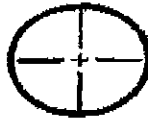


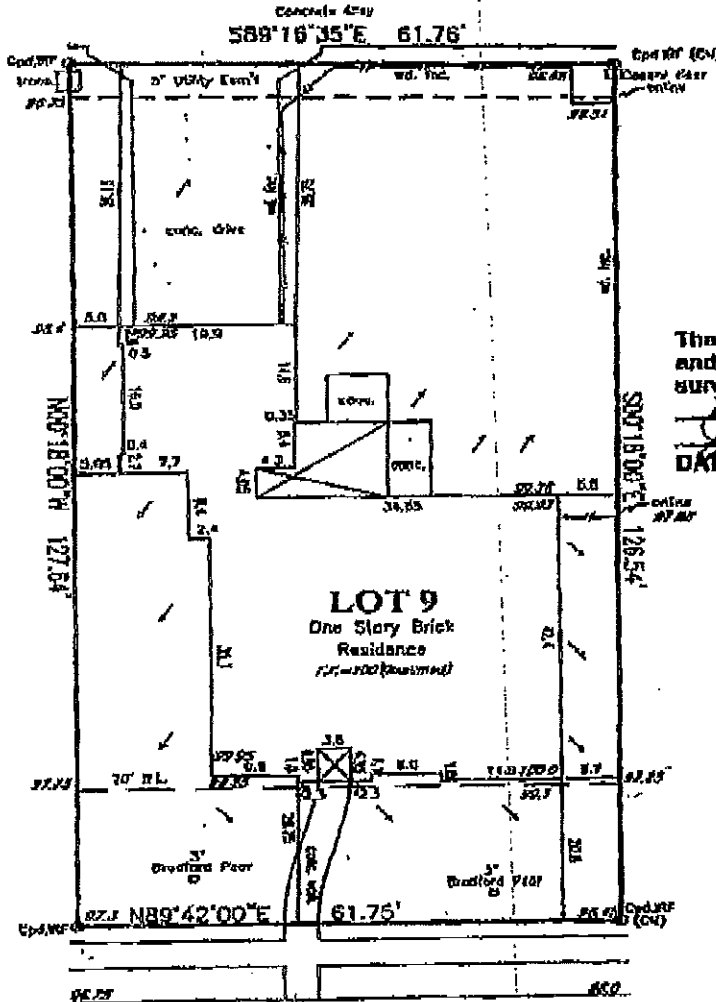
PROPERTY DESCRIPTION

Address: 6316 Brownstone Drive, Lot 9, Block L of Brookstone Phase I, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume P, Page 48, of the Map Records of Collin County, Texas.



ROOME SURVEYING, INC.

2000 AVENUE G SUITE 804 PLANO, TX 76074 Phone Number (972) 423-1372 Fax Number (972) 423-7625



The undersigned have received and reviewed a copy of this survey.

Signature: [Handwritten] DATE: 1-23-04

Handwritten signatures: [Handwritten]

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0200 E of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and incorporated Areas dated January 19, 1998. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are of the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) Property is subject to covenants, terms, conditions, easements and easements set out in Declaration filed under Instrument File #2003-0140255. (9) The following does not affect subject property: (i) Easement to the State of Texas recorded in Volume 276, Page 398. (ii) Easement to Southwestern Bell Telephone Company recorded in Volume 276, Page 415. (iii) Easement to American Telephone and Telegraph Company recorded in Volume 347, Page 535; as affected by Assignment recorded in Volume 1744, Page 783.

CERTIFICATION On the basis of my knowledge, information and belief, I certify to Fair Land Title Company that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

Date: 1/13/2004 Revised: _____ Job No. 1838592 Title commitment/Survey Request File No. GND4129956 dated: 1/9/2004

