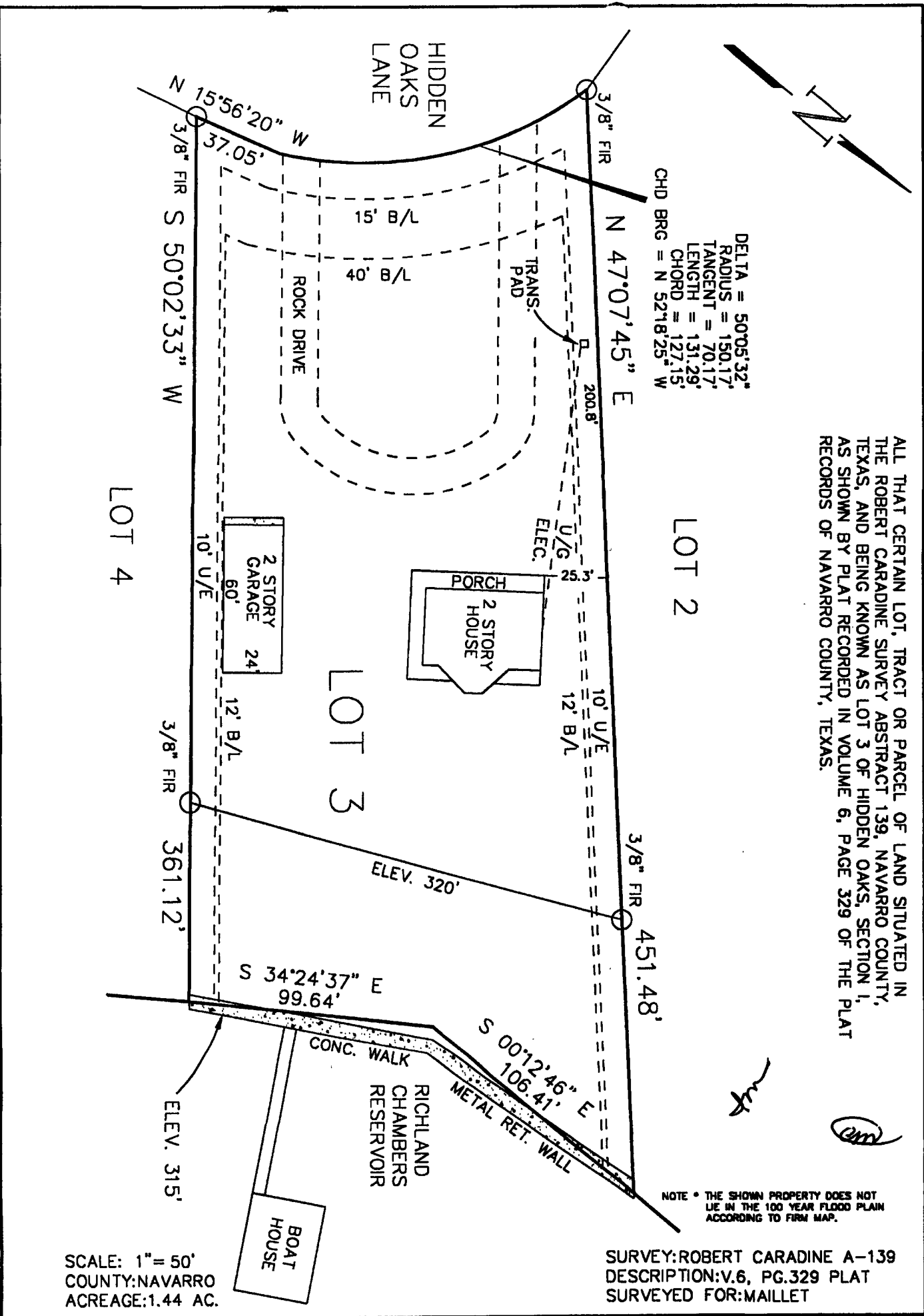


ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ROBERT CARADINE SURVEY ABSTRACT 139, NAVARRO COUNTY, TEXAS, AND BEING KNOWN AS LOT 3 OF HIDDEN OAKS, SECTION 1, AS SHOWN BY PLAT RECORDED IN VOLUME 6, PAGE 329 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS.



I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above described tract of land represents the results of an on the ground survey made under my direction and supervision, there are no apparent intrusions or protrusions other than shown on plot. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. This the 12 Day of JUNE, 1997.

HEARN SURVEYING ASSOCIATES
 FLAME OFFICE CENTER
 ATHENS, TX 75751
 (903) 675-2858
 1-800-432-7670

Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.