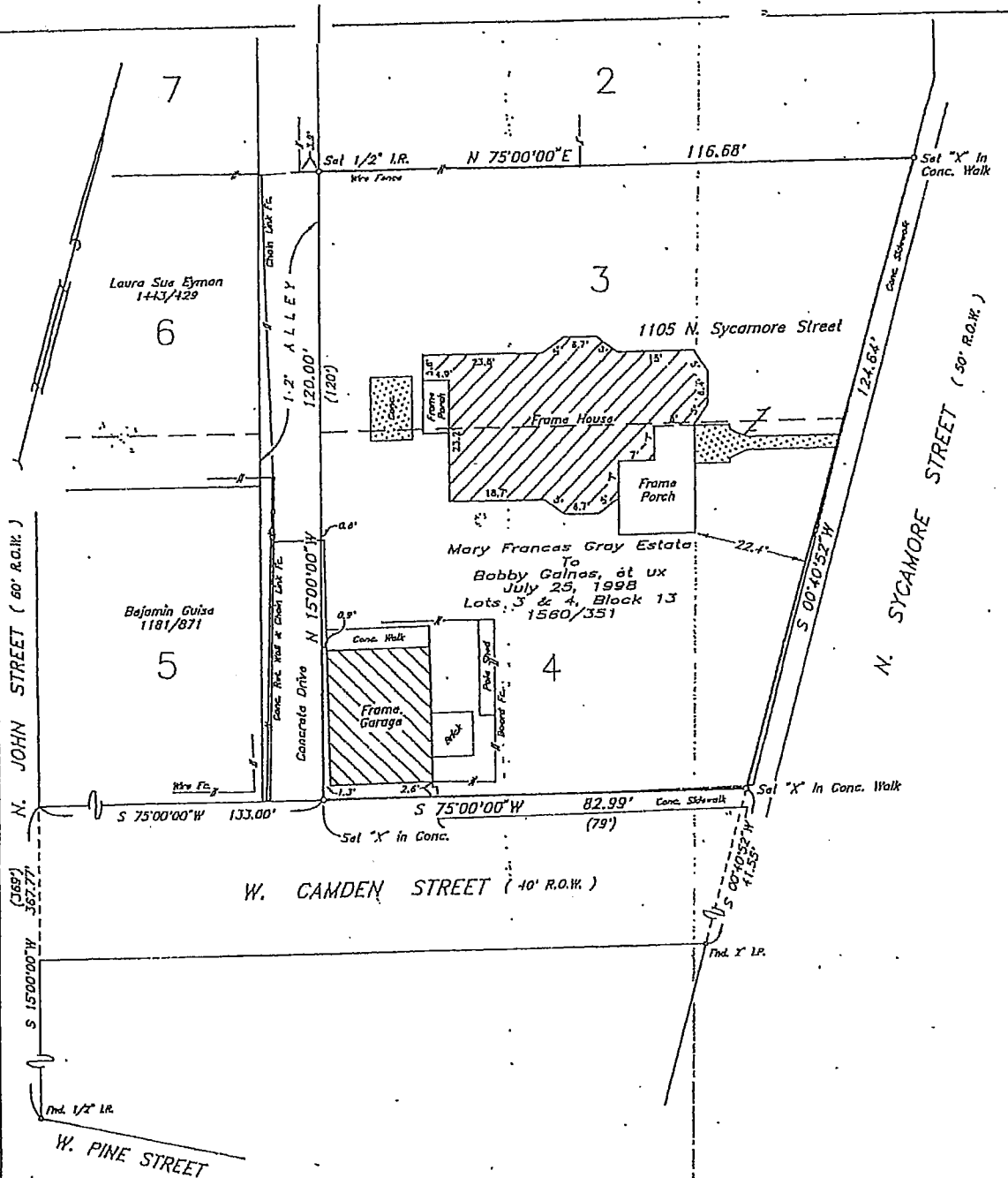


COPY



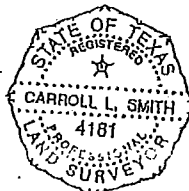
Distances in parentheses are called.

Bearings are based on the North line of W. Camden Street as described in Vol. 1181, Pg. 871 of the Anderson County Land Records. Called S 75°W.

I hereby certify that this map is an accurate representation of a survey made on the ground under my supervision on December 22, 1998. To the best of my knowledge the dimensions and locations of all improvements are as shown. To the best of my knowledge there are no encroachments or visible easements except as shown hereon and according to the FEMA City of Palestine Community Panel Number 480004 0005, dated March 1, 1984, this property is not located in a Flood Zone.

A Field Note Description contains additional details and is a part of this survey. This survey was performed for a specific transaction and use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

Carroll L. Smith
 CARROLL L. SMITH
 Registered Professional Land Surveyor
 State Of Texas Number 4181



SURVEY MAP

SHOWING LOTS 3 AND 4, BLOCK 13
 GREEN'S NORTH HILLS 2ND ADDITION
 PALESTINE, TEXAS

SCALE: 1" = 20' DECEMBER 22, 1998

IVES TECHNICAL SERVICE
 P.O. BOX 1561, (903) 729-7206
 PALESTINE, TEXAS 75802

EXHIBIT "A"

FIELD NOTE DESCRIPTION

ALL that certain tract of land in the City of Palestine, Anderson County, Texas, being Lots 3 and 4, Block 13 of Green's North Hills 2nd Addition per plat recorded in Envelope 132-A of the Anderson County Map Records and being that same tract in deed from the Mary Frances Gray Estate to Bobby Gaines, et ux dated July 28, 1998, recorded in Volume 1560, Page 361 of the Anderson County Land Records and being more particularly described as follows:

BEGINNING at an "X" set in a concrete sidewalk at the Southeast corner of Lot 4 and the intersection of the Westerly line of N. Sycamore Street (based on a width of 50 feet) with the North line of W. Camden Street (based on a width of 40 feet). Found a 2" iron pipe S 00° 40' 52" W 41.55 feet for reference.

THENCE; S 75° 00' 00" W, with the North line of W. Camden Street 82.99 feet to an "X" set in concrete at the Southwest corner of Lot 4 in the East line of a 12 foot wide alley.

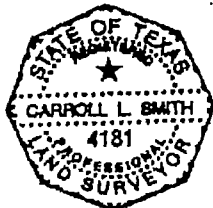
THENCE; N 15° 00' 00" W, with the East line of the 12 foot wide alley 120.00 feet to a 1/2" iron rod set at the Northwest corner of Lot 3 and the Southwest corner of Lot 2.

THENCE; N 75° 00' 00" E, with the South line of Lot 2 and the North line of Lot 3, 116.68 feet to an "X" set in a concrete sidewalk and in the Westerly line of N. Sycamore Street.

THENCE; S 00° 40' 52" W, with the West line of N. Sycamore Street 124.64 feet to the PLACE OF BEGINNING.

Bearings are based on the North line of W. Camden Street as described in Volume 1181, Page 871 of the Land Records. Called S 75° W.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on December 22, 1998. A map (C-1-1179) shows additional details and is a part of this survey.




CARROLL L. SMITH
Registered Professional Land Surveyor
State of Texas No. 4181