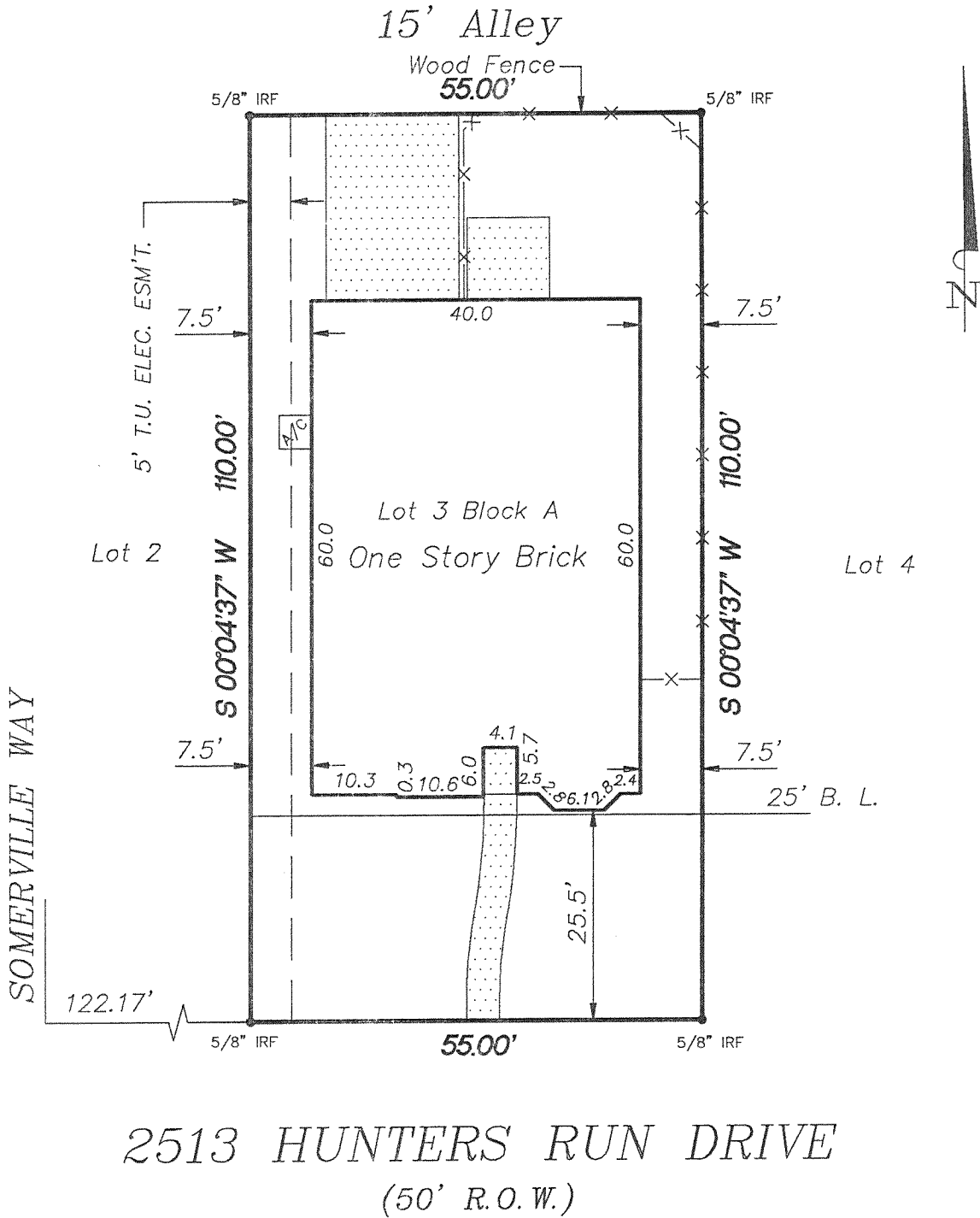


TITLE SURVEY

I hereby declare that I have, this date, made a careful and accurate survey on the ground of property located at No. 2513 HUNTERS RUN DRIVE, in the City of PLANO, Texas, described as follows:

Lot Three (3), in Block A, of KNOLLS AT RUSSELL CREEK, PHASE 4A, a subdivision in the City of Plano, in Collin County, Texas, according to the map or plat thereof, recorded in Cabinet K, Slide 558 of the Plat Records of Collin County, Texas.

Unable to locate Easements recorded in Volume 349, Page 505, & Volume 468, Page 155, DRCCT. Easement recorded in Volume 3757, Page 89, LRCCT, does not affect this lot. Easement recorded under County Clerk's File No. 95-0054075, LRCCT, does not affect this lot.



2513 HUNTERS RUN DRIVE
(50' R.O.W.)

This tract is not shown to be in a flood-prone area as delineated on the Federal Emergency Management Agency Map.
COLLIN COUNTY PANEL NO. 48085C0430 G DATED 01-19-96, ZONE X

The plat hereon is a true, correct, and accurate representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being as indicated by the plat; 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 distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

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

Scale 1" = 20'

Date 04/07/99

JOB No.: 4AKR3-A

UPDATE: 06/21/99

This survey was performed in connection with the transaction described in HEXTER-FAIR TITLE
Company G.F. No. 9998402685

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



Partain Surveyors, Inc.—
11120 Petal Street
Suite 400
Dallas, Texas 75238
(214) 340-5064

