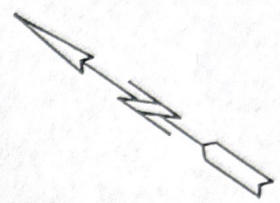
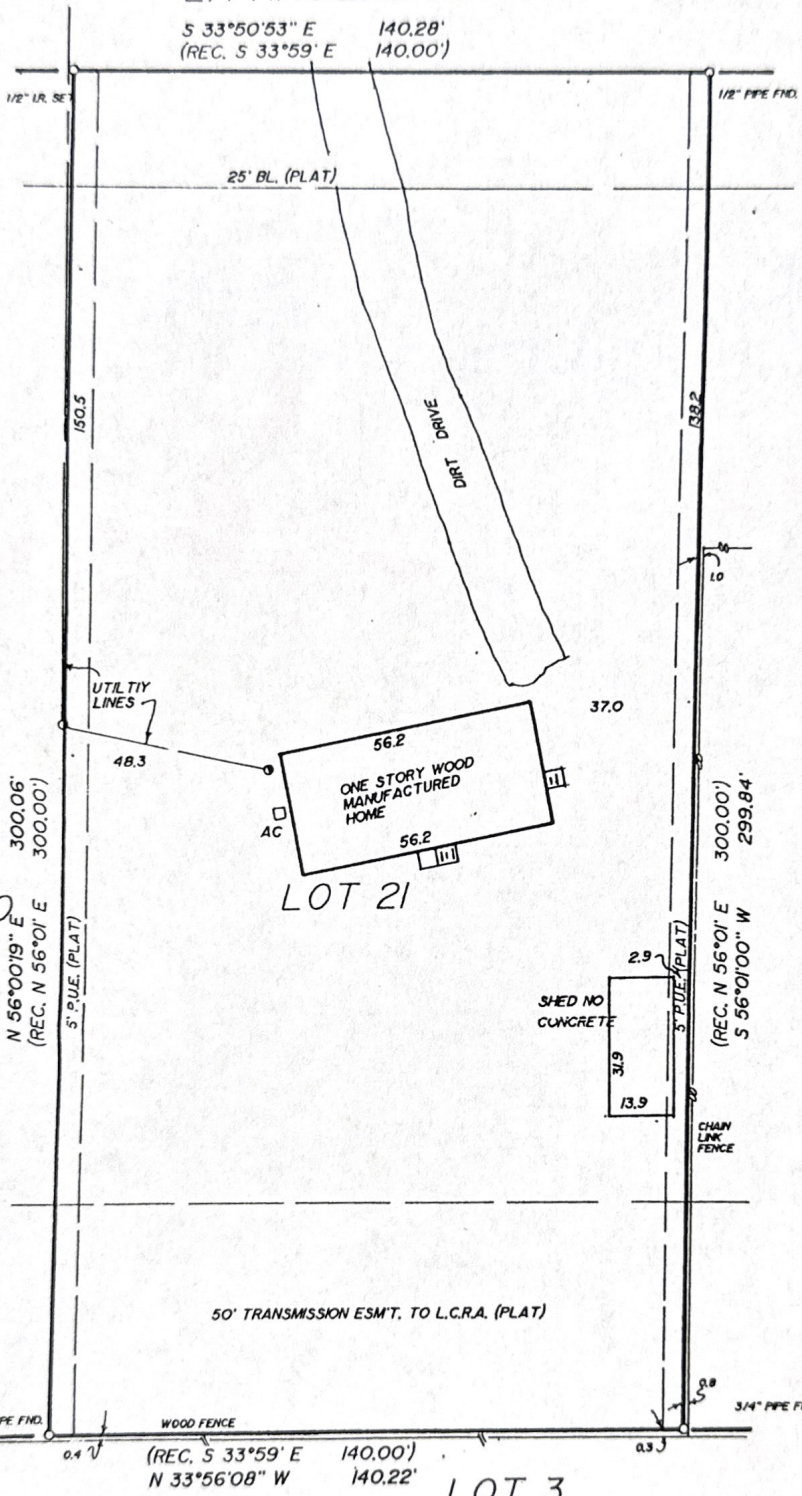


50' R-O-W
LA HACIENDA DRIVE

S 33°50'53" E 140.28'
(REC. S 33°59' E 140.00')



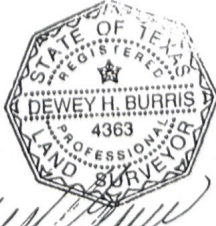
Binda-Burris

SUBJECT TO ESMTS. & RESTRICTIONS
V. 3629, P. 1854 & V. 368A, P. 1377.

LOT NO. TWENTY-ONE (21) BLOCK NO. _____ SUBDIVISION LA HACIENDA ESTATES
 SECTION 2 PHASE _____ BOOK VOLUME 46 PAGE 2
 COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 15711 LA HACIENDA DRIVE RECORDS
 CITY AUSTIN, TX. REFERENCE NAME JON KEITH BYER

Dewey H. Burris & Associates
Land Surveying Services

1521 Burnet Lane Austin, Texas 78757
 512-458-6969 FAX 512-458-9845



Subject property DOES NOT lie within the 100 Year flood plain area and has a Zone X rating as shown on the Flood Insurance Rate Maps (F.I.R.M.) Community No. 481026. Panel 0285 E dated 06-16-93. This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

TO THE LIENHOLDER AND/OR OF THE PREMISES SURVEYED AND TO COMMONWEALTH LAND TITLE INSURANCE CO.

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 06-04-96
 BY CMNWLTH
 103095WTC
 R 0522496
 1"-30'

	DATE	BY
FIELD WORK	06-03-96	DAV
DRAFTING	06-04-96	MIKE
FINAL CHECK	06-04-96	
CORRECTIONS		
UPDATE FINAL	08-07-96	DAV STEV