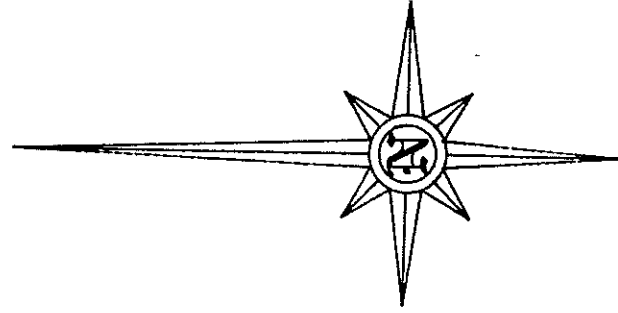
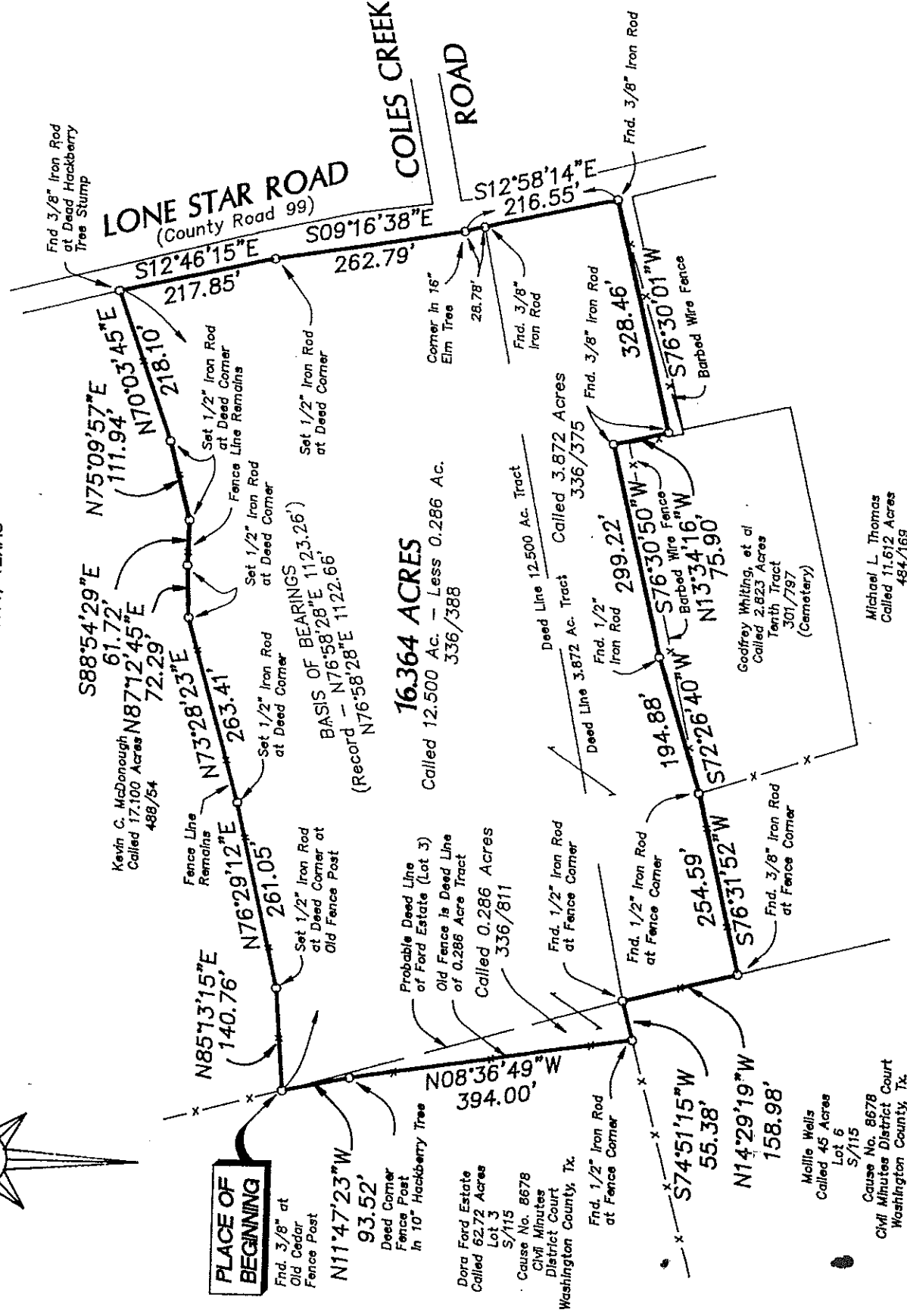


GRAPHIC SCALE - FEET

W.M. & Peter Kerr Survey, A-69
WASHINGTON COUNTY, TEXAS



Purchaser/Borrower: Veterans Land Board of the State of Texas

Basis of Bearings: Northwest corner to northeast corner of original called 12.500 acre tract (336/388, D.R.W.C., TX.) - N76°58'28\"/>

According to Flood Hazard Boundary Map compiled by the U. S. Department of Housing and Urban Development F.I.A., Community-Panel NO. 481188 0003A, Washington County, Texas, effective date of May 24, 1977, the subject property does not lie within the Special Flood Hazard Area.

THE STATE OF TEXAS

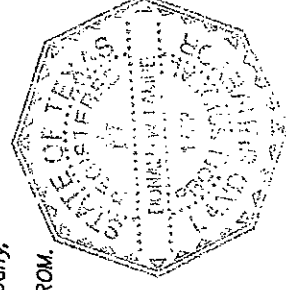
COUNTY OF WASHINGTON

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction during the month of April, 1996.

There are no visible encroachments, conflicts, or protrusions, apparent on the ground, except as shown.

This survey was performed in conjunction with the transaction described in a title commitment issued by Botts Title Company, G.F. No. WA-96-096, dated April 25, 1996. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK, AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Dated this the 17th day of April, 1996.



Donald W. Lampe
R.P.L.S. No. 1732

SURVEY PLAT OF

16.364 ACRES of land, lying and being situated in Washington County, Texas, part of the Wm. & Peter Kerr Survey, A-69, being all of the same land called 12.500 acres, less 0.286 acre, described in a deed from from F. W. Wellmann, Jr., et ux to the Veterans Land Board of the State of Texas, dated May 17, 1975, recorded in Volume 336, Page 388, Deed Records of Washington County, Texas; all of the same land called 0.286 acre described in a Special Warranty Deed from F. W. Wellmann, Jr., et ux to James Milton Alcorn, dated May 30, 1975, recorded in Volume 336, Page 811, Deed Records of Washington County, Texas; and all of the same land called 3.872 acres, described in a deed from F. W. Wellmann, Jr., et ux to James Milton Alcorn, dated May 24, 1975, recorded in Volume 336, Page 375, Deed Records of Washington County, Texas.

DONALD W. LAMPE
REGISTERED PROFESSIONAL LAND SURVEYORS

202 EAST LUBBOCK STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834
(409) 836-6677 * FAX (409) 836-1177
W.O. 1443 1443BENS.DWG 1443BENS.CRD