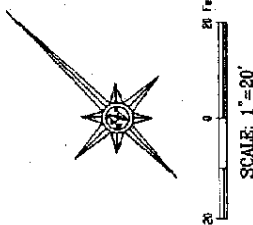


ALAMO TITLE INSURANCE COMPANY
G.F. NO. 44004536

S 44° 49' 52" W 765.86'
(S 44° 49' 52" W 765.06')
(BASIS OF BEARINGS)

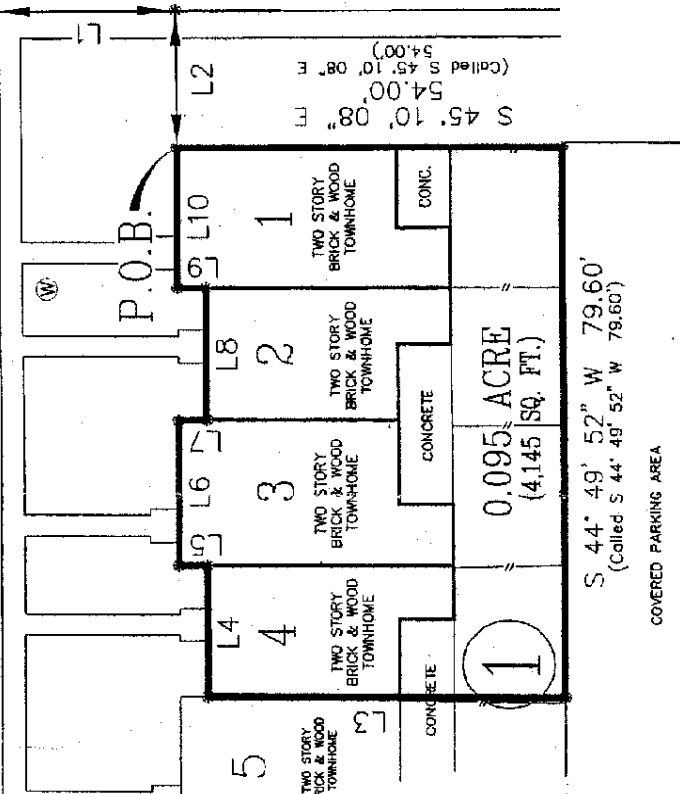


FND 5/8" I ROD (CM)

EAGLE LAKE ROAD
(55' Right-of-Way)

P.O.C.
FND 5/8" I ROD (CM)

MILLER ROAD
(40' Right-of-Way)

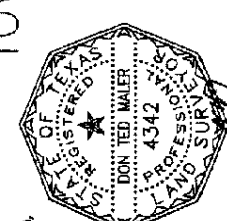


LINE TABLE

NO.	FOUND		CALLED		DIST	DIST
	BEARING	DIST	BEARING	DIST		
L1	S 44° 59' 45" E	26.00'	S 44° 59' 45" E	26.00'	26.00'	26.00'
L2	S 44° 49' 52" W	20.20'	S 44° 49' 52" W	20.20'	20.20'	20.20'
L3	N 45° 10' 08" W	50.00'	N 45° 10' 08" W	50.00'	50.00'	50.00'
L4	N 44° 49' 52" E	19.15'	N 44° 49' 52" E	19.15'	19.15'	19.15'
L5	N 45° 10' 08" W	4.00'	N 45° 10' 08" W	4.00'	4.00'	4.00'
L6	N 44° 49' 52" E	20.85'	N 44° 49' 52" E	20.85'	20.85'	20.85'
L7	S 45° 10' 08" E	4.00'	S 45° 10' 08" E	4.00'	4.00'	4.00'
L8	N 44° 49' 52" E	19.20'	N 44° 49' 52" E	19.20'	19.20'	19.20'
L9	N 45° 10' 08" W	4.00'	N 45° 10' 08" W	4.00'	4.00'	4.00'
L10	N 44° 49' 52" E	20.40'	N 44° 49' 52" E	20.40'	20.40'	20.40'

0.095 ACRE
(4,145 SQ. FT.)
S 44° 49' 52" W 79.60'
(Called S 44° 49' 52" W 79.60')
COVERED PARKING AREA

SAN FELIPE de AUSTIN
TOWN TRACT, A-5



I hereby certify that this survey was made on the ground by me, or under my supervision, and that this plat correctly represents the facts found at the time of the survey, and that this survey conforms to a Category IA, Condition III, transfer of Title Survey as promulgated by the Texas Society of Professional Land Surveyors Association.

Don T. Maler
Registered Professional Land Surveyor
Texas Registration Number 4342
Date: 6-28-2005

- LEGEND**
- = Found 5/8" Iron Rod
 - * = Point
 - = Power Pole
 - = Overhead Electrical Line
 - = Water Meter
 - = Wood Fence
 - (CM) = Controlling Monument

Notes:

1. Bearings shown hereon are referenced to the recorded plat for the northwesterly property line as found on the ground, rotated and translated to best fit the recorded calls.
2. This survey was performed with the benefit of a current Title Commitment issued by Alamo Title Insurance Company under C.F. No. 44004536, dated April 07, 2005.
3. Subject to any restrictions, conditions, covenants, easements and encumbrances as recorded in Vol. 1, Pg. 41 of the Plat records, Vol. 405, Pg. 795, Vol. 407, Pg. 411, of the Deed records and Vol. 649, Pg. 280 and Clerk's File No. 015543 of the Official Records of Austin County, Texas.
4. Subject to agreements and right-of-way to Houston Lighting & Power Company as recorded in Vol. 413, Pg. 384, Vol. 491, Pg. 399 of the Deed records of Austin County.
5. The right-of-way easement recorded in Vol. 407, Pg. 392 is not applicable to the subject tract and is in abeyance.
6. The original work is protected under U.S. copyright law Title 17, United States Code Sections 101 and 102. This survey is being made solely for the use of the clients reference hereon and is to remain the property of the client. It is not to be used for any other purpose. This product is valid for this transaction only.
7. According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Flood No. 48015C0215 D, effective date June 16, 1995, for Austin County, Texas, the subject property lies within Zone "X" and thus not lie within the Special Flood Hazard Areas mandated by the 100 year flood.
8. This survey does not provide information concerning wellheads, fault lines, toxic waste areas, or any other environmental concerns.

BOUNDARY AND IMPROVEMENT SURVEY OF LOTS 1, 2, 3 & 4, BLOCK 1, EDGEWOOD VILLAGE TOWNHOMES AS RECORDED IN VOLUME 1, PAGE 41 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

W E C
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JOB NO. 175-063 (SHEET 20) OF 20
PURCHASER: SCOTT TOWHASKY
ADDRESS: 1504, 1504, 1506 & 1508 BAGL LAKE ROAD, DALLAS, TEXAS
DRAWN BY: DWR, BOOK: 760

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