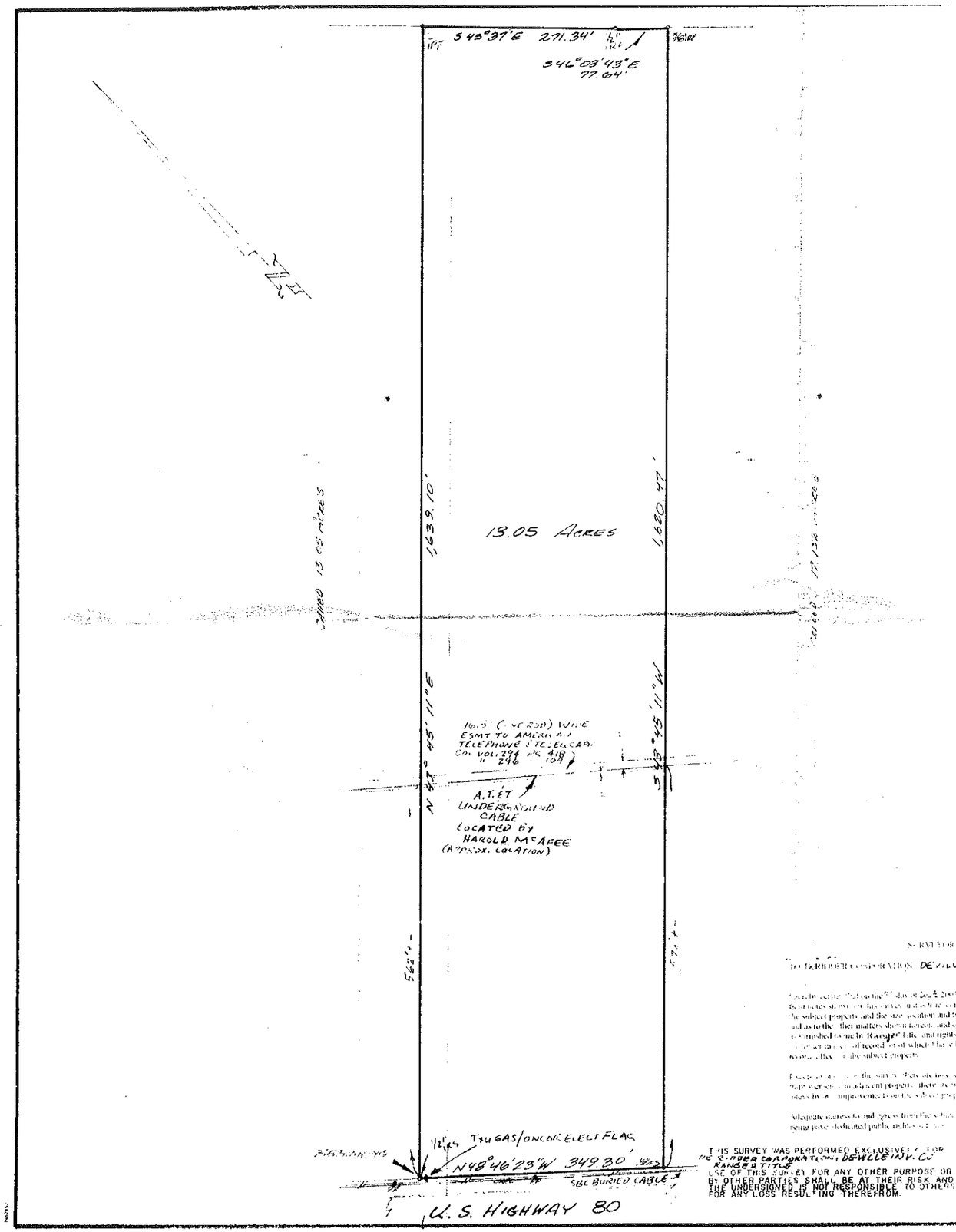

STATE OF TEXAS:
COUNTY OF KAUFMAN:

Being a tract of land in the John Gregg Survey, Abstract 171, Kaufman County, Texas, and being part of that certain 78.479 acre tract of land conveyed to Wayne Everett by Special Warranty Deed Recorded in Volume 1056, Page 562, Real Property Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for corner in the Northeast line of U.S. Highway 80, said point being South 48 degrees 46 minutes 24 seconds East, a distance of 933.3 feet from the West corner of said 78..479 acres;

THENCE North 43 degrees 45 minutes 11 seconds East, a distance of 1,639.10 feet to a 2" iron pipe found for corner, said point being in the Northeast line of said 78.479 acres;

THENCE South 45 degrees 37 minutes East, along said line, a distance of 271.34 feet to a 1/2" iron rod found for angle point;

THENCE South 46 degrees 03 minutes 43 seconds East, a distance of 77.64 feet to a 5/8" iron rod found for corner;

THENCE South 43 degrees 45 minutes 11 seconds West, a distance of 1620.47 feet to a 1/2" iron rod set for corner, said point being in the Northeast line of said 78.479 acre tract;

THENCE North 48 degrees 46 minutes 23 seconds West, along said R.O.W., a distance of 349.30feet to the POINT OF BEGINNING and CONTAINING 13.05 acres of land.

SURVEYOR'S REPORT TO:

TO: RUBBER CORPORATION DEVILLE INC DBA RANGER TITLE

Title and Abstracting Work Furnished
By RANGER TITLE

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480411 0025B ZONE X

This plat hereon is true, correct, and accurate representation of the property as determined by 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 distance indicated.

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

THIS CERTIFICATION REFLECTS THAT I HAVE, THIS DATE, MADE A PROPER AND ACCURATE SURVEY ON THE GROUND OF THIS PROPERTY

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE RUBBER CORPORATION, DEVILLE INV. CO. RANGER TITLE USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR

BARRY RHODES REGISTERED PROFESSIONAL LAND SURVEYOR
5509 PENN RIDGE CIRCLE ROWLETT TEXAS 75088
PHONE 972-475-8940 FAX 972-475-9036

Scale 1" = 100'	Date 9-3-2003	G.F. No. F14380	Job No. 79003-C