

Being a 5.697 acre tract of land situated in the W.W. Ford Survey, Abstract No. 80, Rockwall County, Texas, and further being part of a 317.449 acre tract of land conveyed to Mark Lanning as recorded in Volume 903, Page 114, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the point of intersection of the Southeast right-of-way line of F.M. Road No. 549 and the Northeast right-of-way line of East Cullins Road, a 1/2 inch iron rod found;

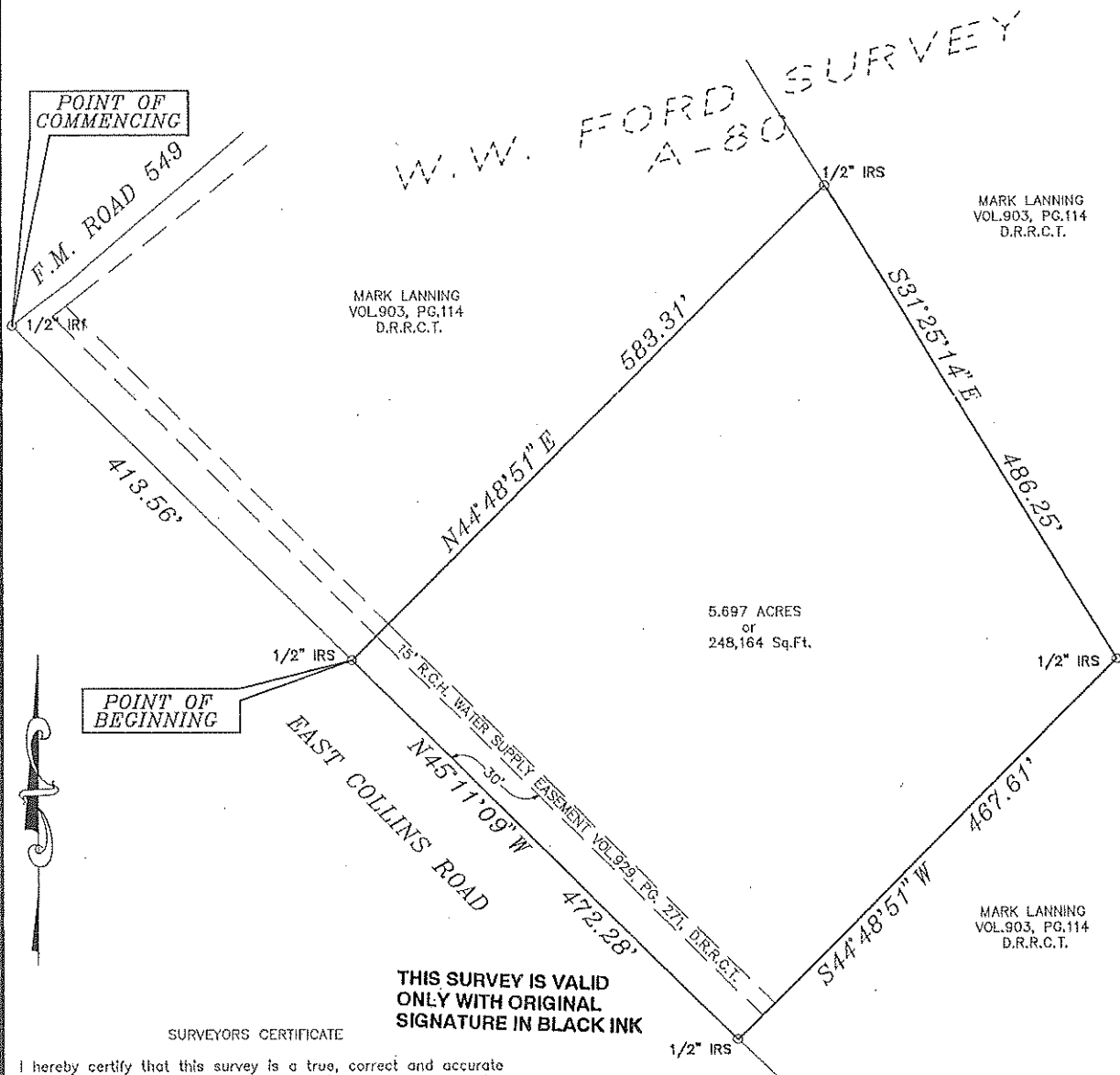
Thence S 45°11'09" E along Northeast line of said Cullins Road 413.56 feet to a 1/2 inch iron rod set for the Point of Beginning;

Thence N 44°48'51" E, 583.31 feet to a set 1/2 inch iron rod set for corner;

Thence S 31°25'14" E, 486.25 feet to a set 1/2 inch iron rod set for corner;

Thence S 44°48'51" W, 467.61 feet to a set 1/2 inch iron rod set for corner, being the Northeast line of said Cullins Road;

Thence N 45°11'09" W, 472.28 feet along the Northeast line of said Cullins Road to the POINT OF BEGINNING, and containing 5.697 acres, or 248,164 Sq.Ft. of land more or less.



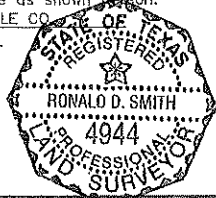
**THIS SURVEY IS VALID
ONLY WITH ORIGINAL
SIGNATURE IN BLACK INK**

SURVEYORS CERTIFICATE

I hereby certify that this survey is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; 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 as indicated. All easements and other matters of record of which I have been advised are as shown hereon.

This plot is for the exclusive use of HERITAGE TITLE CO. in connection with their GF#

and the undersigned surveyor is not responsible to any others, for any loss resulting therefrom.



NOTE: With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for the Unincorporated Areas of Rockwall County, Community Panel No. 480543 0125 B, dated 9/17/80, this property is located in a Zone "C", which is not a 100-year flood plain.

SCALE: 1" = 100' DATE: 11-22-96 DRAWN: J.A.C. JOB #: 96-3984

PRECISE LAND SURVEYING, INC.

4915 GUS THOMASSON ROAD
MESQUITE, TEXAS 75150
(214) 681-7072