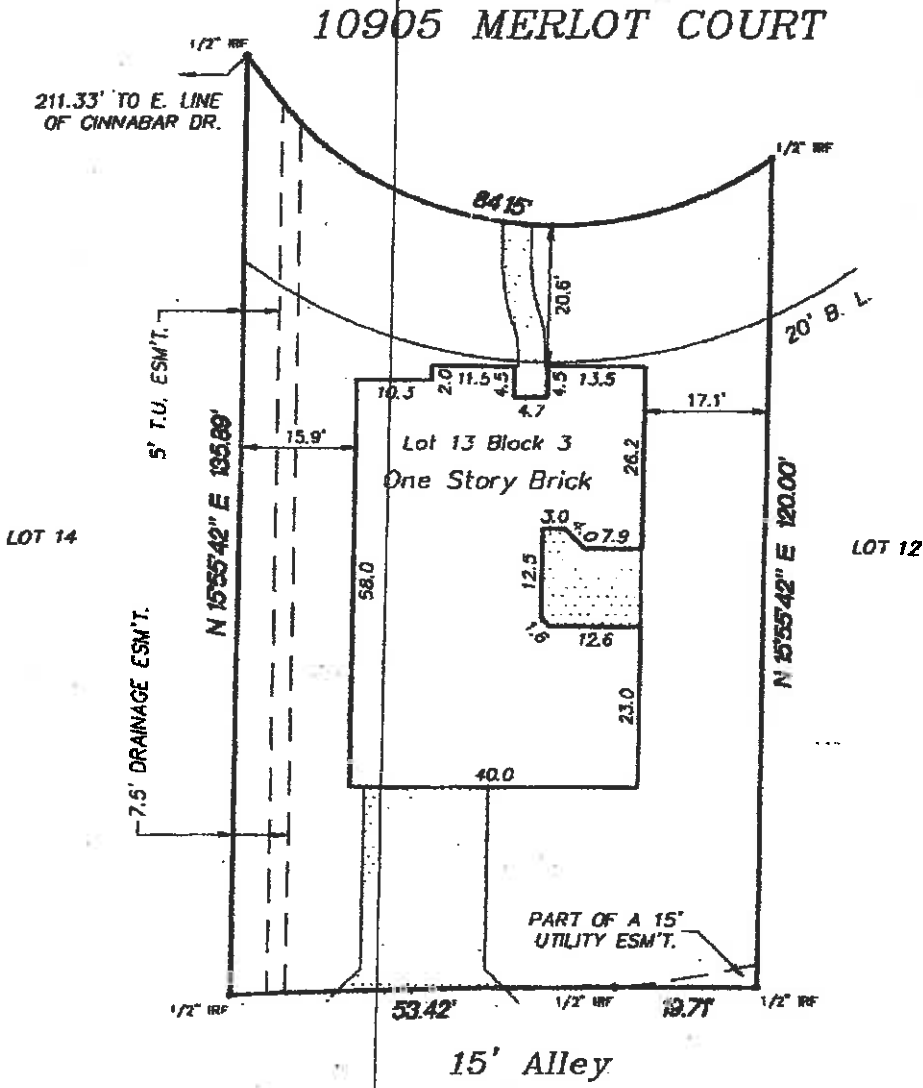


TITLE SURVEY

I hereby declare that I have, this date, made a careful and accurate survey on the ground of property located at No. 10905 MERLOT COURT in the City of FRISCO, Texas, described as follows:
 BEING Lot 13, Block 3 of PRESTON VINEYARDS, SECTION THREE, PHASE 2 on addition to the City of FRISCO, COLLIN COUNTY, Texas, according to the PLAT recorded in Volume 1 Page 321, Map Records COLLIN County, Texas.



This tract is not shown to be in a flood-prone area as delineated on the Federal Emergency Management Agency Map. FRISCO PANEL NO. 480134 0020 A DATED 6-18-80

The plot hereon is a true, correct, and accurate representation of the property as determined by or on the ground survey, the lines and dimensions of said property being as indicated by the plot; the site, 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, to or shown on said plot.

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

Scale 1" = 20'
 Date 11-03-94
 JOB No. 32PV13-3

This survey was performed in connection with the transaction described in FIRST AMERICAN TITLE Company G.F. No. 94-1764GW/S

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.
 10721 Plano Road
 Suite 100
 Dallas, Texas 75238
 (214) 340-6084