

Parcel No. 1
Shadydale Lane
Date: February 27, 2008
Exhibit A, Page 1 of 4 Pages

Description

Being a 0.641 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, said 0.641 acre tract of land being a portion of 4.457 acre tract of land (by deed) being deeded by George J. Mahr to Mahr Development Corporation by Special Warranty Deed dated June 23, 1997 and recorded in Volume 1247, Page 270 of the Deed Records of Rockwall County, Texas, said 0.641 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of Lot 21, Block B of Foxchase Phase Four, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet C, Slide 264 of the Plat Records of Rockwall County, Texas, said 1/2 inch iron rod being the northwest corner of Shadydale Lane (an existing 50.0' right-of-way), said 1/2 inch iron rod being in the east line of said 4.457 acre tract of land;

- (1) **THENCE** South 04 degrees 23 minutes 22 seconds East, with the east line of said 4.457 acre tract of land and with the west right-of-way line of said Shadydale Lane, a distance of 49.99 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the southwest corner of said Shadydale Lane, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the north line of Lot 1, Block C of said Foxchase Phase Four;
- (2) **THENCE** North 85 degrees 36 minutes 38 seconds West, with the most southerly south line of said 4.457 acre tract of land and with the north line of said Lot 1, a distance of 49.64 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 1, said 1/2 inch iron rod being the northeast corner of Lot 17, Block A of Benton Woods, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet C, Slide 254 of said Plat Records of Rockwall County, Texas;
- (3) **THENCE** North 85 degrees 30 minutes 12 seconds West, with the most southerly south line of said 4.457 acre tract of land and with the north line of said Block A of Benton Woods, a distance of 261.41 feet to a 1/2 inch iron rod found for the northwest corner of Lot 16, Block A of said Benton Woods, said 1/2 inch iron rod being the northeast corner of a tract of land deeded to Kathy Sue Williams as recorded in Volume 4090, Page 275 of said Deed Records of Rockwall County, Texas.

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- (4) **THENCE** North 85 degrees 46 minutes 29 seconds West, with the most southerly south line of said 4.457 acre tract of land, with the north line of said tract of land deeded to Kathy Sue Williams and with the north line of a tract of land deeded to Don L. Blankenship and Audrey B. Blankenship as recorded in Volume 1770, Page 152 of said Deed Records of Rockwall County, Texas, passing at a distance of 249.28 feet a 1/2 inch iron rod found for the northeast corner of Lot 4, Block A of Highland Acres, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet A, Slide 91 of said Plat Records of Rockwall County, Texas, said 1/2 inch iron rod being the northwest corner of said tract of land deeded to Don L. Blankenship and Audrey B. Blankenship, in all, a distance of 253.93 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for corner in the north line of said Lot 4, said 5/8 inch iron rod also being the southeast corner of Shadydale Lane (an existing 50.0' right-of-way).
- (5) **THENCE** North 04 degrees 53 minutes 12 seconds East, with the most southerly west line of said 4.457 acre tract of land and with the east right-of-way line of said Shadydale Lane, a distance of 49.40 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the northeast corner of said Shadydale Lane, said 5/8 inch iron rod with cap stamped "GORRONDONA" being an interior ell corner in the south line of said 4.457 acre tract of land;
- (6) **THENCE** South 85 degrees 41 minutes 44 seconds East, with the proposed north right-of-way line of Shadydale Lane (a proposed variable width right-of-way), a distance of 564.55 feet to the **POINT OF BEGINNING**, and containing 27,901 square feet or 0.641 acres of land, more or less.

Notes:

All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on TxDOT Control Monuments #R003 and #D1990021 with a TxDOT Surface Factor of 1.000146135. Distances and areas shown are surface.

SURVEYED ON THE GROUND September 24, 2007



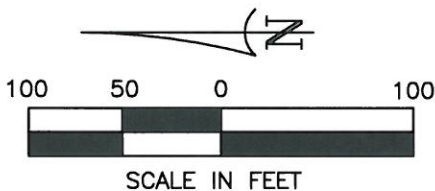
W. Truett Wilson
Registered Professional Land Surveyor
No. 5146



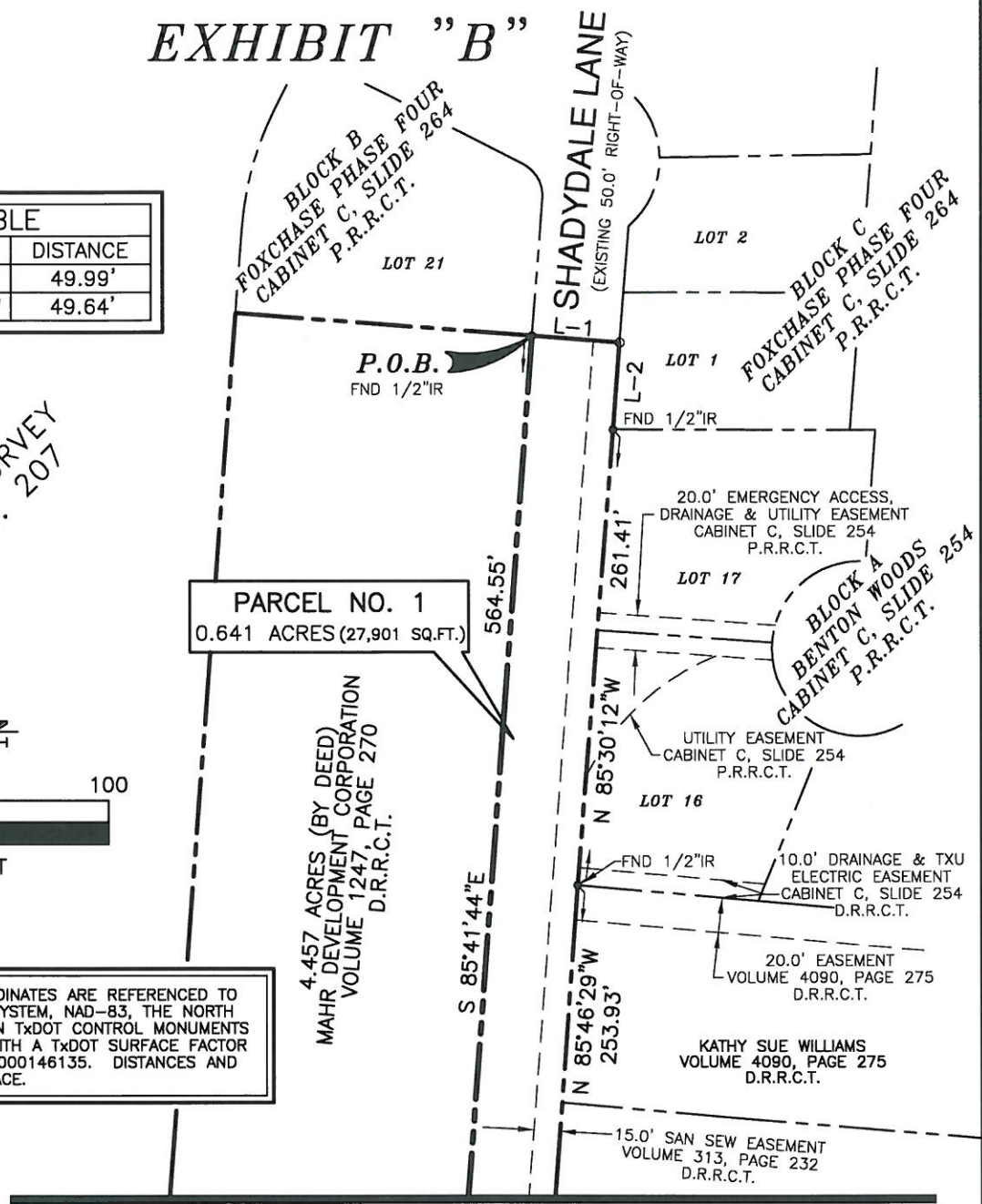
EXHIBIT "B"

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 04°23'22"E	49.99'
L-2	N 85°36'38"W	49.64'

EDWARD TEAL SURVEY
ABSTRACT No. 207



NOTE: ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON TxDOT CONTROL MONUMENTS #R003 AND D1990021, WITH A TxDOT SURFACE FACTOR FOR THIS PROJECT OF 1.000146135. DISTANCES AND AREAS SHOWN ARE SURFACE.



MATCHLINE



City of Rockwall

385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087

EXHIBIT SHOWING
A
VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION
OUT OF A TRACT OF LAND
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT No. 207
RECORDED IN VOLUME 1247, PAGE 270
OF THE
DEED RECORDS OF ROCKWALL COUNTY, TEXAS



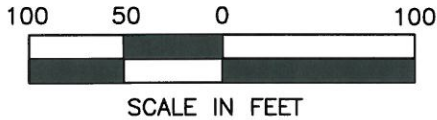
W. TRUETT WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5146

PROJECT: SHADYDALE LANE STREET IMPROVEMENTS		
RIGHT-OF-WAY ACQUISITION AREA 27,901 SQUARE FEET OR 0.641 ACRES		
JOB NO. 0709-3024	DRAWN BY: DP	CADD FILE: 3024A-ROW.DWG
DATE: FEBRUARY 26, 2008	PAGE 3 OF 4	SCALE: 1" = 100'

EXHIBIT "B" MATCHLINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-3	N 04°53'12"E	49.40'

EDWARD TEAL SURVEY
ABSTRACT No. 207



NOTE: ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON TxDOT CONTROL MONUMENTS #R003 AND D1990021, WITH A TxDOT SURFACE FACTOR FOR THIS PROJECT OF 1.000146135. DISTANCES AND AREAS SHOWN ARE SURFACE.

PARCEL NO. 1
 0.641 ACRES (27,901 SQ.FT.)

4.457 ACRES (BY DEED)
 MAHR DEVELOPMENT CORPORATION
 VOLUME 1247, PAGE 270
 D.R.R.C.T.

SHADYDALE LANE
 (EXISTING 50.0' RIGHT-OF-WAY)

15.0' SAN SEW EASEMENT
 VOLUME 313, PAGE 232
 D.R.R.C.T.
 DON L. BLANKENSHIP AND
 AUDREY B. BLANKENSHIP
 VOLUME 1770, PAGE 152
 D.R.R.C.T.

PASSING AT 249.28'
 FND 1/2"IR

LOT 4

LOT 3

BLOCK A
HIGHLAND ACRES
 CABINET A. SLIDE 91
 P.R.R.C.T.

LOT 2

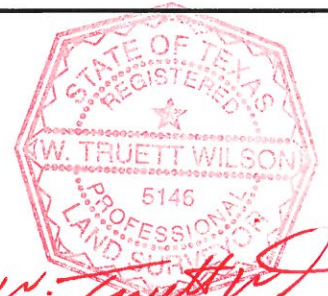
LOT 1



City of Rockwall

385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087

EXHIBIT SHOWING
 A
 VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION
 OUT OF A TRACT OF LAND
 SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT No. 207
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PROJECT: SHADYDALE LANE STREET IMPROVEMENTS		
RIGHT-OF-WAY ACQUISITION AREA 27,901 SQUARE FEET OR 0.641 ACRES		
JOB NO. 0709-3024	DRAWN BY: DP	CADD FILE: 3024A-ROW.DWG
DATE: FEBRUARY 26, 2008	PAGE 4 OF 4	SCALE: 1" = 100'
GORRONDONA & ASSOCIATES, INC. • 6707 BRENTWOOD STAIR ROAD, SUITE 50 FORT WORTH, TX. 76112 • 817-496-1424 FAX 817-496-1768		

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•
Parcel name: 1•
•

North:	7010723.8810	East :	2592593.5320	•
Line Course:	S 04-23-22 W	Length:	49.99	•
	North: 7010674.0376		East : 2592589.7060	•
Line Course:	N 85-36-38 W	Length:	49.64	•
	North: 7010677.8368		East : 2592540.2116	•
Line Course:	N 85-30-12 W	Length:	261.41	•
	North: 7010698.3317		East : 2592279.6062	•
Line Course:	N 85-46-29 W	Length:	253.93	•
	North: 7010717.0408		East : 2592026.3664	•
Line Course:	N 04-53-12 E	Length:	49.40	•
	North: 7010766.2612		East : 2592030.5746	•
Line Course:	S 85-41-44 E	Length:	564.55	•
	North: 7010723.8883		East : 2592593.5321	•

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Perimeter: 1228.91 Area: 27,901 sq. ft. 0.641 acres•
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Mapcheck Closure - (Uses listed courses, radii, and deltas)•
Error Closure: 0.0073 Course: N 01-03-08 E•
Error North: 0.00730 East : 0.00013 •
Precision 1: 168,345.21 •