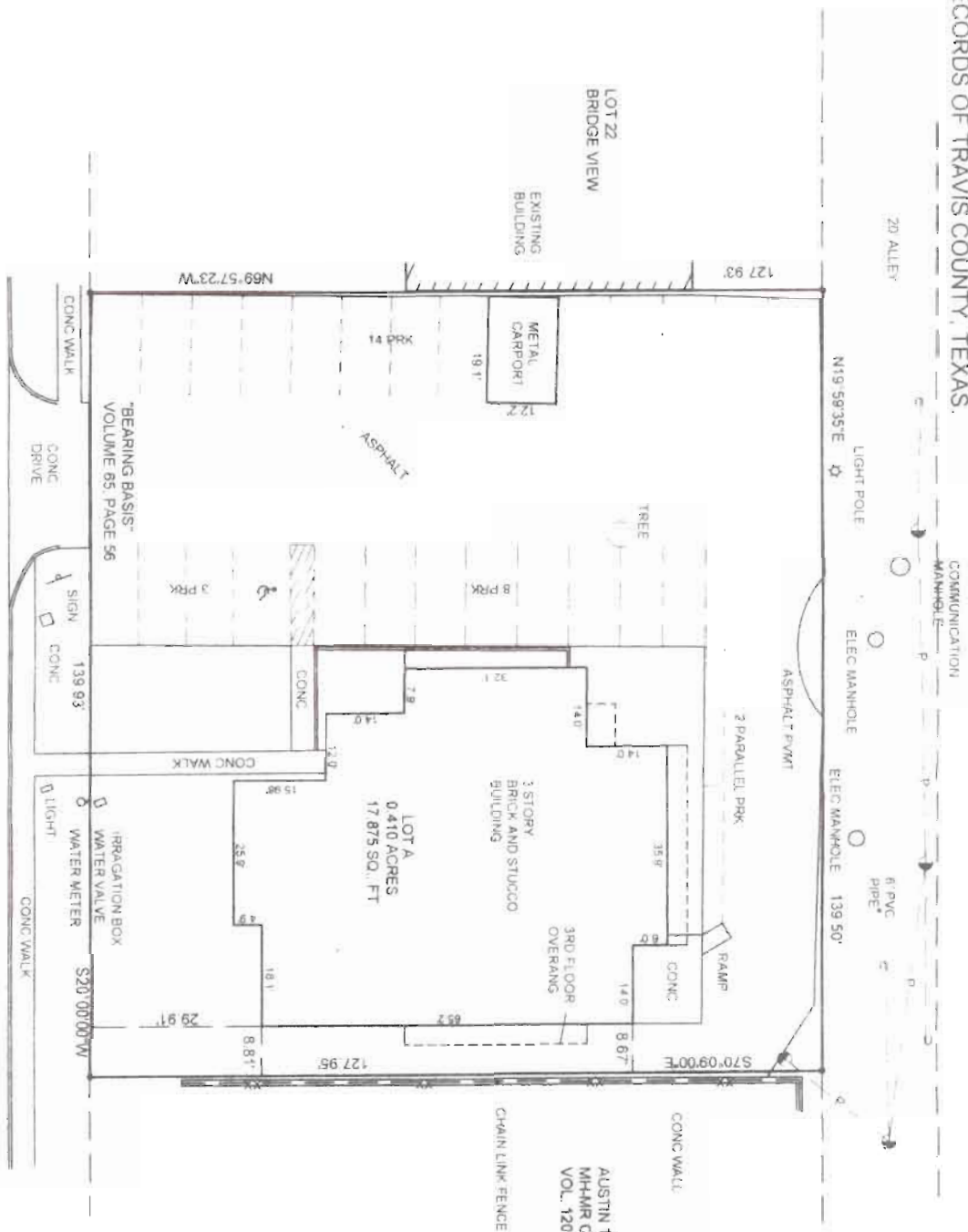


ND TITLE SURVEY OF LOT A, OF ZOPPP ADDITION,
 SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING
 TO THE MAP OR PLAT RECORDED IN VOLUME 65, PAGE 56,
 THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND
 1/2" IRON PIN FOUND
 POWER POLE
 DOWN GUY

AUSTIN TRAVIS COUNTY
 M-H-H-R CENTER
 VOL. 12096, PG. 3241

TO BEN TURNER, TRUSTEE
 48 EAST AVENUE PARTNERSHIP
 STEWART TITLE GUARANTY COMPANY

I hereby certify that this survey conforms to the
 current Texas Society of Professional Surveyors
 Standards and Specifications for a Category
 1A, Condition II Survey.

The undersigned does hereby certify that this
 survey was this day made on the ground of the
 property legally described herein and is correct
 and that there are no visible discrepancies,
 deed line conflicts, encroachments, overlapping
 of improvements, visible utility easements or
 roadways, except as shown herein and that
 said property has frontage on a public roadway
 except as shown herein.

SURVEYED BY
 ROY D. SMITH SURVEY

ROY D. SMITH
 REGISTERED PROFESSIONAL SURVEYOR
 1214 WEST 5th STREET - SUITE 1094
 AUSTIN, TEXAS 78703
 PHONE (512) 478 - 9821
 MARCH 25, 2008



EAST AVENUE

200' PUBLIC ROW
 ASPHALT PAVT

The Lien Holders and/or the owners of the premises surveyed:
 the property described herein is not within the boundaries of
 the 100 Year Flood Plain as identified by the National Flood
 Insurance Program Flood Insurance Rate Map on Panel No. 48453C
 55E for the City of Austin, Travis County, Texas, dated June
 1993.