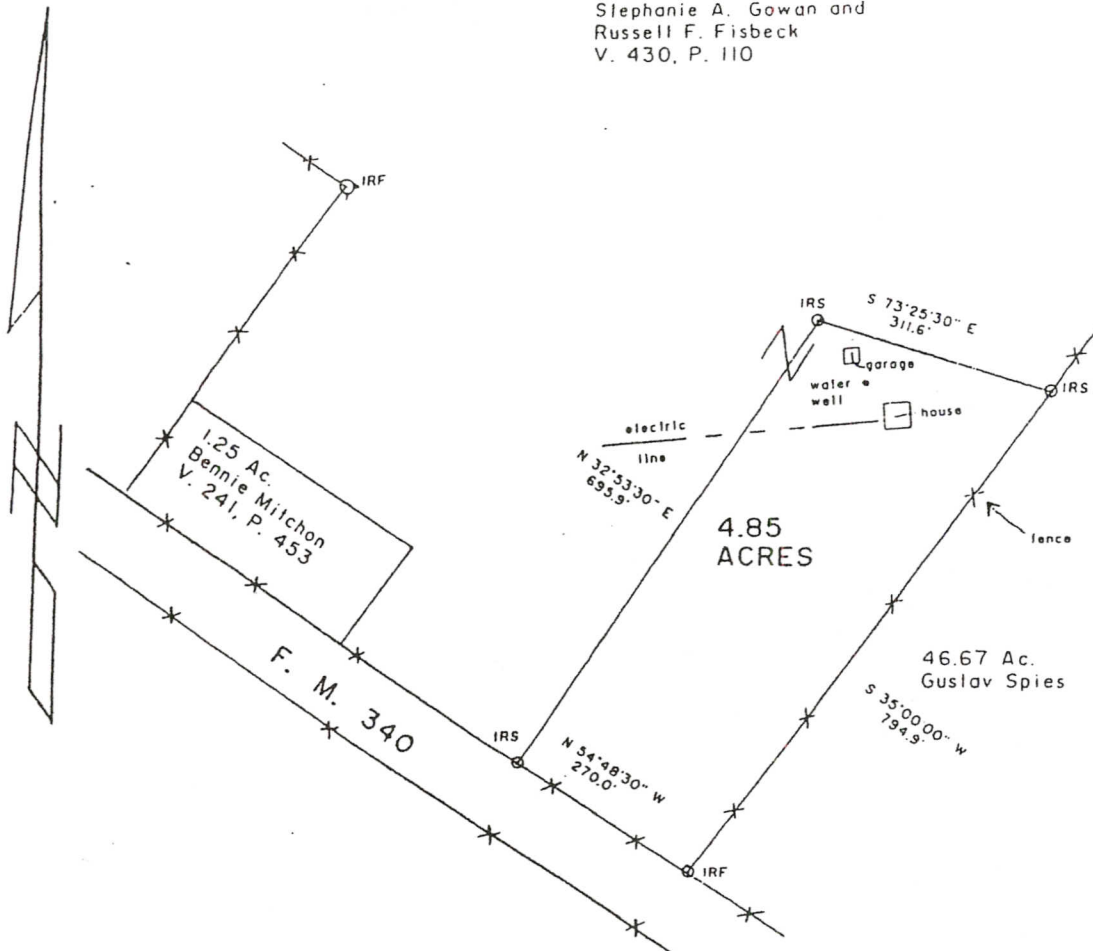


64 AC. -- First Tract
 Stephanie A. Gowan and
 Russell F. Fisbeck
 V. 430, P. 110



NOTE: The above shown house location does not lie within the 100 Year Flood Hazard Zone as shown on the Flood Insurance Rate Map of Lavaca County, Texas, the effective date is May 11, 1997.

4.85 ACRE TRACT
 KEITH MUDD and wife, JOAN MUDD
 EDWIN RICHESON LEAGUE, A-40
 LAVACA COUNTY, TEXAS
 SCALE: 1" = 200'
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET

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

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Tim W. Muras
 Tim W. Muras, R.P.L.S.
 Registered Professional Land Surveyor No. 4401
 Schulenburg, Texas
 May 11, 1997

SEAL:

EXHIBIT "A"