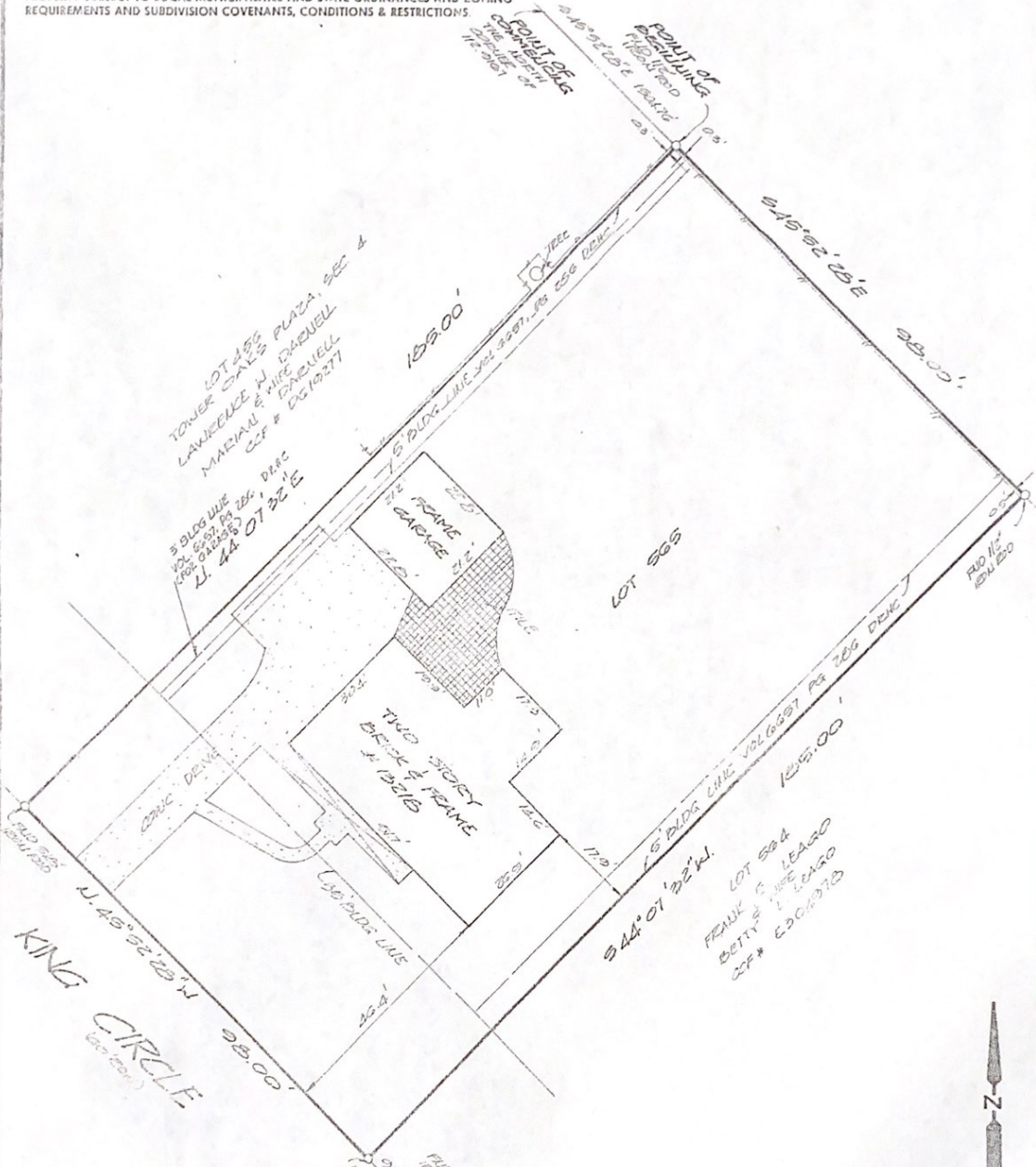


BY GRAPHIC PLOTTING ONLY THIS PROPERTY Is Not in the 100 YEAR FLOOD PLAIN
ACCORDING TO N.F.I.P. MAP 48201C 0135G REV. 9/28/90 ZONE X
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. Is in the 500 Year Flood Zone.

PROPERTY SUBJECT TO LOCAL MUNICIPALITIES AND STATE ORDINANCES AND ZONING
REQUIREMENTS AND SUBDIVISION COVENANTS, CONDITIONS & RESTRICTIONS.



*See attached Metes and Bounds.

I, Allan D. Hughes, a Registered Professional Land Surveyor in the State of Texas, do hereby Certify that this survey was this day made on the ground of the property described hereon (and/or by metes and bounds on attached sheet), is correct and there are no encroachments apparent on the ground, and that all improvements be wholly within the property lines, except as shown or noted hereon. This survey is certified for this transaction only. This survey was performed in connection with the transaction described in

GP 95020061 of Houston Title Company

Tract 565 of Tower Oaks Plaza, Section Five (5), an unrecorded subdivision

According to the map or plat thereof recorded in N/A

of the N/A records of N/A County, Texas.

Witness my hand this 8th day of February, 1995

Purchaser: Richard J. Benson and Paula K. Benson

Address: 13218 King Circle, Cypress, Texas 77429

Lender: Guardian Savings and Loan Association

11231 RICHMOND AVE D-105
HOUSTON, TEXAS 77082
PHONE 713-496-9977
FAX 713-496-5789
1-800 336 2840



Hughes-Southwest Surveying Co.

Allen D. Hughes
ALLEN D. HUGHES

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3891
EXPIRES: 2/14/95 general



WARNING: SURVEY AND
CERTIFICATION VALID ONLY ON
BLUELINE COPIES WITH
ORIGINAL STAMP
AND SIGNATURE