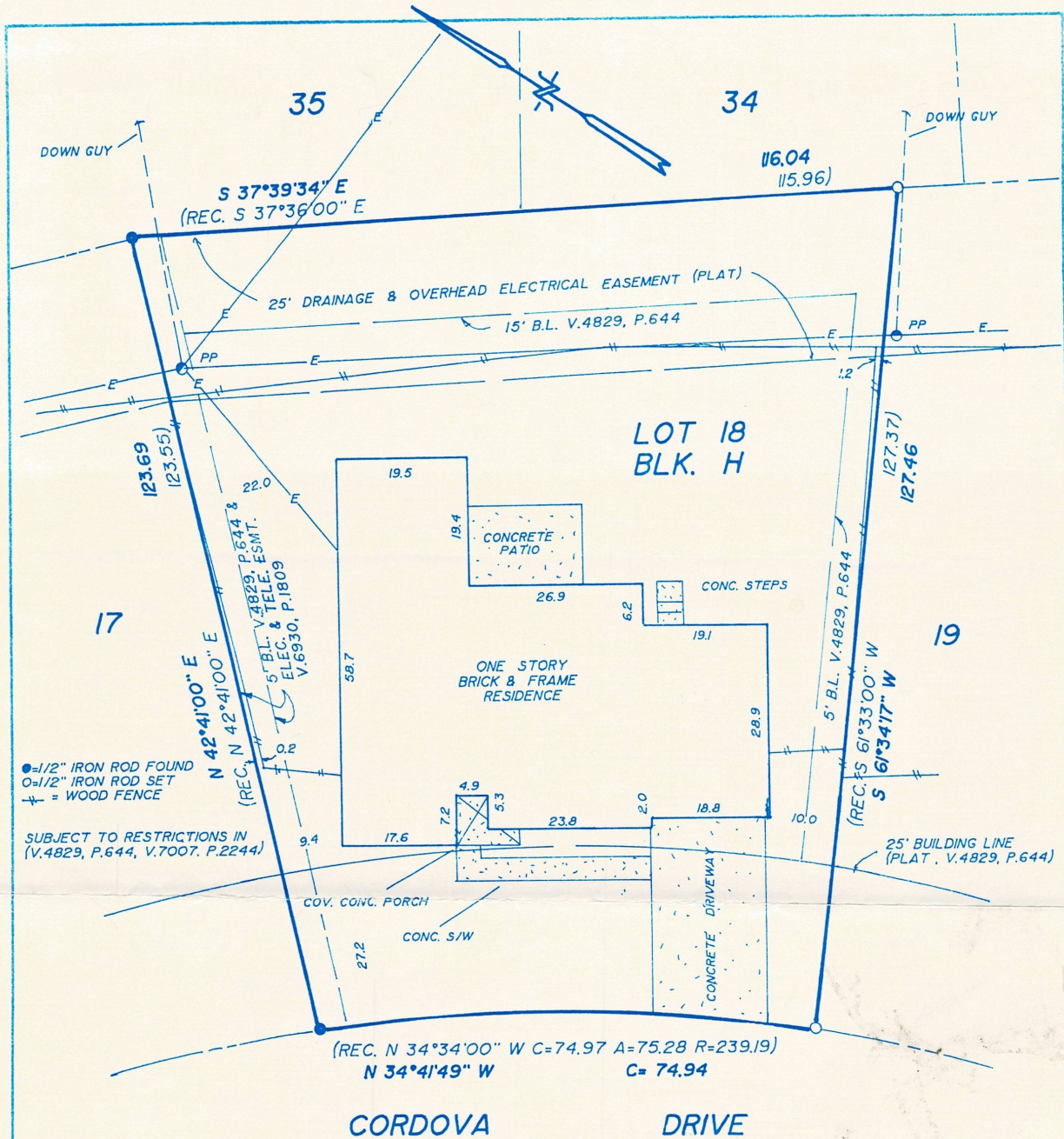




LOT NO. 18 BLOCK NO. H SUBDIVISION BALCONES WOODS
 SECTION SIX-A UNIT PHASE BOOK 79 PAGE 82 PLAT RECORDS
 COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 3916 CORDOVA DRIVE
 CITY AUSTIN, TX. REFERENCE NAME JOHN B. BECKHAM & NANCY P. BECKHAM

B & G Surveying, Inc.

Victor M. Garza R.P.L.S.

Office: 512 • 458-1009
 Fax: 512 • 458-9845

1404 West North Loop Blvd.
 Austin, Texas 78757



Subject property DOES NOT
 lie within the 100 Year flood prone area
 and has a Zone X rating as
 shown on the Flood Insurance Rate Maps
 (F.I.R.M.) Community No. 480624
 Panel 0155 E
 dated 6/16/93
 This certification is for insurance
 purposes only and is not a guarantee
 that this property will or will not flood.

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES SURVEYED AND TO
 ALAMO TITLE COMPANY

DATE 4/11/97

TITLE CO. ALAMO

G.F. # 97037598

J.O. # BG-04-49-97

SCALE 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.

FIELD WORK	DATE	BY
DRAFTING	4/9/97	TREY
FINAL CHECK	4/11/97	ALAMO
CORRECTIONS	4/11/97	
UP DATE		