



Texas 811
Know what's below.

ALTA/NSPS SURVEY



BRAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. SUMMER LEE DRIVE in the city of ROCKWALL ROCKWALL County Texas.
STATE OF TEXAS:
COUNTY OF ROCKWALL:

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COUNTY OF ROCKWALL:

BEING lots 1, 2, 3, and 4, of Block 20, and lots 1, 2, and 3, of Block 22, of George Morton Estate, an addition to the city of Rockwall, Rockwall County, Texas, according to the plat, as recorded in Cabinet A, Slide 47B, of the Plat Records of Rockwall County, Texas, and being a tract of land conveyed to Culpepper/Spatex JV, as recorded in Volume 209, Page 481, Volume 226, Page 274, Volume 226, Page 272, also being conveyed in Volume 229, Page(s) 259-291, of the Official Public Records of Rockwall County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the North corner of said lot 4, Block 20, being the East corner of said lot 1, Block 20 and being the Westernmost corner of Rockwall Harbor Hill, Ltd., as recorded in instrument No. 20210000015890, of the Official Public Records of Rockwall County, Texas;

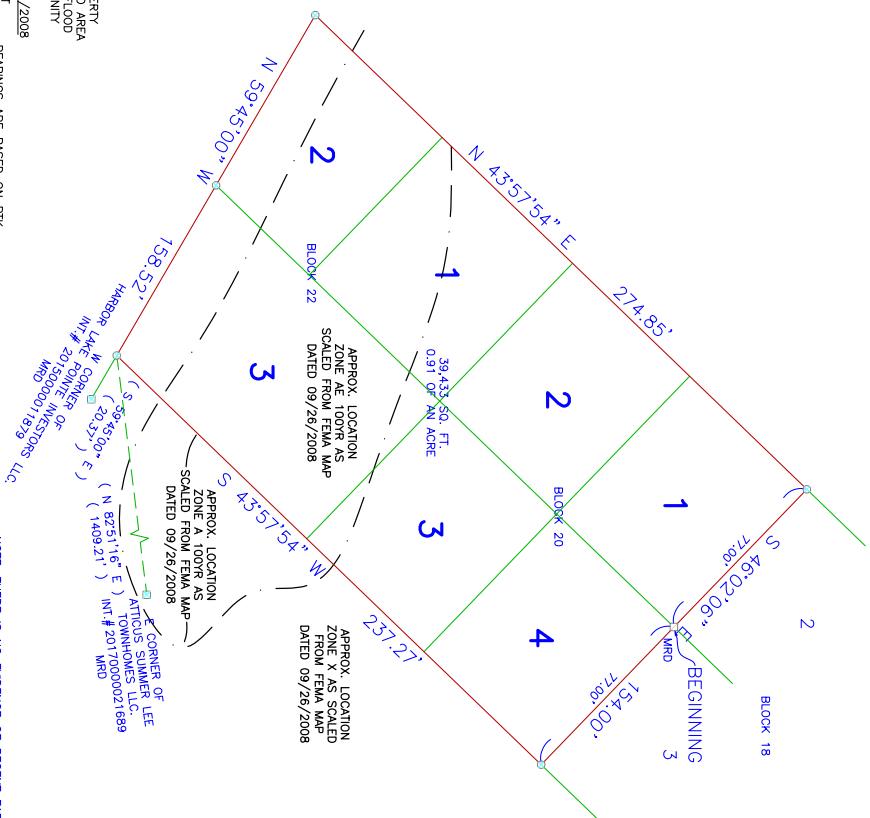
THENCE South 46 degrees 02 minutes 06 seconds East, a distance of 77.00 feet, to a 1/2 inch yellow-capped iron rod set for corner,

THENCE South 43 degrees 57 minutes 54 seconds West, a distance of 237.27 feet, to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 59 degrees 45 minutes 00 seconds West, a distance of 158.52 feet, to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 43 degrees 57 minutes 54 seconds East, a distance of 274.85 feet, to a 1/2 inch yellow-capped iron rod set for corner,

THENCE South 46 degrees 02 minutes 06 seconds West, a distance of 77.00 feet, to the PLACE OF BEGINNING and containing 39.4333 square feet or 0.91 of an acre of land.



TAX ID #:	19956, 19958
THE ABOVE DESCRIBED PROPERTY	IS LOCATED WITHIN THE FLOOD
HAZARD INSURANCE RATE MAP	NUMBERED 17012A, FLOOD
INSURANCE RATE MAP COMMUNITY	PANEL NO.
4839700040, ZONE AE, 9/26/2008	
THIS CERTIFICATION DOES NOT	BEARINGS ARE BASED ON RTK
TAKE INTO CONSIDERATION	READINGS OF TEXAS COORDINATE
ADJACENT TITLE SEARCH AND OR	SYSTEM OF 1983 (NAD83), NORTH
EXAMINATION MIGHT DISCLOSE.	CENTRAL ZONE (4202)

NOTE: THERE IS NO EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

1529 E. -130, SITE, 106. GALFAND, TX 75043 - FIRM REGISTRATION NO. 10194062
The plot herein is true, correct, and accurate representation of the property
as determined by survey, the lines and dimensions of said property being as
indicated by the plot, the size, location and type of building and improvements
shown on the plot, the lines and dimensions of said property being as indicated
by the plot, the lines and dimensions of said property being as indicated by the
plot, the lines and dimensions of said property being as indicated by the plot,
back from property lines the distance indicated, or visible and apparent easements
TITLE AND ABSTRACTING WORK FURNISHED BY Eddy Holiday, Realtors
THERE ARE NO ENCUMBRANCES, CONFLICTS, OR PROTESTIONS, EXCEPT AS SHOWN,
State: _____ " " = 50' _____
Date: _____ 09/05/2023 _____
G. F. No.: _____ - _____
Job no.: _____ 112393 _____
Drawn by: _____ EHP _____
_____ Eddy Holiday, Realtors

LEGEND

WOOD FENCE	—	TEXT
CHAIN LINK	—O—	IMPROVEMENTS
IRON FENCE	—X—	BOUNDARY LINE
WIRE FENCE	—X—	ELEGANT SETBACK
	—X—	RESIDENT BUILDING

AND — MONUMENTS OF RECORD DIGNITY

1/2" IRON ROD FOUND

1/2" YELLOW-CAPPED IRON ROD SET

1/2" YELLOW-CAPPED IRON ROD FOUND

1" IRON PIPE FOUND

5/8" IRON ROD FOUND

PE. NAIL FOUND

CABLE

CLEAN OUT

GAS METER

FREE HOOKOUT

1" HIGH PIPE

1" VERTICAL

1" WATER

1" GUY WIRE

1" ELECTRIC

1" POWER POLE

1" WATER PUMP

1" WATER METER

1" WATER HOLE

UNLESS OTHERWISE NOTED

