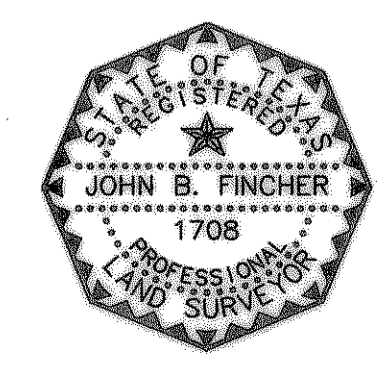


BOUNDARY CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C-1	5779.58'	03°45'14"	378.68'	189.41'	378.61'	S47°52'37"W
C-2	175.00'	30°11'40"	92.22'	47.21'	91.16'	S74°54'12"E

- This survey is made for the benefit of Oaks of Buffalo Way, L.L.C., Texas Community Bank, Southwest Land Title Co., and Lawyers Title Insurance Corporation I hereby certify that:
- this survey was made on the ground as per the recorded description in the deed recorded in Volume 42, Page 501 of the official records of Rockwall County, Texas.
 - this survey correctly shows 1) the location of all easements, covenants, restrictions and other matters of record affecting the subject property, and 2) any other matters on the ground which may adversely affect title to the subject property.
 - there are no buildings, structures or other improvements on the subject property.
 - There are no encroachments on the subject property or upon adjacent land abutting the subject property.
 - adequate ingress and egress to the subject property is provided by Wallace Lane, Lofland Circle, paved and maintained by the County of Rockwall, and F.M. Road No. 549, paved and maintained by the State of Texas.
 - part of subject property does serve adjoining property for drainage, but not for ingress and egress, or any other purpose.
 - the subject property is located within an area having a "Zone C" flood zone designation as established by the Federal Emergency Management Agency on Flood Insurance Rate Map 480543-0045 B, dated 09/17/80 for Rockwall County, which is the current Flood Insurance Rate Map for the community in which the subject property is located.
 - this survey was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" adopted by the American Congress on Surveying and Mapping in 1992, including Items 1, 3, 4, 6, and 13 in Table "A" thereto.
 - this survey was made in accordance with the standards for a Category 1A Condition II Land Title Survey as published by the Texas Society of Professional Surveyors.

John B. Fincher, Registered Professional Land Surveyor No. 1708



PROPERTY DESCRIPTION

BEING a 120.00 acre tract of land out of the W.W. FORD SURVEY, ABSTRACT NO. 80, in Rockwall County, Texas; all of that certain 207.1 acre tract conveyed by Cora D. Pruitt, et al, to Fred R. Gamble by deed dated July 17, 1947, and recorded in Vol. 42, Pg. 501, and as described in field notes by John S. Mason, County Surveyor, dated October 12, 1922, and recorded in Vol. 21, Pg. 595, of the Deed Records of Rockwall County; EXCEPT, a strip 25 feet in width along the north line conveyed by W.I. Floyd to Rockwall County for road purposes as recorded in Vol. 5, Pg. 212-3 of the Commissioners Court Minutes, two (2) tracts off the Northeast side conveyed by Cora D. Pruitt to the State of Texas for highway right-of-way as recorded in Vol. 31, Pg. 520 and Vol. 33, Pg. 559, a 50-foot tract conveyed by Fred R. Gamble to R-C-H Water Supply Corporation by deed dated December 15, 1961, and recorded in Vol. 64, Pg. 428, three (3) tracts totaling 20 acres conveyed by Fred R. Gamble to John Burnett, and a strip off the southeast side conveyed by Fred R. Gamble to the State of Texas for highway right-of-way; and EXCEPT, a 50.00 acre tract being platted as Willowcrest Estates, said 120.00 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the centerline intersection of Wallace Lane (50-foot R.O.W.), said point also being on the north line of the said W.W. Ford Survey and the south line of the R.J. Johnson Survey and also being the northwest corner of the Gamble tract;

THENCE East, along said centerline, a distance of 381.80 feet to a 1/2 inch iron rod found for a corner located 25 feet southwest of the centerline of Lofland Circle (50-foot R.O.W.), said point being on a curve to the left, having a central angle of 30deg 11min 40sec, a radius of 175.00 feet and a chord that bears S 74deg 54min 12sec E, a distance of 91.16 feet;

THENCE along said curve to the left, an arc distance of 92.22 feet to a 1/2 inch iron rod found for a corner;

THENCE East along said south line of Lofland Circle, a distance of 1539.39 feet to a 1/2 inch iron rod found at the northwest corner of said John Burnett tract;

THENCE the following calls along the common property line with said John Burnett Tract:

South, a distance of 590.76 feet to a 1/2 inch iron rod found for a corner;

S 44deg 38min 00sec E, a distance of 717.89 feet to a 1/2 inch iron rod found for a corner;

N 45deg 58min 31sec E, a distance of 546.08 feet to a 1/2 inch iron rod set for a corner;

THENCE S 44deg 01min 29sec E departing said common line, a distance of 711.97 feet to a 1/2 inch iron rod set on the north right-of-way line of F.M. 549 (100 foot R.O.W.), said point also being at the beginning of a curve to the left having a central angle of 03deg 45min 14sec, a radius of 5779.58 feet and a chord that bears S 47deg 52min 37sec W, a distance of 378.61 feet;

THENCE Southwesterly along said curve to the left, an arc distance 378.68 feet to a concrete monument found at the end of said curve;

THENCE S 46deg 00min 00sec W along said north line of F.M. 549, a distance of 2101.60 feet to a concrete monument found for a corner, said point also being the southeast corner of Willowcrest Estates as recorded in Cabinet "C", Slide 343 of the Map Records of Rockwall County, Texas;

THENCE N 21deg 52min 25sec W departing said north line and along the east line of said Willowcrest Estates, a distance of 1648.91 feet to a 1/2 inch iron rod found for a corner;

THENCE N 89deg 58min 00sec W along the north line of said Willowcrest Estates, a distance of 996.72 feet to a 1/2 inch iron rod found for a corner in the center line of Wallace Lane;

THENCE N 00deg 06min 12sec E along said center line, a distance of 1440.85 feet to the PLACE OF BEGINNING and containing 120.00 acres of land.

SAVE AND EXCEPT, a 10.43 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the centerline of Wallace Lane, said point also being the most westerly south corner of said 120.00 acre tract and the northwest corner of said Willowcrest Estates;

THENCE N 00deg 06min 12sec E along said centerline of Wallace Lane, a distance of 626.68 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89deg 53min 48sec E departing said centerline of Wallace Lane, a distance of 330.00 feet to a 1/2 inch iron rod set for a corner;

THENCE N 83deg 03min 29sec E, a distance of 60.46 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89deg 53min 48sec E, a distance of 334.03 feet to a 1/2 inch iron rod set for a corner;

THENCE S 00deg 35min 34sec W, a distance of 633.24 feet to a 1/2 inch iron rod set for a corner on south line of said 120.00 acre tract and north line of said Willowcrest Estates;

THENCE N 89deg 58min 00sec W along the north line of said Willowcrest Estates, a distance of 718.63 feet to the PLACE OF BEGINNING and containing 10.43 acres of land.

Property subject to "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF OAKS OF BUFFALO WAY ADDITION IN ROCKWALL COUNTY, TEXAS" as recorded in Volume 1194, Page 022 Deed Records of Rockwall County, Texas.

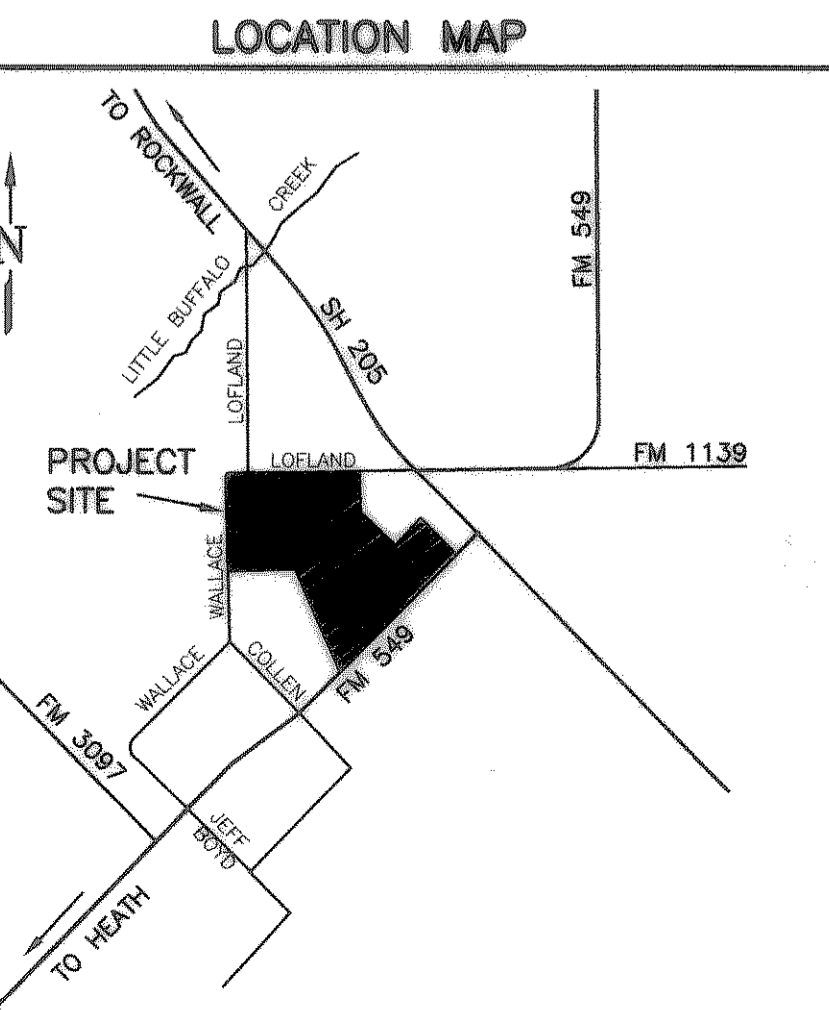
Easements not located on said 120.00 acres of land

- Right-of-Way deed from Cora L. Pruitt to the State of Texas, Dated October 7, 1935, recorded in Volume 31, Page 520 of the Deed Records of Rockwall County, Texas.
- Right-of-Way deed from Cora L. Pruitt to the State of Texas, Dated March 22, 1937, recorded in Volume 33, Page 559 of the Deed Records of Rockwall County, Texas.

120.00 ACRES
W. W. FORD SURVEY
ABSTRACT NO. 80
ROCKWALL COUNTY, TEXAS

SURVEYOR: JOHN B. FINCHER, R.P.L.S.
2001 PINELAKE LANE, #2202
MESQUITE, TEXAS 75043
(972) 613-9274

CONTACT: MARC O. BENTLEY, P.E.
3200 BROADWAY, STE. 160
GARLAND, TEXAS 75043
(972) 278-2850



120.00 ACRE TRACT ROCKWALL COUNTY, TEXAS
OAKS OF BUFFALO WAY, L.L.C.

BOUNDARY SURVEY

Scale: 1"=200'

Date: FEB. 1997

Project No.: 96149

Designed:

Drawn:

Checked:

SHEET 1

F:\Tractive\96149 - JONES The Oaks\6149BND.DWG Mon Jan 12 10:18:14:47 2004 ALEX C.