

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at ROUTE 1, BOX 1182 in the County of ROCKWALL, Texas, described as follows:

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED TO THE ANTONIO RODRIGUEZ SURVEY, ABSTRACT NO. 231, ROCKWALL COUNTY, TEXAS, AND BEING PART OF A 50 ACRE TRACT AS CONVEYED BY CHARLES C. COBB TO THOMAS HALL, RECORDED ON DECEMBER 2, 1983, AND FURTHER BEING THAT 19.493 ACRE TRACT (TRACT V) AS CONVEYED TO JOHN T. HALL, JR., RECORDED ON DECEMBER 23, 1970 AND BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO ROBERT K. BEVIN RECORDED IN VOLUME 228, PAGE 548, DEED RECORDS ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST LINE OF F.M. ROAD NO. 549, SAID POINT BEING THE NORTH CORNER OF SAID 19.493 ACRE TRACT, A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 45 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 250.03 FEET WITH THE SOUTHEAST LINE OF SAID F.M. ROAD NO. 549 TO THE POINT OF BEGINNING, A 1/2" IRON ROD SET;

THENCE SOUTH 45 DEGREES EAST, LEAVING THE SOUTHEAST LINE OF FM ROAD NO. 549, A DISTANCE OF 619.62 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 316.41 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTHWEST LINE OF SAID 19.493 ACRE TRACT;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 619.62 FEET WITH THE SOUTHWEST LINE OF SAID 19.493 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR CORNER, BEING THE SOUTHEAST LINE OF SAID F.M. NO. 549;

THENCE NORTH 45 DEGREES 23 MINUTES 30 SECONDS EAST, A DISTANCE OF 316.49 FEET ALONG THE SOUTHEAST LINE OF F.M. ROAD NO. 549 TO THE PLACE OF BEGINNING AND CONTAINING 4.50 ACRES OF LAND.

BEARINGS BASED ON VOL. 228, PG. 548, D.R.R.C.T.

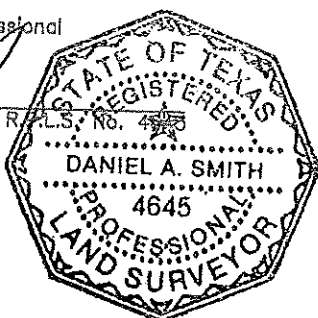
THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF ROCKWALL UNINCORPORATED AREAS COMMUNITY PANEL NO. 480543 0125 B, MAP DATED 9/17/80 (ZONE "C").

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.

The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 99089205 of ROCKWALL COUNTY ABSTRACT Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to any others for any loss resulting therefrom.

Registered Professional
Land Surveyor

Daniel A. Smith, R.L.S., No. 4645

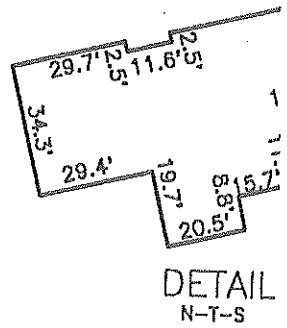
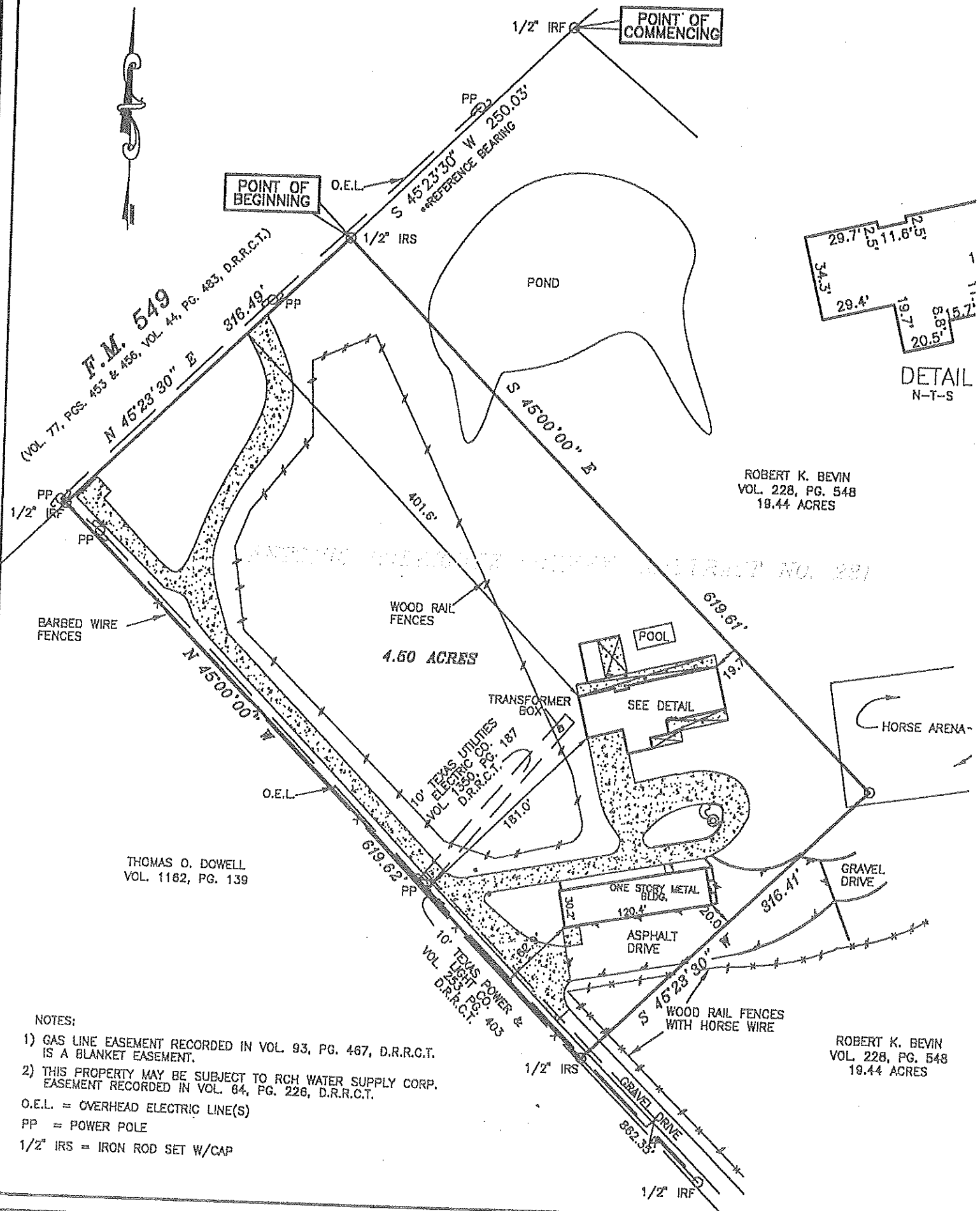


Daniel A. Smith Land Surveying, Inc.

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(972) 226-4555 fax (972) 226-4994

Job No. 4122
Date: 09/24/99

Scale: 1" = 100'
Drawn by: JWR



ROBERT K. BEVIN
VOL. 228, PG. 548
18.44 ACRES

THOMAS O. DOWELL
VOL. 1162, PG. 139

ROBERT K. BEVIN
VOL. 228, PG. 548
19.44 ACRES

- NOTES:
- 1) GAS LINE EASEMENT RECORDED IN VOL. 93, PG. 467, D.R.R.C.T. IS A BLANKET EASEMENT.
 - 2) THIS PROPERTY MAY BE SUBJECT TO RCH WATER SUPPLY CORP. EASEMENT RECORDED IN VOL. 84, PG. 226, D.R.R.C.T.
- O.E.L. = OVERHEAD ELECTRIC LINE(S)
PP = POWER POLE
1/2" IRS = IRON ROD SET W/CAP