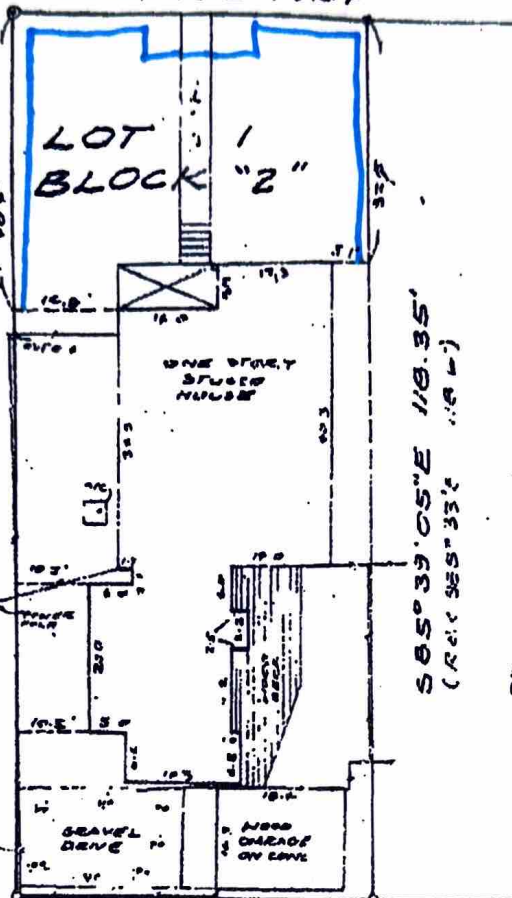


2825 SHOAL CREST AVENUE (W. 1/2 W)

(REC N6°58'2" 50')
N07°04'55"E 49.84'

28 1/2 STREET

(REC S68°33'E 120')
N05°33'00"W 119.95'



S65°39'05"E 118.35'
(REC 96S°33'E 118.4')

S05°17'32"W 50.00'
(REC N15°20'E 50')

- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND

2825 SHOAL CREST AVENUE
AUSTIN, TEXAS 78704

1 BLOCK 111 2 SUBDIVISION ADDITION REVISED MAP OF SHOAL CREST ADDITION
 TRAVIS STATE OF TEXAS STREET ADDRESS 2825 SHOAL CREST AVENUE
 AUSTIN REFERENCE MAP CYRIL SEEVERSON AND NATHAN SCHEIDER

H & G Surveying, Inc.

Victor M. Garza R.T.S.
 Phone 478-1003
 1404 WEST NORTH LOOP BOULEVARD
 AUSTIN, TEXAS 78704



Subject property DOES NOT
 lie within the 100 Year flood prone area
 and has a Zone 2 rating as
 shown on the Flood Insurance Rate Map
 (F.I.R.M.) Community No. 48052
 Panel dated 2/28/00
 This certification is for insurance
 purposes only and is not a guarantee
 that this property will or will not flood.

TO THE HOLDERS AND/OR OF THE PREMISES SURVEYED AND TO
 CHICAGO TITLE INSURANCE COMPANY

THIS CO. CHICAGO
 OF 200218U
 R-08-173-00
 1" = 20'

I do hereby certify that this survey was this day made on the
 ground of the property legally described hereon and that there
 are no boundary line conflicts, encroachments overlapping of
 improvements, or roads in place, except as shown hereon, and
 certifies only to the legal description and easements shown
 on the referenced title commitment.

DATE	BY
2/27/00	JUNY
3/28/00	MG/AM
3/28/00	