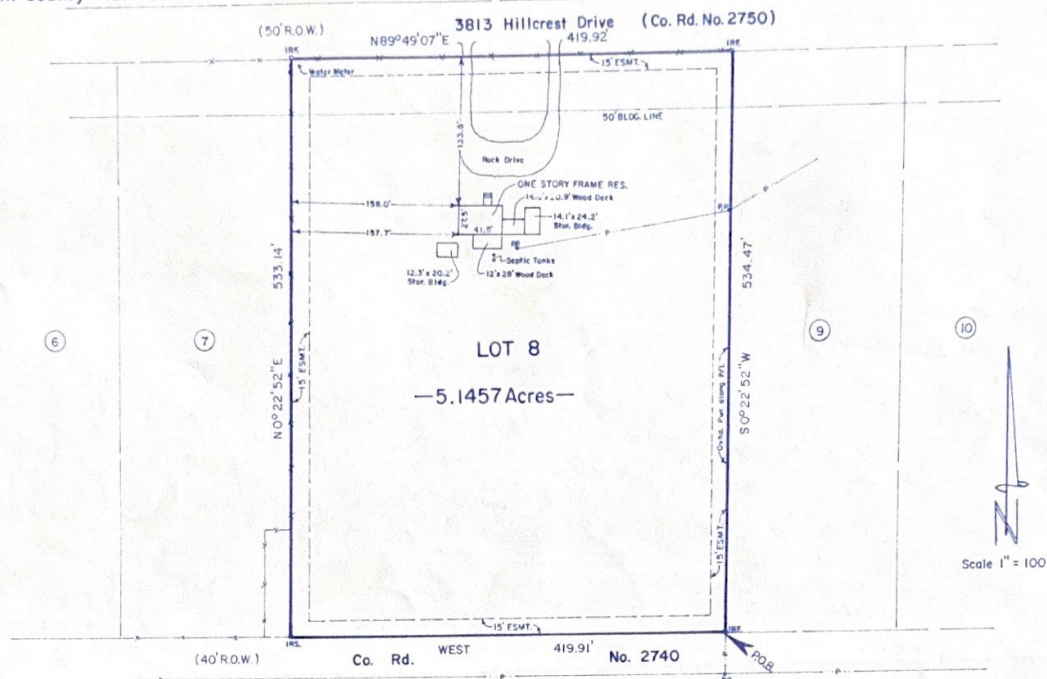


DOVE HILL ESTATES
Vol. 400/797, Cab. C-348,
Hunt County Plat Records



DESCRIPTION

BEING a lot, tract or parcel of land situated in Hunt County, Texas, and being a part of the I.N. Stout Survey, Abstract No. 968, and being Lot 8, DOVE HILL ESTATES, a recorded addition to said County, a plat of same being recorded in Volume 400 at Page 797 File Cab. C-348 Hunt County Deed Records and being more particularly described as follows:

BEGINNING at an 3/8" iron rod found for corner on the north line of County Road No. 2740, said corner being the southeast corner of Lot 8 in said addition and bears West a distance of 561.24 feet from the southeast corner of said addition;
THENCE WEST and with the north line of County Road No. 2740 a distance of 419.91 feet to an 1/2" iron rod set for corner at the southwest corner of Lot 8;
THENCE NO°22'52"E and with the common line of Lot 7 in said addition a distance of 533.14 feet to an 3/8" iron rod found in concrete for corner on the south line of County Road No. 2750;
THENCE N89°49'07"E and with the south line of County Road No. 2750 a distance of 419.92 feet to an 3/8" iron rod in concrete found for corner;
THENCE S0°22'52"W and with the common line of Lot 9 in said addition a distance of 534.47 feet to return to the Place of Beginning and containing 5.1457 acres of land and being known as 3813 Hillcrest, Farmersville, Texas 75442.

SURVEYOR'S CERTIFICATE

I, Dennis R. Rust, Registered Professional Land Surveyor, State of Texas, hereby certify that the above survey was made by me, taken from actual measurements upon the ground and there are no encroachments, conflicts or protrusions, except as shown, and the above described property does not lie within the boundary of a 100 year flood plain, reference F.E.M.A. Map Hunt County, Texas, this being a true and correct survey to the best of my knowledge and belief this the 12th day of June, 1996.



Dennis R. Rust

Registered Professional Land Surveyor
State of Texas No. 4643

RP