

APPRAISAL OF
7.027 ACRES, PIPER LANE,
BURNET COUNTY, TEXAS 78669

Curt Friedland and Associates
Real Property Appraisers

CURT FRIEDLAND & ASSOCIATES
REAL PROPERTY APPRAISERS

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SUITE 221
AUSTIN, TX 78704
512.477.2916
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December 5, 2006

Ms. Dianna Obersteller
American Bank of Texas, NA
418 North Highway 281
Marble Falls, TX 78669

Re: Summary appraisal of 7.027 acres of vacant land located along Piper Lane in the Windermere Subdivision, Burnet County, Texas 78669

Dear Ms. Obersteller,

As requested, we have inspected the above-referenced property and considered those factors that we deemed pertinent in arriving at an estimate of value.

We have conducted a market study of real estate activity in the immediate vicinity of the subject property and analyzed sales, offerings, and other developments which have occurred in the market area.

For the purposes of this assignment, our definition of value conforms to and reflects all assumptions of the Market Value Definition as established in 12 C.F.R. Part 323.2f:

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Ms. Dianna Obersteller
American Bank of Texas, NA
Page 2

It should be noted that our estimate of value for the subject property is based upon an "as is" basis.

It is our opinion that as of December 1, 2006, the market value of the subject property, "as is," is as follows:

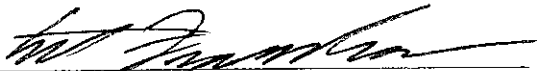
\$350,000

THREE HUNDRED FIFTY THOUSAND DOLLARS

The above market value estimate assumes a cash or cash equivalent sale of the subject property within twelve months or less, with proper marketing.

Your attention is directed to the following data which, in part, forms the basis of our conclusions. Should you have any questions, please contact us.

Sincerely,



Curt Friedland, General Appraiser
Curt Friedland & Associates
(TX-1320284-G)

DATE OF THE APPRAISAL/EFFECTIVE DATE OF REPORT

The date of the appraisal is December 5, 2006. The value conclusions reached herein are effective as of December 1, 2006.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Value of the herein described subject property "as vacant."

INTENDED USE/INTENDED USER

The intended use of this appraisal report is for mortgage lending purposes. The intended user is American Bank of Texas, NA.

MARKET VALUE DEFINED

For the purposes of this assignment, our definition of value conforms to the definition of Market Value used by the Office of the Comptroller of the Currency, as set forth in 12 C.F.R. Part 34.42, and is defined as:

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

PROPERTY RIGHTS APPRAISED

The property rights appraised herein are those inherent in fee simple title which are subject only to the limitations of eminent domain, escheat, police power, and taxation. No personal property or equipment is included in our valuation.

PROPERTY IDENTIFICATION

The subject property is located along the west line of Piper Lane, just north of CR 414 and north of Paleface Ranch Road (CR 404) in southeastern Burnet County. The subject property has yet to be assigned a street address. The site is made up of approximately 7.027 acres, or 306,096 square feet, which is currently vacant. The property is legally described as 7.027 acres out of the Maria Salinas Survey 17, Abstract 776, Burnet County, Texas.

SALES HISTORY

The subject property is owned by the Windermere Oaks Water Supply Corporation, since July 7, 1997, according to the Burnet County Appraisal District. To our knowledge, the property is not currently under contract or listed for sale.

SCOPE OF THE APPRAISAL

This Summary Appraisal Report was prepared in accordance with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP), the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), and the requirements of American Bank of Texas, NA, as we understand them. In preparing this appraisal, the subject property was inspected, an opinion of its highest and best use was formulated, and market data was collected and analyzed. The analysis of this market data was used to estimate the market value of the subject property. This Summary Appraisal Report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

COMPETENCY

We are of the opinion that our past experience, together with our research and investigation into the market, as explained in the Scope of the Appraisal/Appraisal Methods section of this report, provides us with the competency to appraise the subject property.

APPROACHES TO VALUE

Due to the fact that the subject property is vacant land, the Sales Comparison Approach to Value is the only applicable approach.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

ADDRESS: Not yet assigned

LOCATION: West line of Piper Lane, just north of CR 414 and north of Paleface Ranch Road (CR 404) within the Windermere Subdivision and the Spicewood Airport.

EFFECTIVE DATE OF APPRAISAL: December 1, 2006

LAND SIZE: 7.027 acres or 306,096 square feet

IMPROVEMENTS: Vacant land

LEGAL DESCRIPTION: 7.027 acres out of the Maria Salinas Survey 17, Abstract 776, Burnet County, Texas

HIGHEST AND BEST USE:

AS VACANT: Residential development

FINAL VALUE ESTIMATE (FEE SIMPLE): \$350,000

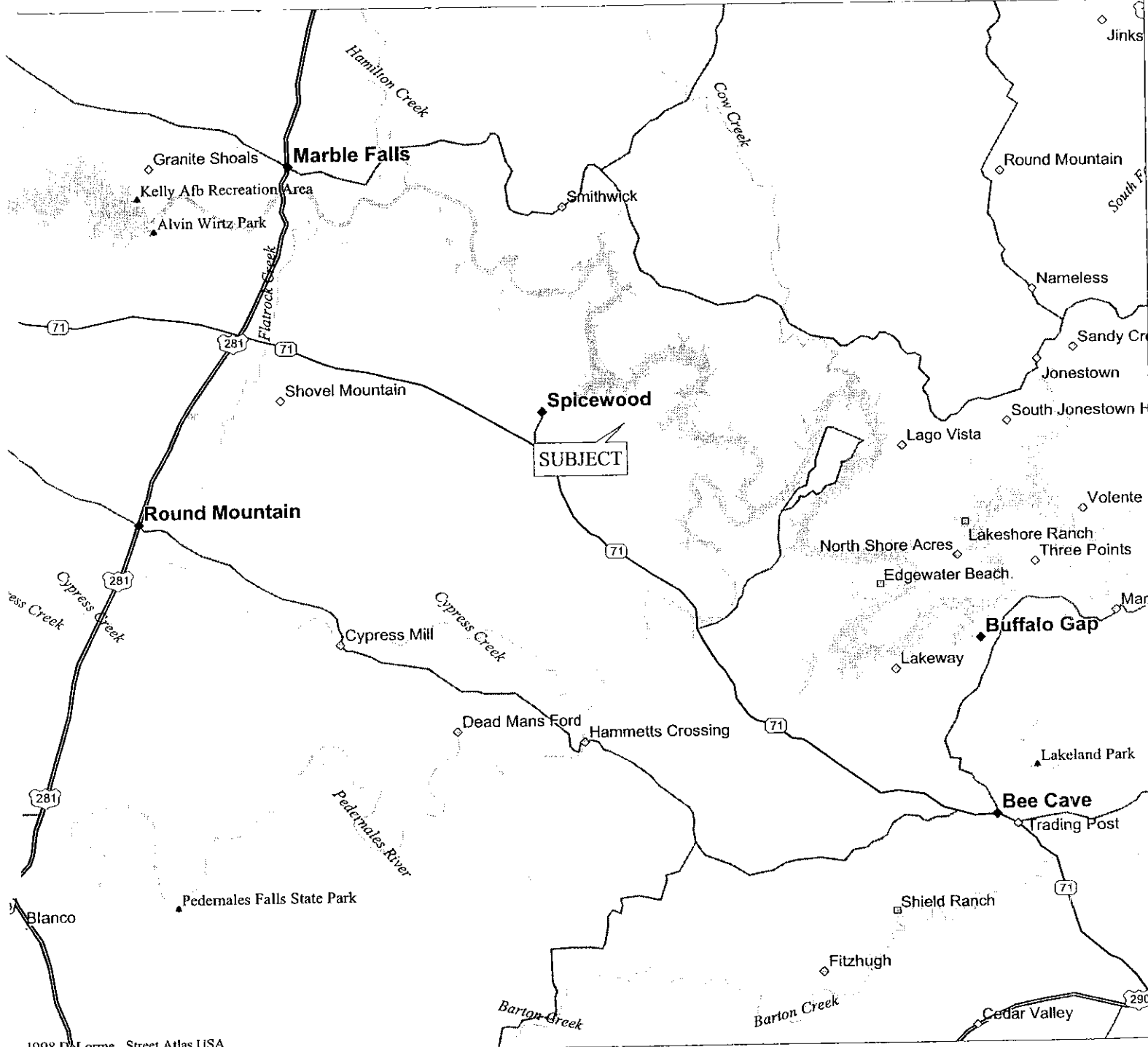
LOCATION

The subject property is located along the west line of Piper Lane, just north of CR 414 and CR 404 (Paleface Ranch Road), in the Windermere Subdivision and Spicewood Airport. Primary access to the subject neighborhood is provided by State Highway 71, Paleface Ranch Road (CR 404) and Haynie Flat Road. The subject property is located within Burnet County and the subject property is within the Marble Falls Independent School District.

The subject neighborhood is located in a developing section of the Austin MSA. Land uses in the subject neighborhood are concentrated in single-family residential and rural recreational ranch uses. Several new residential subdivisions are developing along State Highway 71 and the established subdivision of Briarcliff is located southeast of the subject, while Barton Creek Lakeside and Lakecliff on Lake Travis are to the south/southeast. Both Barton Creek and Lakecliff have world class golf courses and amenities.

As previously mentioned, the subject neighborhood is considered to be a developing area within the Austin MSA, with residential development continuing to take place. Leasing brokers active in the Austin market indicate that leasing activity in all markets remains strong. In addition, of major importance is the growth in single family development that continues throughout the Lake Travis/Pedernales River area. It is our opinion that land values will show some increases as commercial services continue to move to this area to service the expanding population.

Location Map



1998 DeLorme, Street Atlas USA













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Date Dec 05 16:29 2006

Scale 1:250,000 (at center)

5 Miles

5 KM

-  Primary State Route
-  US Highway
-  Major Connector
-  State Route
-  Point of Interest
-  Small Town
-  Park/Reservation
-  Locale
-  Land
-  Water
-  River/Canal
-  Intermittent River

SITE DATA

The subject site consists of one tract totaling 7.027 acres which is legally described as 7.027 acres out of the Maria Salinas Survey 17, Abstract 776, Burnet County, Texas, and has yet to be assigned a street address. The subject site is vacant land and is surrounded by airplane hangers which service the Spicewood Airstrip. It should be noted that the subject property has access to the airstrip via asphalt paved roads.

The site is nearly irregular in shape, with a level topography and ample frontage along the west line of Piper Lane and additional access via an access easement from the southern end of Piper Lane. The subject tract is not located within any city limits and is under the jurisdiction of Burnet County. Therefore, the site has no formal zoning. However, it is assumed that development of the tract would be restricted by the subdivision restrictions of Windermere and the airport. According to a reduced, dated survey and the National Flood Insurance Rate Map No. 48053C0380 C, dated November 16, 1990, no portion of the subject site appears to be in a flood zone. It should be noted that we have not been provided with a current survey and responsibility for such is not accepted. The topography, location and shape of the subject, make it suitable for various uses.

Based upon a physical inspection of the property, there did not appear to be any easements or encroachments that would negatively impact the value or marketability of the subject tract. In addition, it is assumed that typical public utility easements exist. It is our understanding that all public utilities are available to the subject property.

Based upon our physical inspection of the subject, the soil contained therein appears adequate to support any reasonable improvements. Although no soil report was furnished to this office, we are unaware of any soil or subsoil conditions which may have an adverse impact on the subject

site's market value. Furthermore, drainage of the subject tract appears to be adequate and uninhibited.

In regard to the presence of hazardous substances within the subject tract, it should be noted that there is no potential for contamination from the subject property or from adjacent developments. For the purpose of this report, the term "hazardous substances" covers any material within, around, or near the subject property which may have a negative effect upon its value. However, the appraisers are not aware of any hazardous substances and do not have the knowledge or expertise required to detect the presence of hazardous substances or to measure the quantities of any such material. Therefore, we suggest that the requester of this appraisal report seek the advice of others in matters that require this special expertise. Moreover, the finding of any hazardous substances upon the subject site may have a negative impact upon its value and require us to amend our estimate of market value.

For more information concerning the subject site, please refer to the reduced and dated survey, flood plain map and photographs located in the Addenda of this report.

REAL ESTATE TAX INFORMATION

The subject property is taxed by the following authorities at the indicated rate per \$100.00 of assessed value.

| <u>AUTHORITY</u> | <u>RATE</u> |
|--|-----------------|
| Marble Falls ISD | 1.640000 |
| Burnet County | 0.355300 |
| County Special Road & Bridge | 0.025400 |
| Water Conservation District of Central Texas | <u>0.016530</u> |
| TOTAL: | 2.037230 |

The Burnet County account number, estimated assessed value, and estimated tax amount due for the subject property are as follows:

| <u>ACCOUNT NO.</u> | <u>ASSESSED VALUE</u> | <u>TAX AMOUNT</u> |
|--------------------|-----------------------|-------------------|
| R62330 | \$10,847 | \$220.98 |

HIGHEST AND BEST USE

Based on the subject's location and surrounding uses, it is our opinion that the highest and best use of the subject tract "as vacant" is for light industrial development, specifically related to the airport.

LAND VALUE DISCUSSION

In reaching the land value estimate of the subject property, the Burnet, Travis and Blanco County Deed Records were searched for recent sales of comparable properties within the area. The available market data was investigated, analyzed, and compared to the subject property, taking into consideration the various similar and dissimilar characteristics, and adjustments were made accordingly in reaching a value estimate by the Sales Comparison Approach.

A summary of land sales analyzed is as follows:

| VACANT LAND SALES SUMMARY | | | | |
|----------------------------------|----------------------------------|---------------------|-----------------------|-------------------------|
| <u>Sale #</u> | <u>Location</u> | <u>Date of Sale</u> | <u>Size in Sq.Ft.</u> | <u>Price per Sq.Ft.</u> |
| 1 | SH 71 West, just W. of Bee Creek | 07/18/06 | 838,094 | \$1.07 |
| 2 | 23400 SH 71 West | 06/07/05 | 435,600 | \$1.30 |
| 3 | Lot 2, SH 71 West @ Hazy Hills | 01/28/05 | 87,120 | \$1.37 |
| 4 | Lot 5, SH 71 West @ Hazy Hills | 01/20/05 | 43,560 | \$1.15 |

VACANT LAND ANALYSIS

The sales in the preceding table are considered to be most representative of current market conditions for tracts of land considered generally comparable to the subject tract.

Adjustment for the passage of time between the date of sale of the market data and the effective date of this report was not found to be necessary. In addition, no adjustments for differences in financing were necessary.

Although the locations of the market data are generally similar to that of the subject property, all of the market data required downward adjustments for location as they are all located on State Highway 71 West, which is generally more desirable than the location of the subject property.

Generally, with all other factors being equal, larger sized tracts sell for a smaller price per unit than do smaller tracts and vice versa. Therefore, Market Data No. 1 required upward adjustment for its larger size; while Market Data No. 2 is similar in size to the subject and therefore did not warrant adjustment; and Market Data Nos. 3 and 4 required downward adjustments for their smaller size when compared to the subject tract.

With regard to configuration, Market Data Nos. 1, 3 and 4 are similar in terms of configuration, alleviating the need for adjustment for this factor. However, Market Data No. 2 is situated at a significant corner, necessitating a downward adjustment for this factor.

The subject property has access to all public utilities. Therefore, when comparing the utility status of the market data to that of the subject property, all of the market data required upward adjustments as they all require private well and septic.

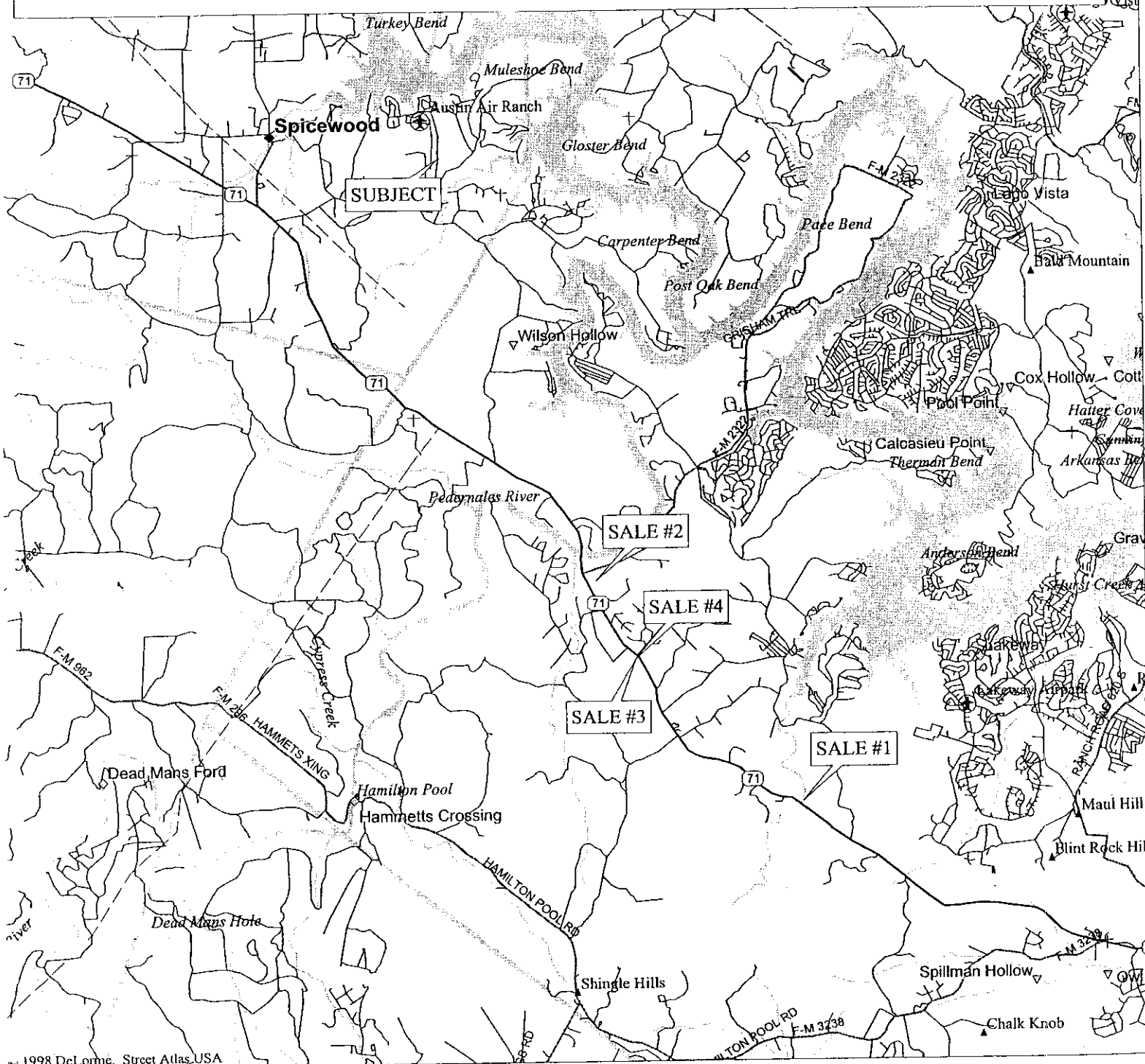
Although we were not provided with a survey of the market data, no adjustments were found to be necessary for physical characteristics for Market Data Nos. 2, 3 and 4. However, Market Data No. 1 required an additional upward adjustment for being restricted by having Bee Creek frontage, which requires setbacks that restrict the development of the tract.

We have compared each market data to the subject tract and made necessary adjustments for dissimilarities. We have adjusted the market data on a price per square foot basis. Based upon these sales, other sales and offerings in the subject area, and conversations with knowledgeable individuals active in the subject market area, it is our opinion that the subject property's market value, as of December 1, 2006, as vacant, is as follows:

306,096 square feet @ \$1.15 per square foot = \$352,010

SAY: \$350,000

Vacant Land Sales Map



© 1998 DeLorme, Street Atlas USA

Mag 12.00
 Date Dec 05 16:29 2006
 Scale 1:125,000 (at center)
 2 Miles
 2 KM

- | | | | |
|--|---------------------|--|--------------------|
| | Local Road | | Locale |
| | Primary State Route | | Public Airport |
| | Major Connector | | Cemetery |
| | Utility/Pipe | | County Boundary |
| | Small Town | | Land |
| | Airfield | | Water |
| | Summit | | River/Canal |
| | Geographic Feature | | Intermittent River |

VACANT LAND SALES ADJUSTMENT GRID

| MARKET DATA NUMBER | SIZE IN SQ.FT. | PRICE/S.F. | TIME ADJUST. | PRICE/S.F. ADJUSTED FOR TIME | LOCATION | SIZE | CONFIGURATION | UTILITIES/PHY.CHARCT. | ADJUSTMENT (EXCL. TIME) | TOTAL ADJUSTED PRICE/SQ.FT. |
|--------------------|----------------|-------------------------|--------------|------------------------------|----------|------|---------------|-----------------------|-------------------------|-----------------------------|
| 1 | 838,094 | \$1.07 | 0% | \$1.07 | -10% | 5% | 0% | 15% | 10% | \$1.18 |
| 2 | 435,600 | \$1.30 | 0% | \$1.30 | -10% | 0% | -10% | 10% | -10% | \$1.17 |
| 3 | 87,120 | \$1.37 | 0% | \$1.37 | -10% | -10% | 0% | 10% | -10% | \$1.23 |
| 4 | 43,560 | \$1.15 | 0% | \$1.15 | -10% | -15% | 0% | 10% | -15% | \$0.98 |
| | | INDICATED VALUE/SQ.FT.: | \$1.15 | | | | | AVG. PRICE/SQ.FT.: | | \$1.14 |

MARKETING PERIOD AND EXPOSURE TIME DISCUSSION

Exposure time is defined as the estimated length of time the property interest being appraised would have been exposed to the market prior to the hypothetical consummation of a sale at the market value on the effective date of appraisal. In addition, marketing time is defined as the time necessary for an interest in real property to sell subsequent to the date of appraisal.

In order to estimate a marketing period for the subject property, we analyzed the current market for vacant land in the subject neighborhood. Real estate brokers we talked to indicated that vacant land in the subject area usually sells within six to twelve months of being listed, which is indicative of a stable to active market.

Based on conversations with brokers active in the market and recent sales of comparable tracts, we have estimated that the subject's marketing period would be from six to twelve months, with proper marketing. In addition, we have estimated the subject's exposure time to be up to one year.

CONTINGENT AND LIMITING CONDITIONS

The certification of the appraisers appearing in this appraisal report is subject to the following and to such other specific conditions as are set forth by the appraisers in the report.

1. The appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraisers have made no survey of the property.
3. The appraisers are not required to give testimony or appear in court because of having made this appraisal with reference to the property in question unless arrangements have been made therefor.
4. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, and structures which would render it more or less valuable. The appraisers assume no responsibility for such conditions or for engineering which might be required to discover the factors.
6. Information, estimates, and opinions furnished to the appraisers and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraisers can be assumed by the appraisers.
7. Disclosure of the contents of this appraisal is governed by the by-laws and regulations of the professional appraisal organizations with which the appraisers are affiliated.

8. Neither all nor any part of the contents of this report or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organizations, or the firm with which the appraisers are connected) shall be used for any purposes by anyone but the client or his assigns without the previous written consent of the appraisers, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraisers.

9. On all appraisals involving proposed construction, the appraisal report and value conclusions are contingent upon completion of the proposed improvements in accordance with the plans and specifications.

10. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, chemical or toxic waste, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property, or on or in adjoining properties, that would cause a loss in value to the property being appraised. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

11. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property.

12. This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

CERTIFICATE OF VALUE

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent upon the developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and FIRREA.

- The following appraisers have personally inspected the subject property: Curt Friedland and Susan Briggs.
- Susan Briggs, General Appraiser, provided significant professional assistance in preparing this report.

No changes of any item of the appraisal report shall be made by anyone other than the appraisers, and the appraisers shall have no responsibility for any such unauthorized changes.

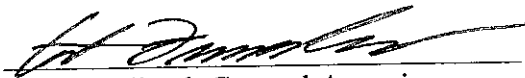
It is our opinion that as of December 1, 2006, the market value of the subject property, as is, is as follows:

\$350,000

THREE HUNDRED FIFTY THOUSAND DOLLARS

The above market value estimate assumes a cash or cash equivalent sale of the subject property within one year or less, with proper marketing.

Sincerely,



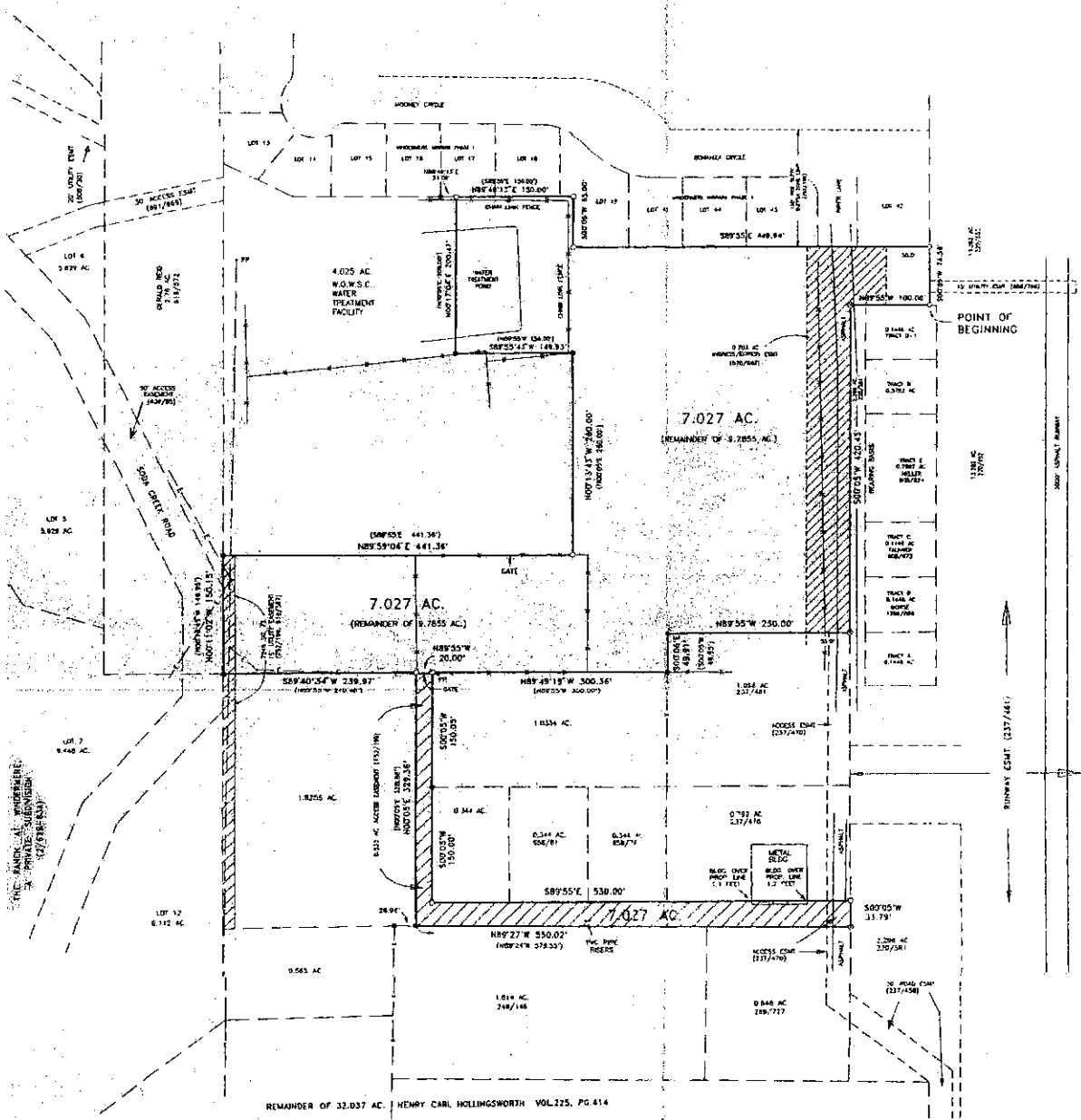
Curt Friedland, General Appraiser
Curt Friedland & Associates
(TX-1320284-G)

ADDENDA

SURVEY PLAT OF: 7.027 ACRES OF LAND, MORE OR LESS, LOCATED IN THE MARIA SALINAS SURVEY NO.17, ABST. NO.776, BURNET COUNTY, TEXAS, BEING THE REMAINDER OF A 9.7855 ACRE TRACT, AS RECORDED IN VOLUME 752, PAGE 199, BURNET COUNTY DEED RECORDS, SAVE AND EXCEPT A 2.76 ACRE TRACT CONVEYED TO GERALD & SUSAN REID BY DEED RECORDED IN VOLUME 916, PAGE 572, BURNET COUNTY DEED RECORDS

SCALE
 1"=100'
 BEARING BASIS IS
 FROM DEED OF
 9.7855 ACRES
 (752/199)

- LEGEND**
- 1/2" STEEL PIN FOUND
 - 1/2" STEEL PIN SET
 - ⊙ 1" STEEL PIPE FOUND
 - ⊙ 1" SPINDLE SET
 - ⊙ MAG. NAIL SET REPLACING
 - B.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - P.U.L. PUBLIC UTILITY EASEMENT
 - PF POWER POLE
 - OVERHEAD ELECTRIC LINE
 - FENCE
 - () RECORD INFORMATION
- ALL COURSES ARE ACCORDING UNLESS OTHERWISE NOTED



REMAINDER OF 32.037 AC. | HENRY CARL HOLLINGSWORTH VOL.225, PG.414

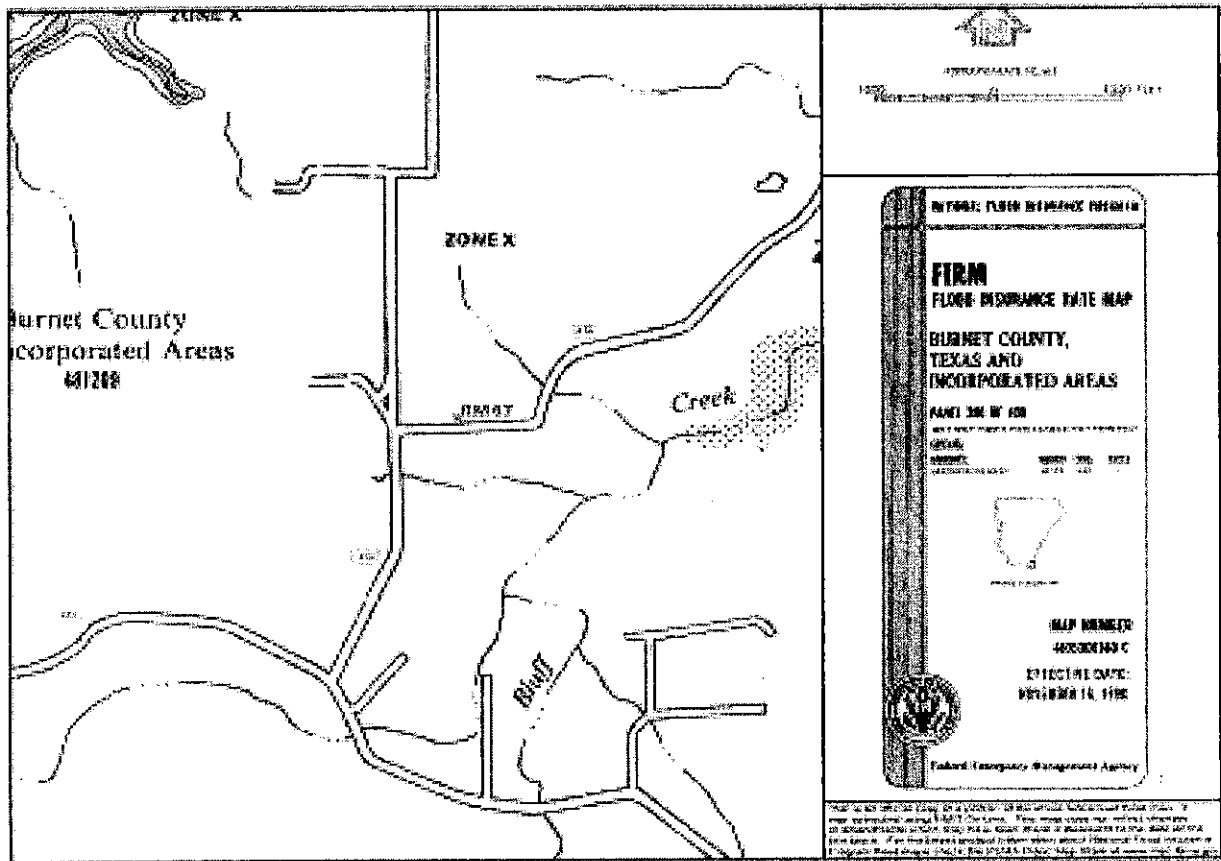
THIS SURVEY REFLECTS AND IS LIMITED TO VISIBLE EVIDENCE OF EASEMENTS ON THE GROUND, AND THOSE RECORDED EASEMENTS LISTED IN CENTRAL TEXAS LAND TITLE CO. ABSTRACTOR'S CERTIFICATE OF NO. 12524-995

THIS TRACT IS NOT IN A 100-YEAR FLOOD AREA ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48053C 0380 C, DATED 11/16/90

TO CENTRAL TEXAS LAND TITLES, INC., SURVEY, SELLER, AND LENDER
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON, AND THAT THIS SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATED THIS 2 DAY OF NOVEMBER, 2006:

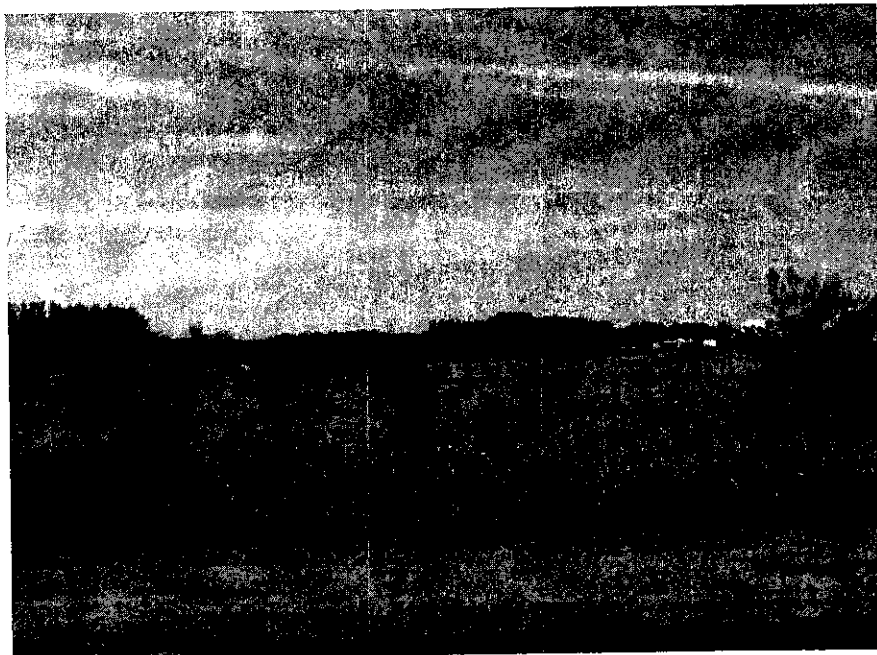
Stuart W. Wat
 STUART W. WAT
 PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE # 12345



FLOOD PLAIN MAP



Subject property's frontage along Piper Lane.



Typical view of subject property.