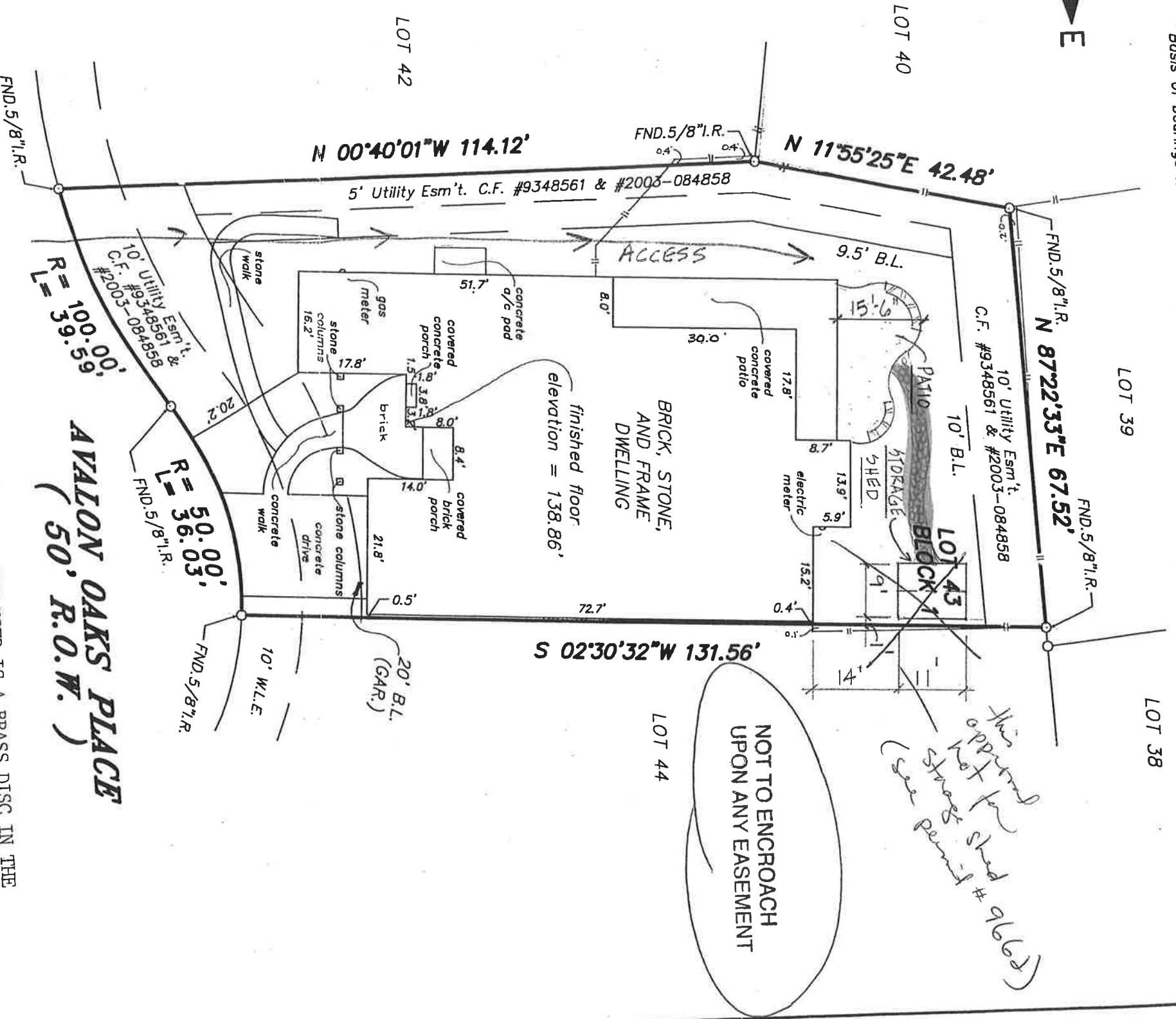


Basis of bearings is recorded plat.



REFERENCE BENCHMARK USED IS A BRASS DISC IN THE
 CENTERLINE AT MARKHAM GROVE PLACE AND AVALON
 OAKS PLACE.
 ELEVATION = 135.73' N.G.V.D. ('64 ADJ)

Denise Blount

STANDARD LAND SURVEY
 LOT 43, BLOCK 1

THE WOODLANDS, GROGANS FOREST, SECTION 6
 A SUBDIVISION OF 17.75 ACRES LOCATED IN THE JAMES STEPHENS SURVEY, A-536

MONTGOMERY COUNTY, TEXAS REF. Cabinet U Sheet 116 Map Records

Scale: 1" = 20' Date: December 14, 2004
 Address: 6 Avalon Oaks Place, The Woodlands, Texas
 To William Dixon and Denise Dixon Exclusively,

I hereby certify that this survey was made on the ground under my supervision
 and that there are no visible encroachments except as shown. This Survey
 substantially conforms to the current Texas Society of Professional Surveyors
 Standards and Specifications for a Category I-B, Condition III Survey. This
 Survey was performed with the benefit of a Title Commitment prepared by
Stewart Title Guaranty Company G.F. No. 04408416. Surveyor did not
 abstract subject property. Surveyor did not locate underground improvements
 or utilities.

This drawing is the property of Maddux Professional Land
 Surveying Co. and shall not be used for any purpose without
 the written consent of an authorized agent of Maddux Professional
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 six months from the date indicated on this drawing. All Rights
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File No. 04-M-1265

Robert E. Maddux Jr.
 R.P.L.S. No. 04408416

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1-20-05 Date PAT