

ALTA / NSPS LAND TITLE SURVEY

TK DEVELOPMENTS INC.
INST. NO. 2009-00109864,
D.R.R.C.T.

LOT 10R2, BLOCK A,
HORIZON RIDGE ADDITION
CAB. F, SLD. 127,
P.R.R.C.T.

JOHN ROSEKRANS
INST. NO. 2008-00395375,
D.R.R.C.T.

LOT 10R3, BLOCK A,
HORIZON RIDGE ADDITION
CAB. F, SLD. 127,
P.R.R.C.T.

LOT 21, BLOCK A,
REPLAT HORIZON
RIDGE ADDITION
CAB. G, SLD. 123,
P.R.R.C.T.

ARISTA OFFICE L.P.
VOL. 3240, PG. 272,
D.R.R.C.T.

HALL & LEE LAND COMPANY, LLC
INST. NO. 2015000012680,
D.R.R.C.T.

LOT 5, BLOCK A,
TEMUNOVIC ADDITION
CAB. I, SLD. 273,
P.R.R.C.T.

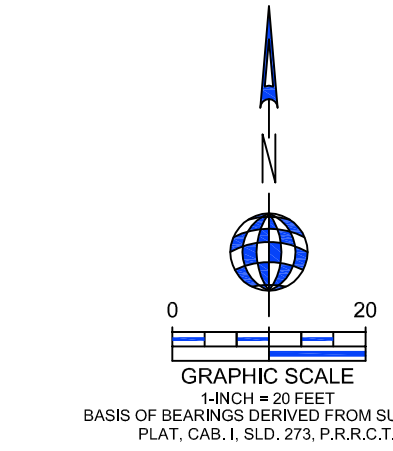
1306 SUMMER LEE, LLC
INST. NO. 20160000018021,
D.R.R.C.T.

LOT 21, BLOCK A,
REPLAT HORIZON
RIDGE ADDITION
CAB. G, SLD. 123,
P.R.R.C.T.

LOT 22, BLOCK A,
REPLAT HORIZON
RIDGE ADDITION
CAB. G, SLD. 293,
P.R.R.C.T.

R. BRAD LAMBERTH,
INST. NO. 20140000012260,
D.R.R.C.T.

SUMMER LEE DRIVE
(65' RIGHT-OF-WAY)



LEGAL DESCRIPTION
Being Lot 6, Block A, of TEMUNOVIC ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof, recorded in Cabinet I, Page 273, Plat Records, Rockwall County, Texas.

SURVEYOR'S CERTIFICATION
To: (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on 03-23-2017.

Date of Plat or Map: 04-19-2017

**PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES**
JOHN S. TURNER RPLS 5310
This survey was prepared exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

FLOOD
This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-2008. The property is located in Zone "X".

SCHEDULE "B" NOTES
Items corresponding to the Commitment for Title Insurance Issued _____ by _____ Title Company bearing an effective date of _____, G. F. No. _____

The surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

ALTA NOTES
1) As shown on survey
2) As shown on survey
3) As shown on survey
4) As shown on survey
5) Elevations based on collective static work that was sent to <http://geodesy.noaa.gov/OPUS/>. Elevation datum is NAVD88. The contour intervals are 1 foot
7a) As shown on survey
8) As shown on survey
9) There are no parking spaces located on subject property
11) As shown on survey
13) As shown on survey

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND									
● 1/2" IR FOUND	⊗ X-SET	☒ TELE. BOX	⊗ BOLLARD POST	⊗ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	— PLASTIC FENCE	— CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊕ X-SET	☒ CABLE BOX	⊗ LIGHT POLE	⊗ WATER METER	— GUY WIRE ANCHOR	— ASPHALT	— GRAVEL	— EASEMENT	
● 5/8" IR FOUND	⊕ 1" IR FOUND	☒ ELECTRIC BOX	⊗ SAN. W. MH.	⊗ GAS METER	— BARBED WIRE FENCE	— FIRE LANE STRIPE	— BRICK	— BOUNDARY	
● 3/8" IR FOUND	⊕ 1" IR FOUND	☒ IRRIGATION VALVE	⊗ A.C. PAD	⊗ A.C. PAD	— IRON FENCE	— BRICK RET. WALL	— STONE	— HIGHBANK LINE	
● 60-D NAIL FOUND	⊕ POINT FOR CORNER	☒ WATER VALVE	⊗ TRANS. BOX	⊗ TRANS. BOX	— CHAINLINK FENCE	— STONE RET. WALL	— WOOD DECK	— PARKING STRIPE	
● PK NAIL SET	⊕ CON. MONUMENT	☒ STORM DRAIN MH.	⊗ FIRE HYDRANT	⊗ FIRE HYDRANT	— WOOD FENCE	— CON. RET. WALL	— BUILDING WALL	— HANDICAP SPACE	
● 1/2" IP FOUND	⊕ 3/4" IP FOUND	☒ SAN. SEW. CO.	⊗ IR. VALVE	⊗ IR. VALVE	— PIPE RAIL FENCE	— NO PARKING	— TILE		

**SUMMER LEE DRIVE
ROCKWALL, TEXAS**

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JOB# 17-0539
DATE: 03-23-2017
DRAWN BY: 517
"A professional company operating in your best interest"