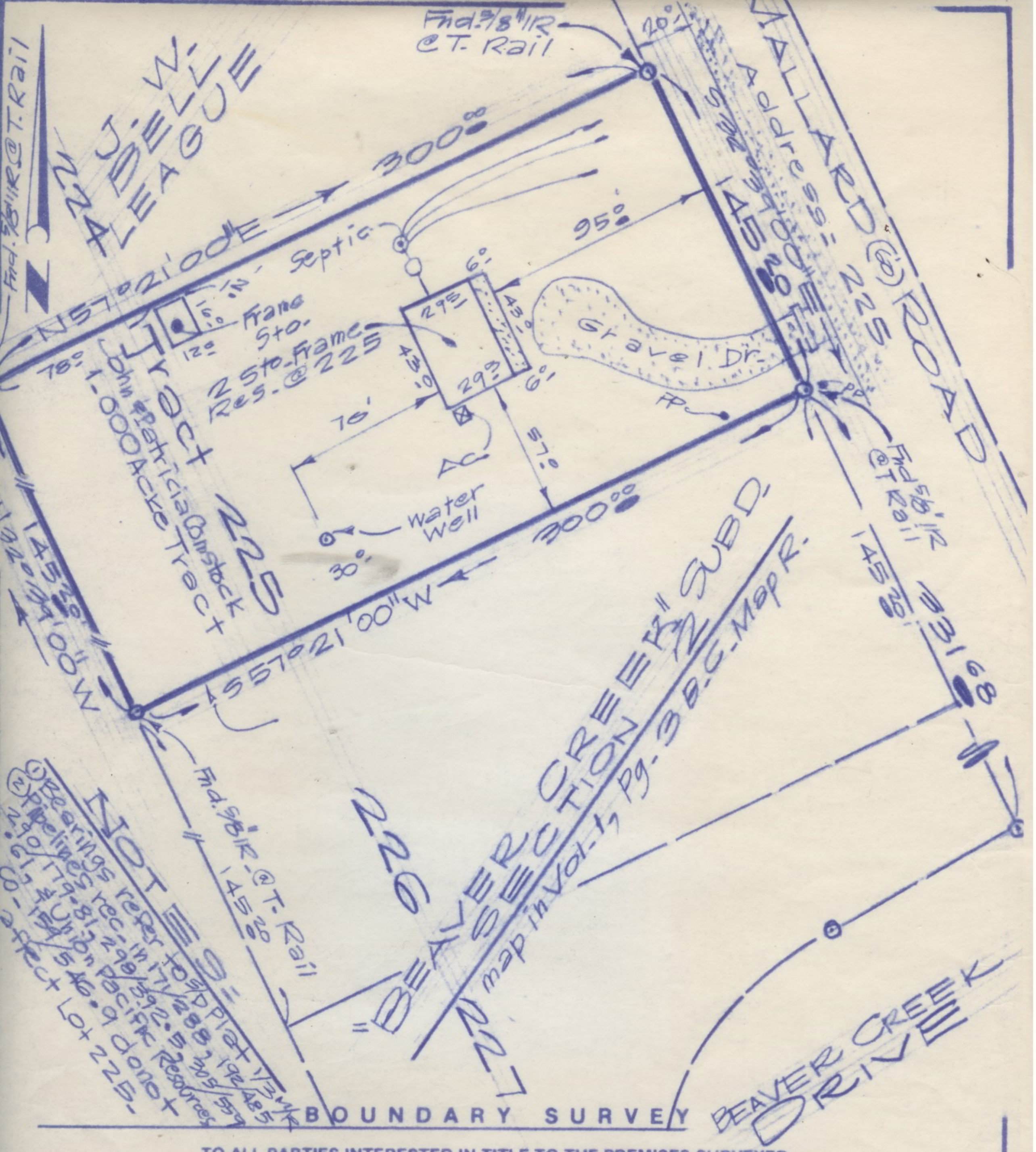

BOUNDARY SURVEY

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:

I CERTIFY THAT THIS IS A PLAT OF A SURVEY MADE ON THE GROUND OF A LOT CONTAINING 1.000 ACRE KNOWN AS 225 MALLARD RD, CALDWELL, 77836. THE PROPERTY OF JOHN & PATRICIA COMSTOCK, SHOWING ACCURATELY ALL IMPROVEMENTS REQUIRED BY THE STATE OF TEXAS IN SPECIFICATION CATEGORY IA, CONDITION II, AS SURVEYED BY ME ON THE GROUND MAR. 18, 2004. THE LEGAL DESCRIPTION BEING LOT 225, OF "BEAVER CREEK" SUBD. SECTION 2, BURLESON COUNTY, TEXAS, CORRECT MAP OF WHICH IS RECORDED IN VOL. 1, PG. 3 OF THE BURLESON COUNTY MAP RECORDS. ALL CORNERS ARE MARKED AS SHOWN HEREON. THERE ARE NO FENCES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY, PAVING, BOUNDARY CONFLICTS, WATERWAYS, OR SHORTAGES IN AREA, EXCEPT AS SHOWN, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. LOT LIES IN A ZONE C DESIGNATION, AND IS NOT IN 100 YEAR FLOOD PLAIN, PER COMMUNITY - PANEL # 481169000 8A FLOOD INFORMATION RATE MAP DATED 6/17/1977.