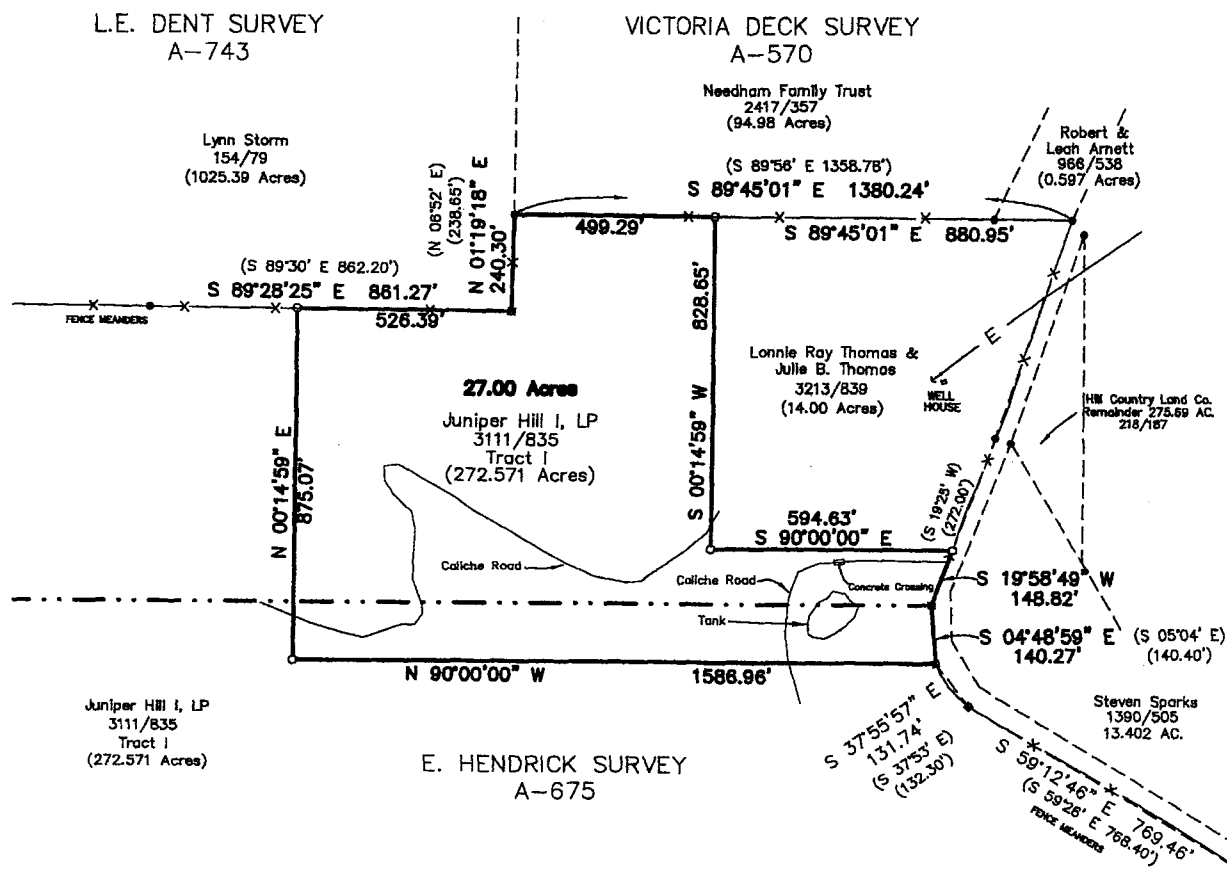
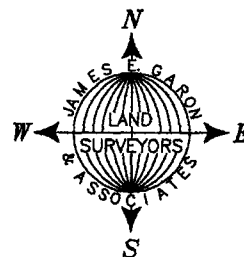


**SURVEY MAP
OF
27.00 ACRES
OUT OF THE
E. HENDRICK SURVEY,
ABSTRACT NO. 675
IN
HAYS COUNTY, TEXAS**

LEGEND

- IRON ROD FOUND
- IRON ROD SET W/CAP
R.P.L.S. 4303
- ⊠ FENCE CORNER POST FOUND
- X— WIRE FENCE
- POWER POLE
- E— OVERHEAD ELEC. LINE
- DOWN GUY
- (BRG.-DIST.) RECORD CALL



NOTE:

THIS TRACT IS NOT SUBJECT TO A RIGHT-OF-WAY EASEMENT AS REFERENCED IN DEED RECORDED IN VOLUME 131, PAGE 550 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY

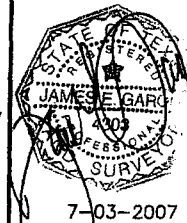
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT ALL, AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS INDICATED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48209C 0225 F EFFECTIVE SEPTEMBER 2, 2005.



JAMES E. GARON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
(512) 303-4185
Fax (512) 321-2107



REFERENCE: VICTOR J. BUNCH, SR. & LINDY S. BUNCH
ADDRESS: MT. OLIVE ROAD G.P. NO. 0712178
LEGAL DESCRIPTION: 27.00 ACRES OF LAND OUT OF THE E. HENDRICK SURVEY,
ABSTRACT NO. 675, HAYS COUNTY, TEXAS.

JOB NO.: B-547-07 FIELD BOOK B-324/13

FILE: Server\Co\Hoye\Surveyor\E. Hendrick\B31507b.dwg

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**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
512-303-4185
Fax 512-321-2107
jgaron@austin.rr.com

August 9, 2007

LEGAL DESCRIPTION: BEING 27.00 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE E. HENDRICK SURVEY, ABSTRACT NO. 675 IN HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 272.571 ACRE TRACT OF LAND (TRACT I) CONVEYED TO JUNIPER HILLS I, LP BY DEED RECORDED IN VOLUME 3111, PAGE 835 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 27.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2006:

BEGINNING at a 3/8" iron rod set in the westerly line of Mt. Olive Road, the easterly line of said 272.571 acre tract for the easterly northeast corner hereof, being the southeast corner of that certain 14.00 acre tract of land conveyed to Lonnie Ray and Julie B. Thomas by deed recorded in Volume 3213, Page 357 of the Official Public Records of Hays County, Texas.

THENCE, with the westerly line of Mt. Olive Road for the easterly line of said 272.517 acre tract and hereof S 19°58'49" W a distance of 148.82 feet to a fence corner post found for an angle point and S 04°48'59" E a distance of 140.27 feet to a fence corner post found for the southeasterly corner hereof;

THENCE N 90°00'00" W a distance of 1586.96 feet for the southerly line hereof to an iron rod set for the southwesterly corner hereof;

THENCE N 00°14'59" E a distance of 875.07 feet for the westerly line hereof to an iron rod set in the southerly line of that certain 1025.39 acre tract of land conveyed to Lynn Storm by deed recorded in volume 154, page 79 of the Deed Records of Hays County, Texas, the northerly line of said 272.517 acre tract for the northwesterly corner hereof;

THENCE for the northerly line hereof the following three (3) calls:

- 1) S 89°28'25" E a distance of 526.39 feet with the southerly line of said Storm tract, to a fence corner post found for an ell corner hereof,
- 2) N 01°19'18" E a distance of 240.30 feet with the easterly line of said Storm tract to an iron rod found at the southwesterly corner of that certain 94.98 acre tract of land conveyed to the Needham Family Trust by deed recorded in Volume 2417, Page 357 of the Official Public Records of Hays County, Texas for an ell corner hereof,
- 3) S 89°45'01" E a distance of 499.29 feet to an iron rod set at the northwest corner of said Thomas tract for the most northerly northeast corner hereof;

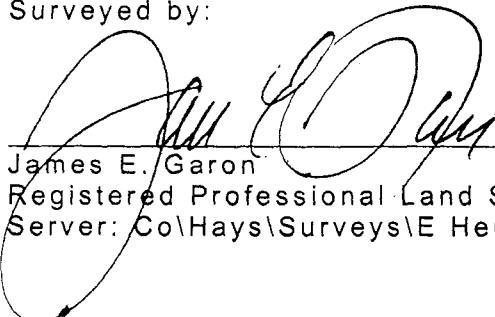
EXHIBIT "A"

THENCE S 00°14'59" W a distance of 828.65 feet with the westerly line of said Thomas tract for an easterly line hereof to an iron rod set at the southwest corner of said Thomas tract for an ell corner hereof;

THENCE S 90°00'00" E a distance of 594.63 feet with the southerly line of said Thomas tract for a northerly line hereof to the **POINT OF BEGINNING**, containing 27.00 acres of land, more or less and as shown on map of survey prepared herewith.

Note: All iron rods set are capped with plastic cap stamped "JE GARON - RPLS4303".

Surveyed by:


James E. Garon
Registered Professional Land Surveyor
Server: Co\Hays\Surveys\E Hendrick\B54707.doc

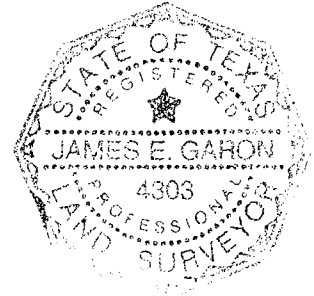


EXHIBIT "A"