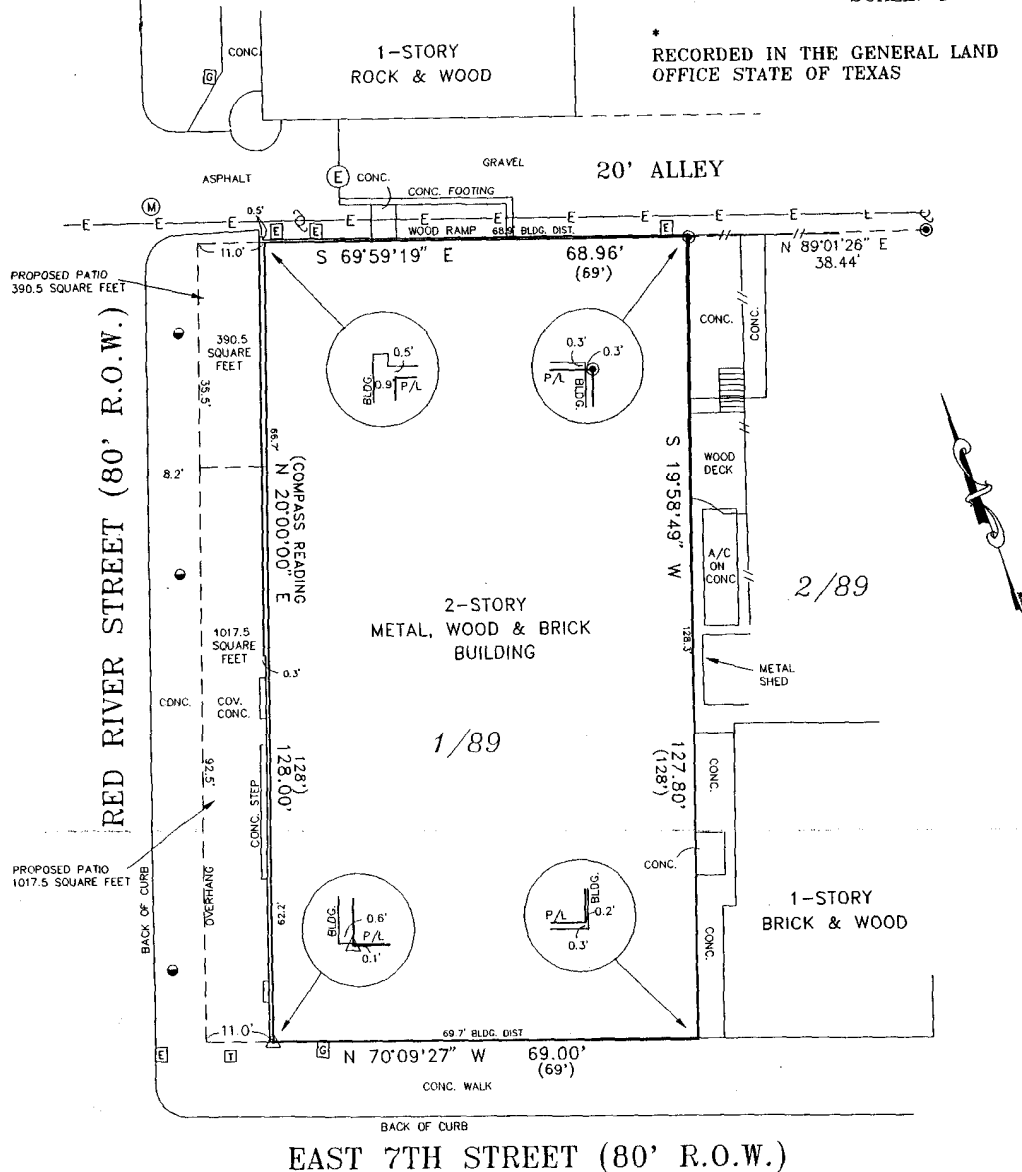


Plat of survey of property at 701 Red River Street
described as Lot 1, Block 89, of ORIGINAL CITY OF AUSTIN
a subdivision of record in Map or Plat
Volume/Book/Cabinet * at Page(s)/Slide(s) of the Travis
County, Texas Plat Records. G.F. # Dated:
Ref: Joe Branton

SCALE: 1" = 20'



To: Joe Branton

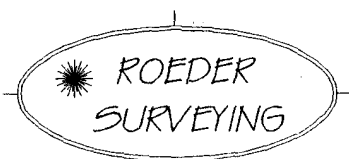
exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to a dedicated roadway.

The property shown hereon is located in Zone "X": areas outside the 500 year floodplain

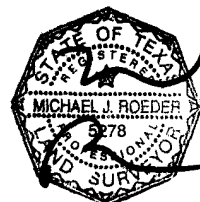
as shown on Community Panel Number 480624 0165 E
of the FLOOD INSURANCE RATE MAP prepared for City of Austin
by the Federal Insurance Administration Department, H.U.D.
Effective Date: June 16, 1993

05-195A



3705 VINELAND DRIVE
AUSTIN, TEXAS
FAX & PHONE (512) 478-7673

- LEGEND
- 1/2" IRON PIN FOUND
 - △ NAIL SET
 - POWER POLE
 - WATER METER
 - TRAFFIC LIGHT POLE
 - MANHOLE
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - GAS METER
 - WOODEN FENCE
 - P/L PROPERTY LINE
 - OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION



BEARINGS AMENDED: 1-05-05
LICENSE AGREEMENT ADDRESSED: 12-30-05
INSETS ADDED: 8-30-05

DATE: 8-22-05