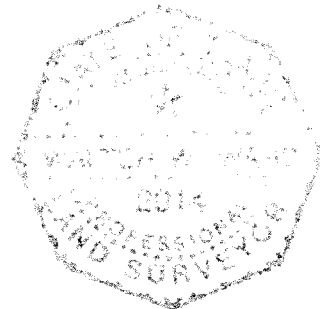


PLAT SHOWING

SURVEY OF PREMISES LOCATED ON LOT 5, BLOCK 3, CLEARVIEW PARK ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-211, PAGE 64, PLAT RECORDS, TARRANT COUNTY, TEXAS.

COMMONLY KNOWN AS 1625 LANCASTER DRIVE.

I, Walter W. Ward, Registered Professional Land Surveyor hereby certify to Sellers, Lenders, Purchasers, TLC and its underwriter that this survey was made on the ground under my supervision and correctly shows the corners, boundary lines, dimensions and area of land indicated hereon, and correctly shows the location of all permanent buildings, structures, and other improvement and visible items on the subject property, and correctly shows the location of all alleys, streets, roads, rights-of-way, easements and other matters of record, of which I have knowledge, which affect the subject property according to the legal description in such matters. The undersigned further certifies that except as shown hereon, there are no visible discrepancies, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, and the subject property has access to and from a dedicated roadway.



Walter W. Ward
Registered Professional Land Surveyor No. 2014

Date 3-08-03

According to the FIRM published by FEMA Community Panel No. 4805980205H, this lot is not affected by the 100 year flood plain, Zone X.

WARD SURVEYING COMPANY, INC.
 P.O. BOX 820253
 FORT WORTH, TEXAS 76182-0253
 (817) 281-5411