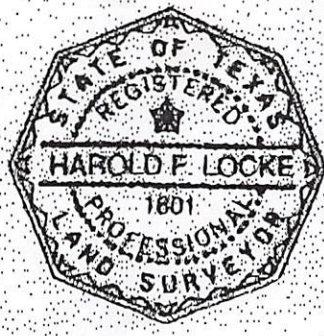


AVENUE "M"

I certify that the above is a plat of a lot, known as 2816 Avenue "M", Nederland, Texas 77627, the property of Phyllis Jackson, as surveyed by me, and being more fully described as Lot No. Ten (10), in Block No. One (1), of SYCAMORE ADDITION NO. 2, an Addition to the City of Nederland, Jefferson County, Texas, according to the map or plat of record in Volume 10, Page 12 Map Records in the office of the County Clerk of said County and State. This property is located in Flood Zone "C" which is an area of minimal flooding per The Flood Insurance Rate Map of Nederland, Texas, Community-Panel Number 485492 0005 D, dated June 3, 1991. Census Tract Number 110.01.

Harold F. Locke
 Harold F. Locke, R.P.L.S.
 211 N. 14th Street
 Nederland, Texas 77627
 November 2, 1998



TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED, AND TO STEWART TITLE GUARANTY COMPANY

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon, and is correct, and that to my knowledge there are no discrepancies, conflicts, shortages in area, boundary conflicts, encroachments, overlapping of improvements, visible easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Dated this the 2nd day of November, 1998

Harold F. Locke
 Harold F. Locke, Registered Professional Land Surveyor