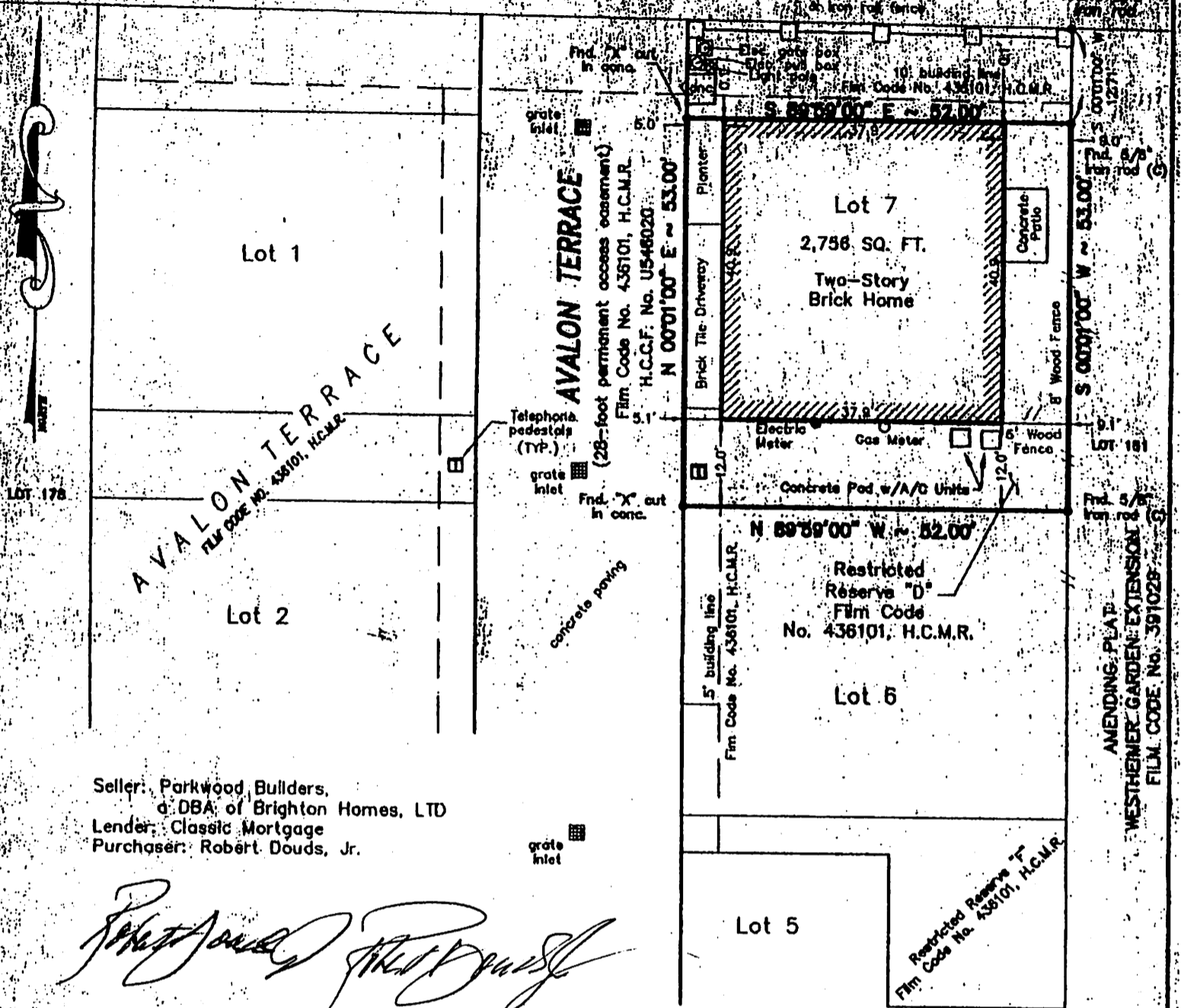


DOLORES STREET

(60-foot wide right-of-way)
VOL. 25, PG. 62, H.C.M.R.



Seller: Parkwood Builders,
d. DBA of Brighton Homes, LTD
Lender: Classic Mortgage
Purchaser: Robert Douds, Jr.

Robert Douds, Jr.
Parkwood Builders

NOTES:

The Surveyor has relied on Courthouse Specialists to provide recorded deeds or plats of the subject property and adjacers thereto and upon the Commitment for Title Insurance issued by Alamo Title Company, G.F. No. 01-40501521, effective date June 28, 2001, with regard to any recorded easements, rights-of-way or setbacks affecting the subject property. No additional research regarding the existence of easements, restrictions, or other matters of record has been performed by the Surveyor.

The surveyed Tract is subject to conditions, stipulations, covenants, and restrictions as follows:
Restrictive Covenants - F. C. No. 436101, H.C.M.R., Vol. 25, Pg. 62, H.C.M.R., Vol. 1649, Pg. 95, H.C.D.R., H.C.C.F. No. U414133
Mineral Interests - Vol. 2711, Pg. 284
Maintenance Agreement - H.C.C.F. No. U371346
Annual Mobil, Garage & Special Assessment - H.C.C.F. No. U414133

This tract is subject to the terms, conditions and provisions of Ordinance No. 65-1076 of the City of Houston, as recorded under Harris County Clerk's No. H253686 and superseded by Ordinance No. 1888-262, pertaining to the platting and replatting of real property and the establishment of building setback lines.

This tract is subject to the terms, conditions and provisions of Ordinance No. 85-1312 of the City of Houston, as recorded under Harris County Clerk's No. H337573, which provides that sellers advise purchasers of the restrictions outstanding against the purchase property.

The surveyor believes that the mention of a 15-foot wide easement on either side of natural drainage courses does not affect the subject property since there is no visible evidence of natural drainage courses on the subject property.

All bearings are referenced to the plat of AVALON TERRACE, or subdivision as shown on the plat thereof recorded in Film Code Number 436101 of the Harris County Map Records.

According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48201500655, revised date November 2, 1995, the subject property lies in ZONE X, areas determined to be outside 500-year floodplain.

The buildings and improvements shown hereon represent the status of ground level, unless otherwise noted.
The Surveyor did not locate underground improvements.

Reservations affecting common areas for public utility easements, as recorded under H.C.C.F. No. U548020.

(C) indicates a plastic cap stamped BENCHMARK ENGR.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was made on the ground and completed on September 14, 2001, that this drawing correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

SAIB Y. SAOUR

SAIB Y. SAOUR, R.P.L.S.
Texas Registration Number 3540



Address: 3003 Avalon Terrace

Benchmark Engineering Corporation
Consulting Engineers - Planners - Surveyors
2401 Fourteenth Suite 220
Houston, Texas 77057 U.S.A. (713) 266-9930

BOUNDARY AND IMPROVEMENTS SURVEY
LOT 7, BLOCK 1, AVALON TERRACE
RECORDED IN FILM CODE No. 436101, H.C.M.R.
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

DRAWN BY: JLP (DATE: 9/14/01) SCALE: 1"=20'
CHECKED BY: SYS (DATE: 9/14/01) SHEET NO. 1