of said 4 acre tract;

COMMENCING, at a 1-inch iron pipe found for the northeast corner of a called one-half acre conveyed to Jim Colter, Mose Owens, and Manuel Arteaga by Deed recorded under Volume 318, Page 555 of the Houston County Deed Records, for the southeast corner of a called 2.84 acre tract conveyed to S.T. Woods, Jr. and Mary Woods by Quitclaim Deed recorded under Volume 1095, Page 358 of the Houston County Deed Records, in the west line of said 4 acre tract;

THENCE, South 01°00'00" West, 384.41 feet along the east line of said one-half acre tract, the east line of a called 3 acre tract conveyed to the M.E. Church, Trustees by Deed recorded under Volume 28, Page 280 of the Houston County Deed Records, and the west line of said 4 acre tract to a point in the northerly right-of-way line of State Highway 7 (called 120 feet wide), for the southeast corner of said 3 acre tract, and the southwest corner of said 4 acre tract from which a 2-inch iron pipe found bears South 83°10'37" West, 379.46 feet;

THENCE, North 83°10'37" East, 149.86 feet along the northerly right-of-way line of said State Highway 7, and the south line of said 4 acre tract to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 04°32'26" West, 80.85 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for an angle point in the west line of the herein described tract;

THENCE, WEST, 37.02 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for a northwesterly corner of the herein described tract;

THENCE, NORTH, 20.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the northwest corner of the herein described tract;

THENCE, EAST, 55.49 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the northeast corner of the herein described tract;

THENCE, South 04°32'26" East, 78.53 feet to a point in the northerly right-of-way line of said State Highway 7, in the south line of said 4 acre tract for the southeast corner of the herein described tract, from which a 1-inch iron pipe bears North 83°10'37" East, 201.48 feet;

THENCE, South 83°10'37" West, 20.02 feet to the POINT OF BEGINNING, CONTAINING 0.05 acre (2,319 square feet) of land in Houston County, Texas.

BEREA SITE
LESSEES' ACCESS AND UTILITY EASEMENT #2
0.03 ACRE (1,403 SQ. FT.)

STATE OF TEXAS

COUNTY OF HOUSTON

A METES AND BOUNDS description of a called 0.03 acre (1,403 square feet) tract situated in the Elijah Wheeler League, Abstract 1063 in Houston County, Texas, out of a called 4 acre tract conveyed to Dove E. Raine by deed recorded in Volume 265, Page 577 of the Houston County Deed Records, said 0.03 acre being more particularly described as follows with bearings based on a record call of North 01°00'00" East being the west line of said 4 acre tract;

COMMENCING, at a 1-inch iron pipe found for the northeast corner of a called one-half acre conveyed to Jim Colter, Mose Owens, and Manuel Arteaga by Deed recorded under Volume 318, Page 555 of the Houston County Deed Records, for the southeast corner of a called 2.84 acre tract conveyed to S.T. Woods, Jr. and Mary Woods by Quitclaim Deed recorded under Volume 1095, Page 358 of the Houston County Deed Records, in the west line of said 4 acre tract;

THENCE, South 01°00'00" West, 384.41 feet along the east line of said one-half acre tract, the east line of a called 3 acre tract conveyed to the M.E. Church, Trustees by Deed recorded under Volume 28, Page 280 of the Houston County Deed Records, and the west line of said 4 acre tract to a point in the northerly right-of-way line of State Highway 7 (called 120 feet wide), for the southeast corner of said 3 acre tract, and the southwest corner of said 4 acre tract from which a 2-inch iron pipe found bears South 83°10'37" West, 379.46 feet;

THENCE, North 83°10'37" East, 59.89 feet along the northerly right-of-way line of said State Highway 7, and the south line of said 4 acre tract to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, NORTH, 71.35 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the northwest corner of the herein described tract;

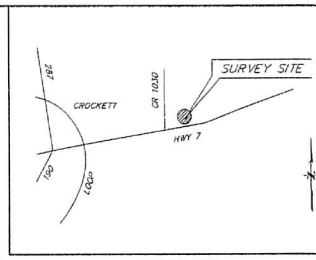
THENCE, EAST, 20.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the northeast corner of the herein described tract;

THENCE, SOUTH, 68.55 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") in the north right-of-way line of said State Highway 7, and the south line of said 4 acre tract for the southeast corner of the herein described tract;

THENCE, South 83°10'37" West, 20.14 feet along the north right-of-way line of said State Highway 7, and the south line of said 4 acre tract to the POINT OF BEGINNING, CONTAINING 0.03 acre (1,403 square feet) of land in Houston County, Texas.



LINE	BEARING	DISTANCE
L1	WEST	37.02'
L2	NORTH	20.00'
L3	EAST	55.49'



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FND	FOUND
VOL	VOLUME
PG	PAGE
HCDR	HOUSTON COUNTY DEED RECORDS
NG	NATURAL GROUND
TOB	TOP OF BANK
EA	EDGE OF ASPHALT
PP	POWER POLE
LP	LIGHT POLE
SP	SERVICE POLE
GA	GUY ANCHOR
TCM	TELEPHONE CABLE MARKER
TPD	TELEPHONE PEDESTAL
IR	IRON ROD
IP	IRON PIPE
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
"S"	SET 5/8-INCH IRON ROD WITH CAP STAMPED ("COTTON SURVEYING")

BEREA SITE
GENERAL NOTES:

1. Reference an Abstractor's Certificate prepared by Courthouse Specialists, dated November 11, 2004, Control No. 21475. No additional research for easements or encumbrances was performed by Cotton Surveying Company.

2. Bearings shown hereon are based on a record call of North 01°00'00" East, along the west line of a called 4 acres conveyed to Dove E. Raine recorded under Volume 265, Page 577 of the Houston County Deed Records

3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

4. According to Map No. 480872 0007A of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Houston County, dated November 1, 1977 the subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

5. Research for Adjoiner Tracts was performed by Courthouse Specialists.

6. Fences shown hereon are graphic only, with dimensions like shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

7. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.

8. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

9. Latitude and Longitude shown hereon were obtained with Global Positioning Equipment having a horizontal accuracy of 1 meter, ±.

10. Visible improvements/utilities were located with this survey, no subsurface prosing, excavation or exploration was performed for this survey.

11. Right of way easement granted to Berea Water Supply Corp. recorded under Volume 448, Page 121 of the Houston County Deed Records does not affect the Lessee's Lease Site or Lessee's Access and Utility Easements #1 and #2.

12. Easement to the State of Texas as recorded under Volume 148, Page 238 of the Houston County Deed Records is part of State Highway 7 and does not affect the Lessee's Lease Site or the Lessee's Access and Utility Easements #1 and #2.

13. The Parent Tract is described as a 4 acre tract conveyed to Dove E. Raine by Deed recorded under Volume 265, Page 577 of the Houston County Deed Records.

14. The Lessee's Lease Site as shown on this survey is described as a 0.13 acre tract of land. The Lessee's Access and Utility Easement #1 as shown on this survey is described as a 0.05 acre tract of land. The Lessee's Access and Utility Easement #2 as shown on this survey is described as a 0.03 acre tract of land. The Lessee's Lease Site and Lessee's Access and Utility Easements #1 and #2 are hereon collectively referred to as the "Property".

15. The Property is located within the boundaries of the Parent Tract.

The undersigned hereby certifies unto GTE Mobilnet of Texas RSA #17 Limited Partnership d/b/a Verizon Wireless, McGlinchey Stafford, PLLC, and Courthouse Specialists that (a) this survey drawing is based upon on-the-ground survey made by the undersigned on October 29, 2004 as to matters of record relied upon the documents listed in the Abstractor's Certificate Control No. 21475 ("Abstractor's Certificate"), issued by Courthouse Specialists on November 8, 2004, covering the real property described on this drawing (the "Property") which includes, and is limited to, the Lessee's Lease Site as described on this drawing and access and utility easements to the Lessee's Lease Site; (b) this survey accurately shows (1) the location of any buildings, structures and other improvements situated on or within the Property, (2) the lots found by the undersigned at the time of said survey, (3) the courses and measured distances of the perimeter boundaries of the Property, and (4) all setback lines, encroachments, easements and rights-of-way crossing, abutting or affecting the Property, as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, along with any recording information for such setback lines, encroachments, easements and rights-of-way; (c) the area of the Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (d) the field notes attached to this survey accurately state the courses and measured distances found in performing the on-the-ground survey; (e) the notes listed on the survey are true and correct; (f) except as shown on the survey drawing, there are no (1) visible easements or rights-of-way across or abutting or affecting the Property, (2) easements or rights-of-way across or abutting or affecting the Property of which the undersigned has been advised, (3) visible encroachments from the Property onto an adjacent property, or onto easements, streets, or alleys, by any of the building structures or other improvements, or (4) visible encroachments on the Property by building structures or other improvements situated on adjoining property; (g) the access and utility easement as shown on the survey drawing provides access to the area designated as Lessee's Lease Site from the nearest public right-of-way, State Highway 7, and (h) this professional service conforms to (i) the scope of work requested by McGlinchey Stafford PLLC and provided by Verizon Wireless to the undersigned and (ii) the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II.

Surveyed: October 29, 2004

Ronald L. Hauck
R.P.L.S. 5343

STATE OF TEXAS
REGISTERED
RONALD L. HAUCK
5343
PROFESSIONAL
LAND SURVEYOR

LAND TITLE SURVEY
OF
BEREA SITE
BEING
0.13 ACRE
OUT OF THE
ELIJAH WHEELER LEAGUE, A-1063
HOUSTON COUNTY, TEXAS
FEBRUARY 2005

COTTON SURVEYING COMPANY
9701 New Trails, Ste. 200
The Woodlands, Texas 77381
Office (281) 363-4039

RLH / rwp — JOB No. W005158-05B

H:\SCI\5358 \ 05B \ LEASE BEREA - dwg