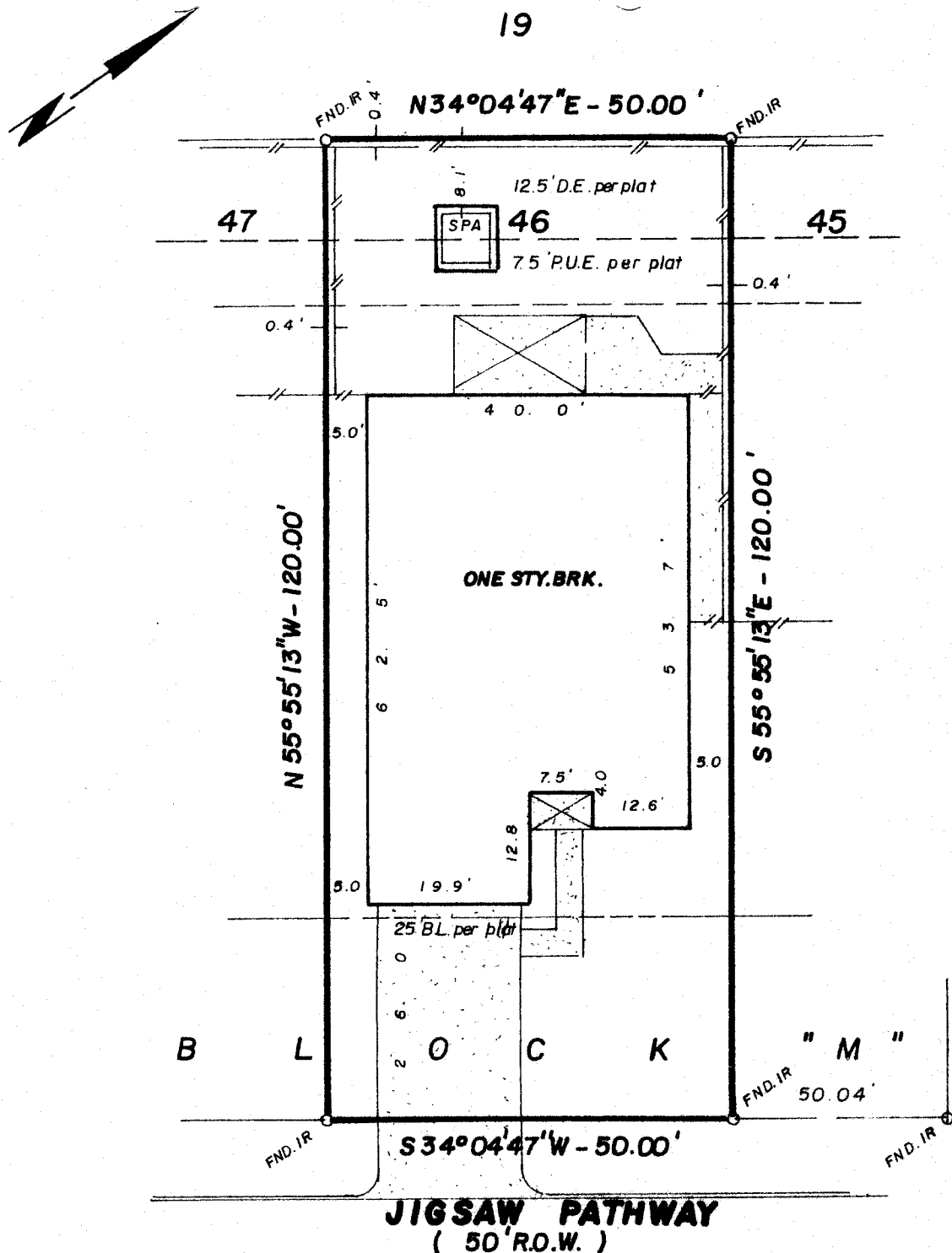


- (1) Subject Property DOES NOT lie within a Special Hazard Zone of the 100-Year Flood according to recorded plat note indicating that 100-Year Flood is contained within the Drainage Easements as shown thereon, nor does Subject Property lie within the limits of a special flood hazard zone, as determined from F.E.M.A. Flood Insurance Rate Map, Community No. 481026, as shown on Consolidated Map 48453C0110-E, dated June 16, 1993 (Zone "X").
- (2) Easement recorded in Vol. 4822, Pg. 1753; Vol. 9606, Pg. 452; Vol. 9961, Pg. 189, TCRPR, DOES NOT affect subject tract.

LEGAL DESCRIPTION: Lot 46, Block M, SPRINGBROOK CENTRE, PHASE A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86, Pages 66B-68D, Travis County Plat Records.



CM=CONCRETE MONUMENT "X"-SCRIBED MARK (****)=CALL BEARING/DISTANCE 9000/0000=VOLUME/PAGE R.O.W.=RIGHT-OF-WAY
N.S.E.=NORTH, SOUTH, EAST, WEST P.U.E.=PUBLIC UTILITY EASEMENT D.E.=DRAINAGE S.D.E.=SURFACE OF B.I. BUILDING LINE
P.R.=HAT RECORDS R.P.R.=REAL PROPERTY RECORDS M.H.=MANHOLE E-ELECTRIC M-METER V-VALVE FNC=FENCE --FENCE

- (1) Subject Property DOES NOT lie within a special flood hazard zone, according to recorded plat note indicating that 100-Year Flood is contained within the Drainage Easements as shown thereon, nor does Subject Property lie within the limits of a special flood hazard zone, as determined from F.E.M.A. Flood Insurance Rate Map, Community No. 481026, as shown on Consolidated Map 48453C0110-E, dated June 16, 1993 (Zone "X").
- (2) Easement recorded in Vol. 4822, Pg. 1753; Vol. 9606, Pg. 452; Vol. 9961, Pg. 189, TCRPR, DOES NOT affect subject tract.

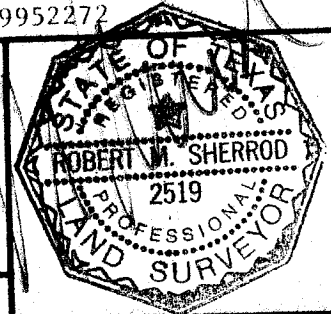
FND-IR=FOUND IRON ROD
A=ARC R=RADIUS C=CHORD
T.C.D.R.=TRAVIS COUNTY DEPT.

LEGAL DESCRIPTION: Lot 46, Block M, SPRINGBROOK CENTRE, PHASE A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86, Pages 66B-68D, Travis County Plat Records.

PURCHASER: GUSTOVICH **TITLE CO.:** FIDELITY NATIONAL
ADDRESS: 17028 JIGSAW PATHWAY **G. F. NO.:** 9952272

I hereby certify that this plat represents a correct survey made upon the ground under my supervision on November 11 19 99, and that there are no encroachments upon subject property, except as shown hereon, and that all improvements and all visible and apparent easements are shown hereon, and that subject property has access to and from a dedicated roadway and that said survey conforms to current Texas Board of Land Surveying Standards.

Robert M. Sherrod, R.P.L.S., State of Texas No. 2519



NOTE

G · E · O
A GEOGRAPHICAL
LAND SERVICES CO.

4412 SPICEWOOD SPRINGS ROAD
SPICEWOOD BUSINESS CENTER
SUITE 1002
AUSTIN, TEXAS 78759
(512) 343-9GEO

DATE	11-16-99	FIELD	HA	CHK'D	PM
SCALE	1"=20'	JOB NO.	998895		