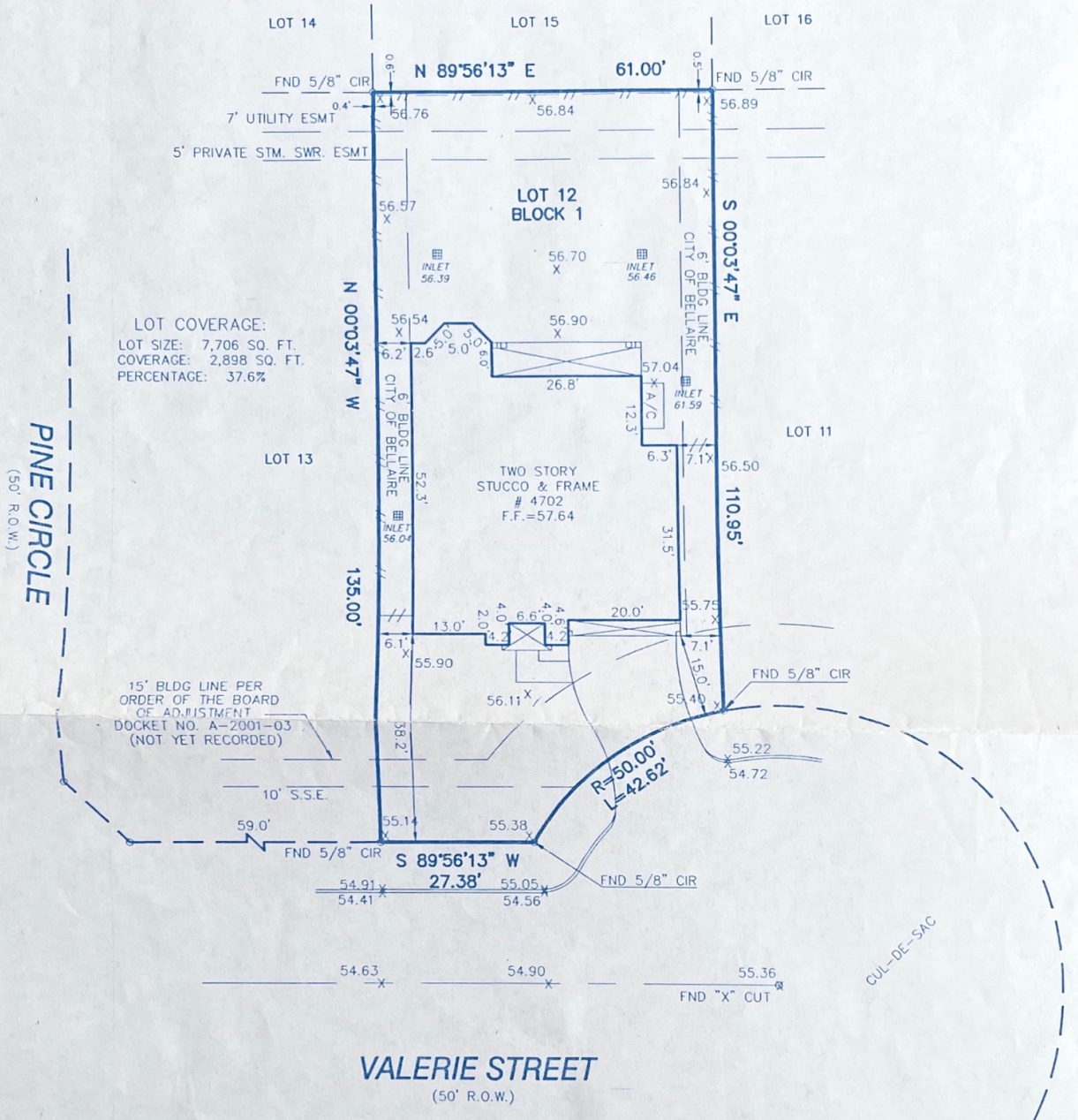


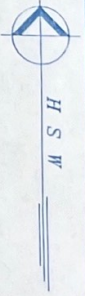
BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO N.F.I.P. MAP NO. 48201CC 0855K REV. APRIL 20, 2000. ZONE "AE". WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. PROPERTY SUBJECT TO LOCAL MUNICIPALITIES AND ORDINANCES, ZONING REQUIREMENTS AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

THIS PROPERTY ZONED R-3 PER THE CITY OF BELLAIRE ZONING ORDINANCES, CITY OF BELLAIRE, TEXAS. ELEVATIONS BASED ON CITY OF BELLAIRE BENCHMARK, CITY SURVEY MARKER No. 8, 1988 ADJUSTMENT, ELEVATION OF: 51.80



I, FRED F. LAWTON, a Registered Professional Land Surveyor in the State of Texas, do hereby Certify that this survey was made on the ground, under my supervision, of the property described hereon (and/or by metes and bounds on attached sheet), is correct and that there are no encroachments apparent on the ground, and that all improvements lie wholly within the property lines, except as shown or noted hereon. This survey certified for and provided solely for use of the current parties and no license has been created, expressed or implied, to copy survey except as is necessary in conjunction with the original transaction. Surveyor did not abstract property, easements, building lines, restrictions, etc. shown hereon are as identified by

PARTNERS TITLE COMPANY GF No. 01229222A
 Lot 12 Block 1 of PINE CIRCLE ESTATES
 AN ADDITION IN HARRIS COUNTY, TEXAS.
 According to the map or plat thereof recorded in Film Code No. 425064
 of the MAP records of HARRIS County, Texas.
 Purchaser: METRO CUSTOM HOMES
 Address: 4702 PINE CIRCLE, BELLAIRE, TEXAS
 Lender: ROYAL OAKS BANK, SSB
 Witness my hand this 3RD day of JANUARY, 2002



Hughes-Southwest Surveying Co.

11231 RICHMOND AVE. D-105, HOUSTON, TEXAS 77082
 PH: 281-496-9977 * FAX: 281-496-9989 * 1-800-336-2840
 www.hughessurvey.com

Fred F. Lawton
FRED F. LAWTON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5530

SCALE: 1"=20' DRAWN BY: KT
 REVISION: 6-26-02 FINAL & FINAL TOPO