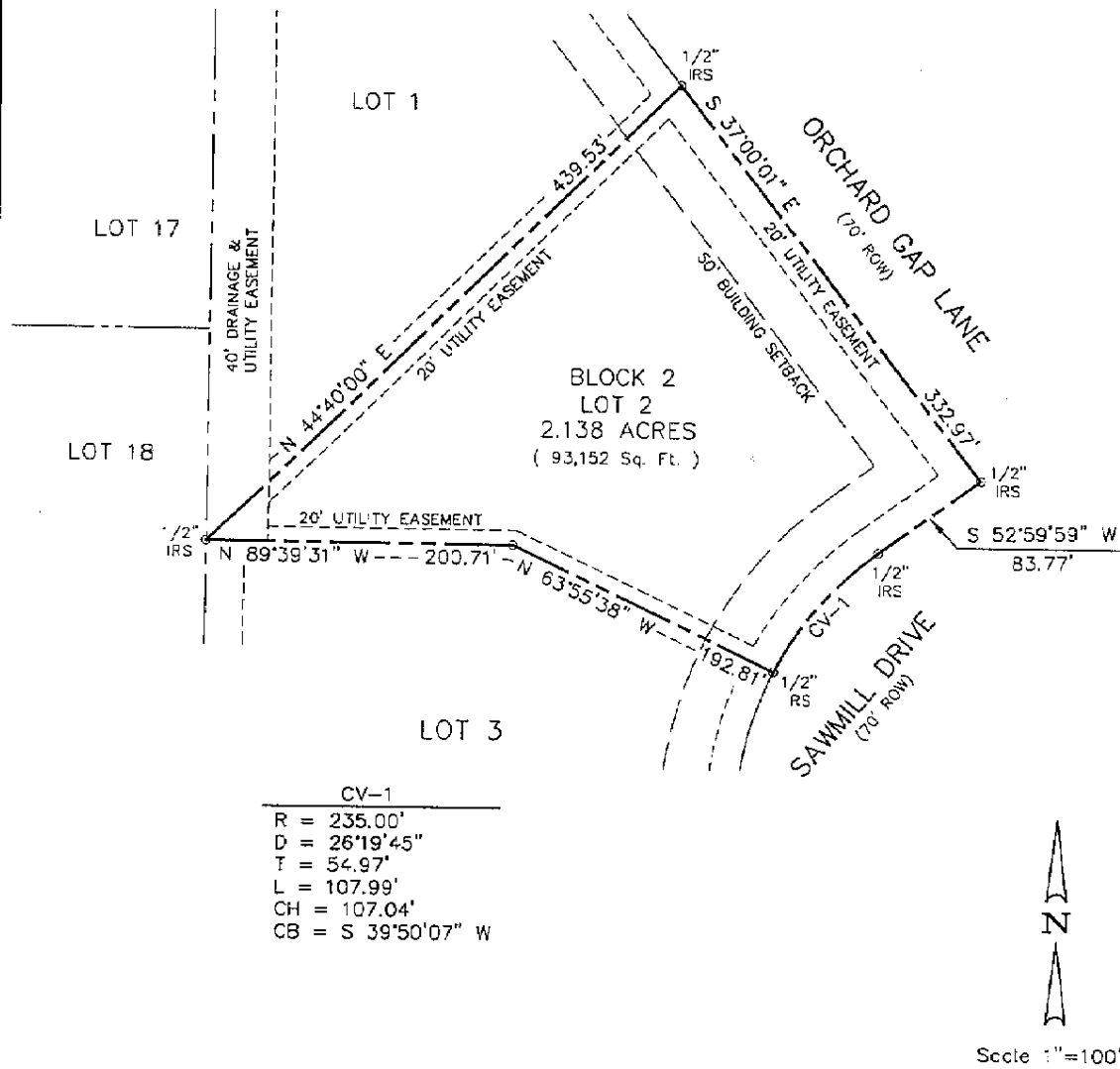


PROPERTY DESCRIPTION

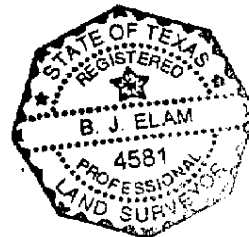
Being LOT 2, BLOCK 2, of the FOREST CREEK ESTATES, an Addition to the City of Lucas, Collin County, Texas, according to the map thereof recorded in Cabinet K, Page 44, Plat Records of Collin County, Texas.

FLOOD PLAIN NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Number 48085C0405-E dated April 2, 1991 this lot lies outside the 100-year flood plain.



I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the results of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary, except as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record. Any reference to the 100yr flood plain or flood hazard zone, is an estimate based on the data stated herein, and should not be interpreted as a study or determination of the flooding propensities of this property.



Note: This survey was performed in connection with the transaction described in:

GF # _____ for _____ Title Company

Use of this survey for any other purpose, or by other parties, shall be at their risk, and the undersigned is not responsible for loss resulting therefrom.

WINKELMANN & ASSOCIATES, INC.
12800 HILLCREST ROAD, #200, DALLAS, TEXAS 75230

Legend: ○ Iron Rod Found -x-x- Wood or Wire Fence
● Iron Rod Set Δ Control Monument

All iron rods are 1/2" rebar unless otherwise noted.

B.J. Elam 12-12-97
B.J. ELAM RPLS # 4581
9/97 Job. No. _____
FILE: LT2BK2.DWG