

Parcel No. 1
Shadydale Lane
Date: May 18, 2009
Exhibit A, Page 1 of 2 Pages

Description

Being a 15.0' Permanent Drainage Easement situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, said 15.0' Permanent Drainage Easement 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 15.0' Permanent Drainage Easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for 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 the Plat Records of Rockwall County, Texas, said 1/2 inch iron rod being the northwest corner of Lot 1, Block C of Foxchase Phase Four, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet C, Slide 264 of said Plat Records of Rockwall County, Texas, said 1/2 inch iron rod also being in the south line of said 4.457 acre tract of land; **THENCE** South 85 degrees 36 minutes 38 seconds East, with the 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 point for the southeast corner of said 4.457 acre tract of land, said point being the southwest corner of Shadydale Lane (an existing 50.0' right-of-way); **THENCE** North 04 degrees 23 minutes 22 seconds East, with the east line of said 4.457 acre tract of land and with the existing west right-of-way line of said Shadydale Lane, a distance of 49.99 feet to a 1/2 inch iron rod found for the southwest corner of Lot 21, Block B of said Foxchase Phase Four, said 1/2 inch iron rod being the northwest corner of said Shadydale Lane, said 1/2 inch iron rod also being in the proposed north right-of-way line of said Shadydale Lane; **THENCE** North 85 degrees 41 minutes 44 seconds West, with the proposed north right-of-way line of said Shadydale Lane, a distance of 228.74 feet to the **POINT OF BEGINNING**;

- (1) **THENCE** North 85 degrees 41 minutes 44 seconds West, with the proposed north right-of-way line of said Shadydale Lane, a distance of 15.00 feet to a point for corner, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the intersection of the east right-of-way line of said Shadydale Lane with the proposed north right-of-way line of said Shadydale Lane bears North 85 degrees 41 minutes 44 seconds West, a distance of 320.80 feet, 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;
- (2) **THENCE** North 04 degrees 19 minutes 24 seconds East, a distance of 170.00 feet to a point for corner in the north line of said 4.457 acre tract of land, said point being in the south line of a 20.0' alley as recorded in Cabinet C, Slide 206 of said Plat Records of Rockwall County, Texas;

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- (3) **THENCE** South 85 degrees 41 minutes 44 seconds East, with the north line of said 4.457 acre tract of land and with the south line of said alley, a distance of 15.00 feet to a point for corner;
- (4) **THENCE** South 04 degrees 19 minutes 24 seconds West, a distance of 170.00 feet to the **POINT OF BEGINNING**, and containing 2,550 square feet or 0.059 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



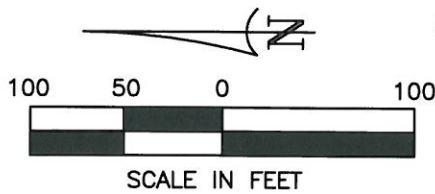
W. Truett Wilson
Registered Professional Land Surveyor
No. 5146



EXHIBIT "B"

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 85°36'38"E	49.64'
L-2	N 04°23'22"E	49.99'
L-3	N 85°41'44"W	15.00'
L-4	N 04°19'24"E	170.00'
L-5	S 85°41'44"E	15.00'
L-6	S 04°19'24"W	170.00'

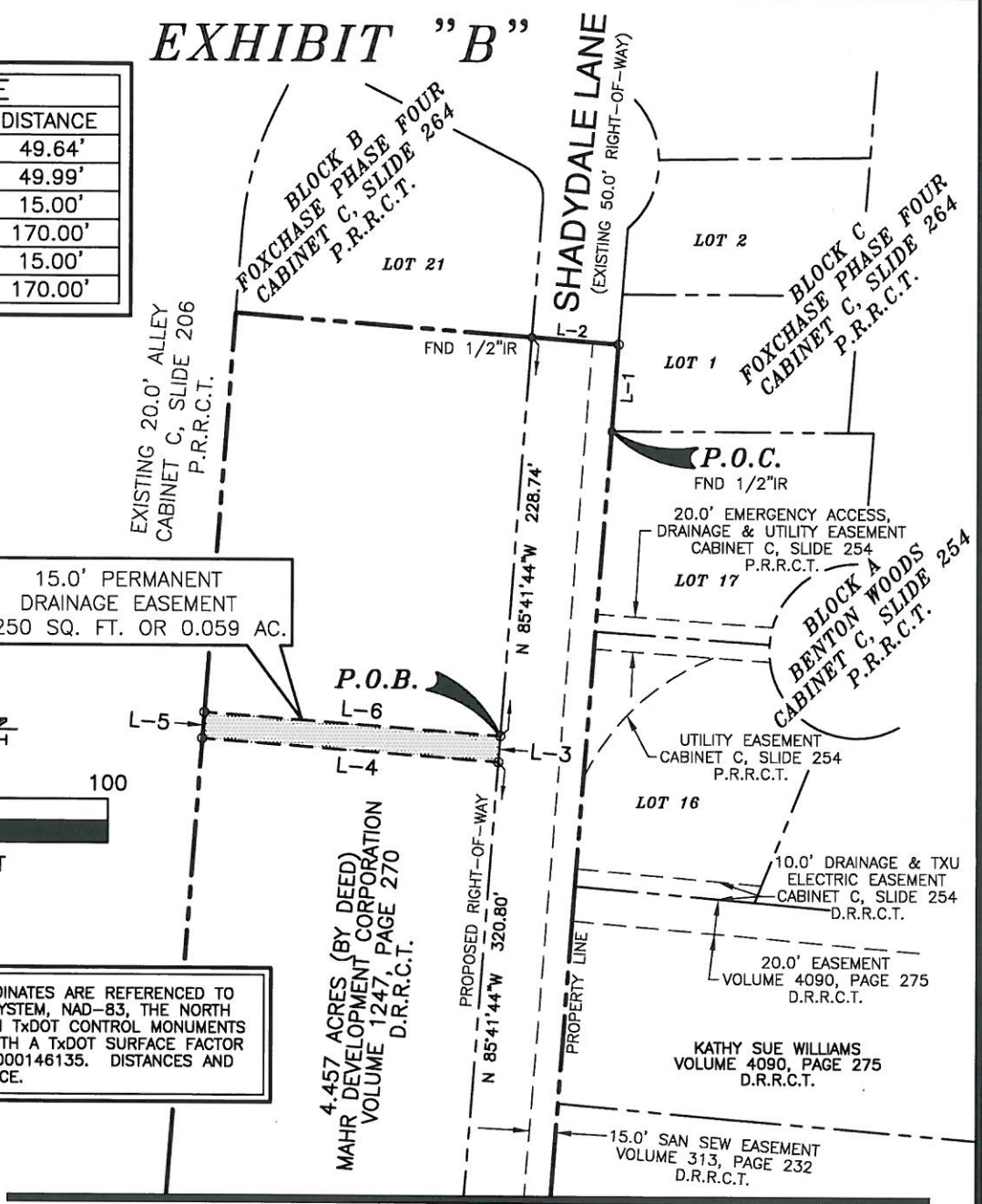
EDWARD TEAL SURVEY
ABSTRACT No. 207



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.

15.0' PERMANENT DRAINAGE EASEMENT
2,250 SQ. FT. OR 0.059 AC.

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



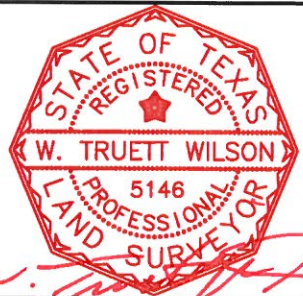
MATCHLINE



City of Rockwall

385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087

EXHIBIT SHOWING
A
15.0' PERMANENT DRAINAGE EASEMENT
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

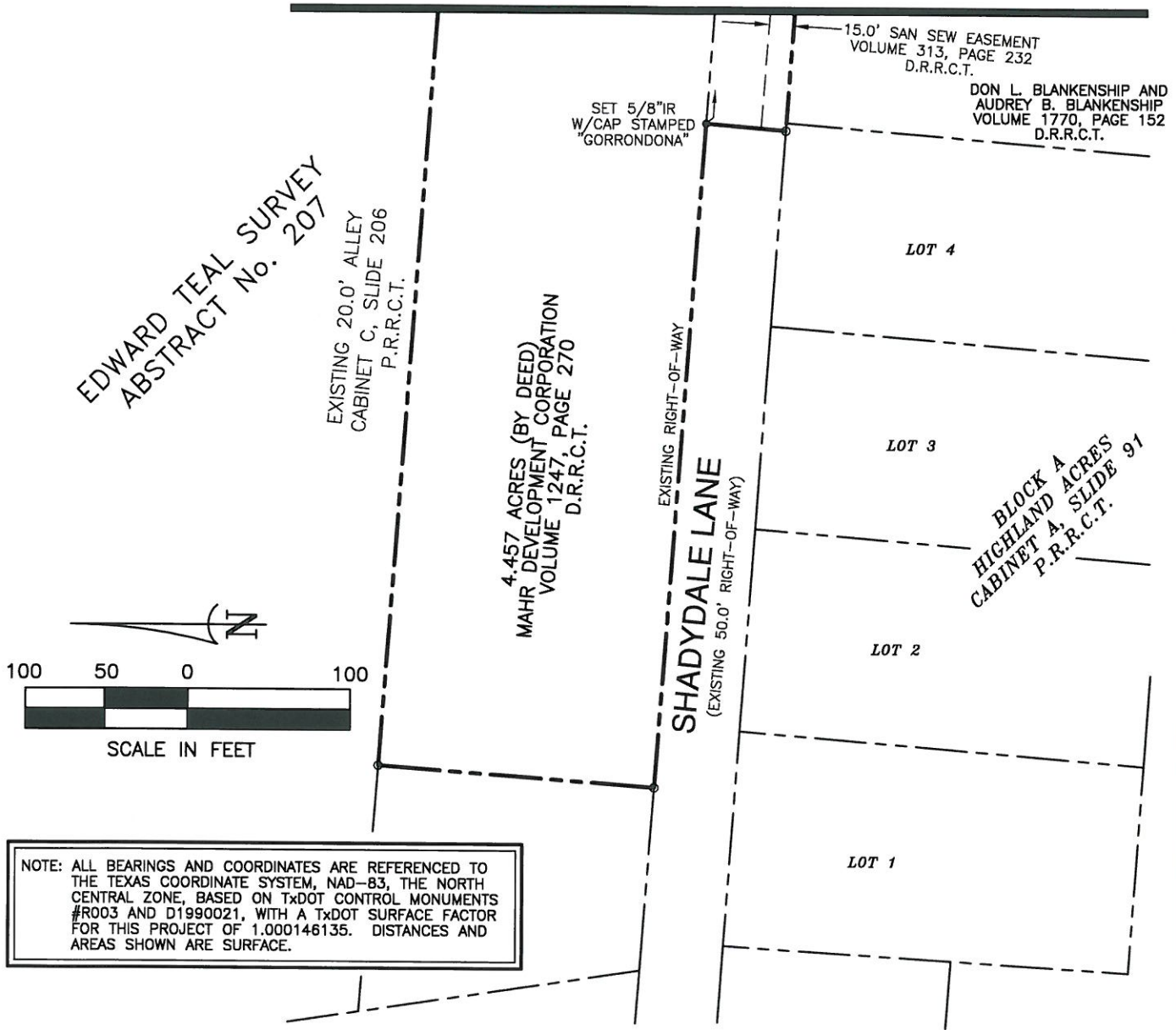


W. TRUETT WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5146

PROJECT: SHADYDALE LANE STREET IMPROVEMENTS		
EASEMENT ACQUISITION AREA 2,550 SQUARE FEET OR 0.059 ACRES		
JOB NO. 0709-3024	DRAWN BY: DP	CADD FILE: 3024A-ROW.DWG
DATE: MAY 14, 2009	PAGE 1 OF 2	SCALE: 1" = 100'

EXHIBIT "B"

MATCHLINE



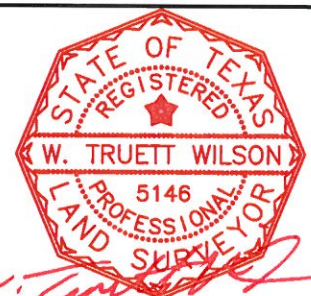
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