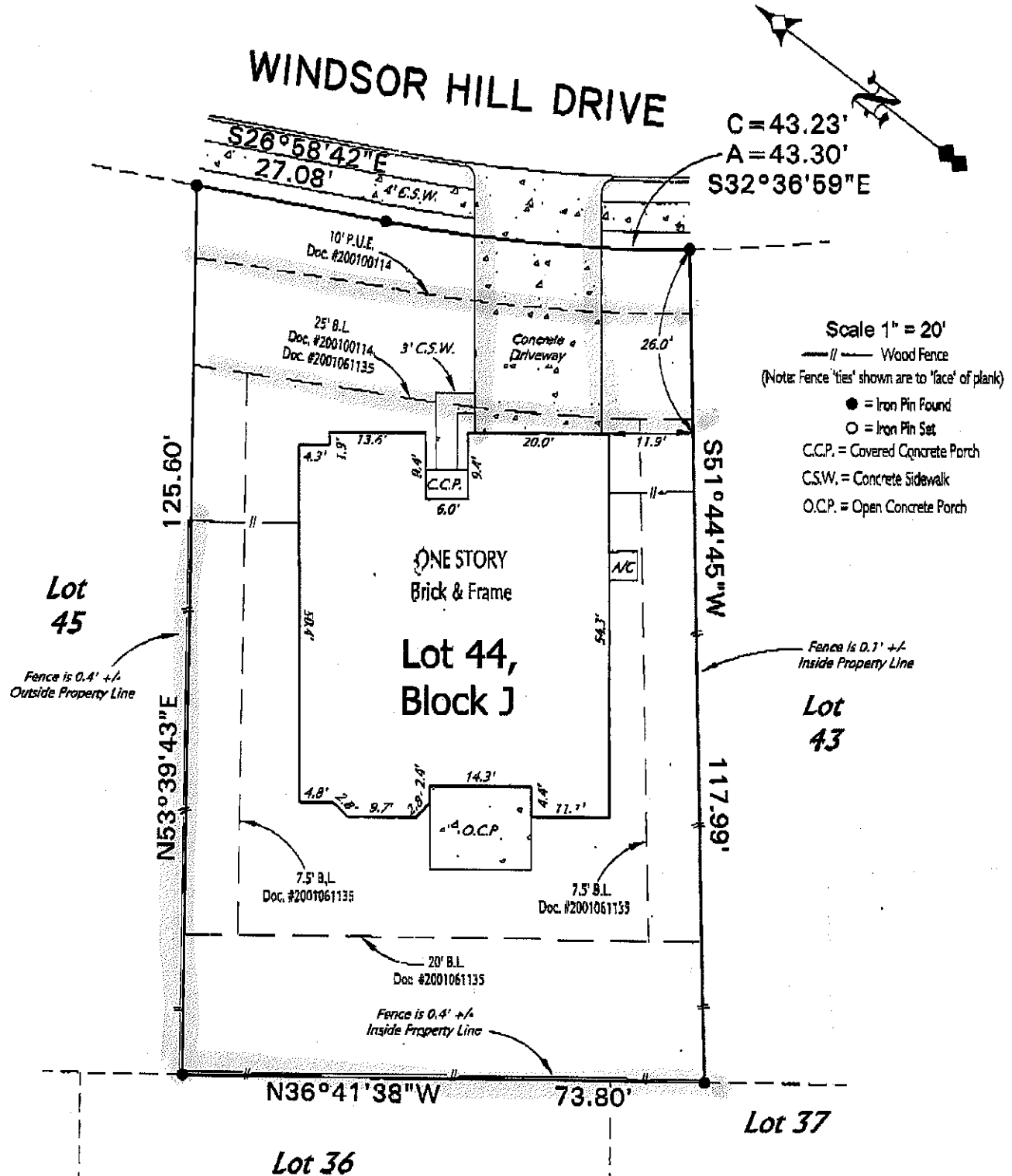


SURVEY PLAT OF

Local Address: 90B Windsor Hill Drive Re: Springer
 Legal Description: Lot 44, Block J, CAMBRIDGE ESTATES, SECTION TWO,
 a Subdivision of record in Document No. 200100114, of the Travis County, Texas,
 Plat Records, situated in Travis County, Texas



C = 43.23'
 A = 43.30'
 S32°36'59"E

Scale 1" = 20'

- //— Wood Fence
- (Note: Fence 'ties' shown are to 'face' of plank)
- = Iron Pin Found
- = Iron Pin Set
- C.C.P. = Covered Concrete Porch
- C.S.W. = Concrete Sidewalk
- O.C.P. = Open Concrete Porch

Lot 45
 Fence is 0.4' +/-
 Outside Property Line

Fence is 0.7' +/-
 Inside Property Line

Lot 43

N36°41'38"W 73.80'

Lot 37

Note: The parent tract is subject to an elec./tele. esm'l. together with rights of ingress & egress, as recorded in Vol. 435, Pg. 567, Vol. 549, Pg. 617, Vol. 916, Pg. 620, and Vol. 1678, Pg. 470. Existing Lines do not affect this property.

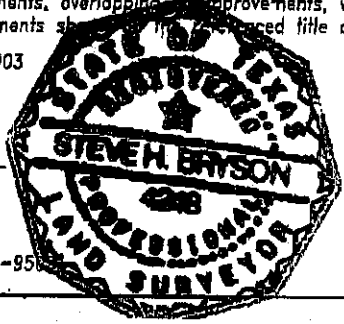
TO: Stewart Title Austin, Inc., Stewart Title Guaranty Company,
 Phillip D. Springer and Brittani N. Springer, CF No. : 03030014
 STATE OF TEXAS:
 COUNTY OF TRAVIS:

Note: Subject to Esm'l. Rights, Restrictions, & Building Setbacks in Vol. 12898, Pg. 36, and Vol. 12898, Pg. 38, and as amended in Vol. 13264, Pg. 87, Real Property Records, and Doc. Nos. 1999046593, 2001061135, and 200100114, Official Public Records, Travis County, Texas.

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no boundary line conflicts, encroachments, overlapping improvements, visible utility easements or roadways, except as shown hereon and certifies only to the legal description and easements shown hereon and as recorded in the referenced title commitment.

Dated, this the 25th day of April, 2003

Steve H Bryson



STEVE H BRYSON, R.P.L.S. NO. 4248
 STEVE H BRYSON SURVEYING CO.
 1715 Capital of Texas Hwy. S, Sta. 20B
 Austin, Texas 78746 (512) 347-9500

The legally described property is not within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map No. 48453C-0080E for Travis County, Texas, dated 6-16-93. Located in Zone "X".
 This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

JOB NO: CE2T-44J