



ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION

BEING a part of Lot 1, Block A, of HILLCREST CENTER, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 68, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with TXDOT disk found for corner in the North right-of-way line of F.M. Highway 552, at the Southeast corner of said Lot 1, Block A;

THENCE N. 89 deg. 46 min. 40 sec. W. along said right-of-way line, a distance of 196.20 feet to a 1/2" iron rod found for corner at the cutback in the East right-of-way line of State Highway 205 N. Goliad Street;

THENCE N. 45 deg. 06 min. 27 sec. W. along said right-of-way line cutback, a distance of 42.42 feet to a 1/2" iron rod found for corner in the East right-of-way line of State Highway 205 N. Goliad Street;

THENCE N. 00 deg. 31 min. 57 sec. E. along said right-of-way line, a distance of 175.20 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 89 deg. 27 min. 59 sec. E. a distance of 213.80 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East line of said Lot 1, Block A;

THENCE S. 03 deg. 02 min. 25 sec. E. along the East line of Lot 1, a distance of 204.19 feet to the POINT OF BEGINNING and containing 44,555 square feet or 1.02 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS STAMPED "R.S.C.I. RPLS 5034"

SURVEYOR'S CERTIFICATE

The undersigned Registered Public Surveyor ("Surveyor") hereby certifies to 7-ELEVEN INC. and/or its assigns ("Purchaser"), Lawyers Title Insurance Company ("Title Company") that (a) this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1-4, 7(a), 8-11(a), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional tolerance; (b) this survey is true and correct and was made upon the ground and conducted by Surveyor or under his supervision as per the field notes shown hereon and correctly shows the boundary lines (including a metes and bounds description) and dimensions and are of the land indicated hereon and each individual parcel thereof indicated hereon; (c) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no encroachments onto the Property or protrusions therefrom, there are no improvements on the Property, and all observable evidence of water, sewer, gas and electric lines and mains are shown; (e) the undersigned has received and examined a copy of the Title Insurance Commitment No. TEX 2007 04 3079 with an effective date of April 18, 2007 issued May 7, 2007 by Lawyers Title Insurance Corporation, and of each instrument listed therein, and this survey correctly shows the location of (1) each easement, right-of-way, servitude, and other matter affecting title to the property which is reflected in such title commitment (or, if such matter cannot be located the same has been stated on the survey) and (2) all alleys, streets, roads, rights-of-way, easements, building set back lines and other matters of record (of which the undersigned has been advised) affecting the subject property according to the legal description in such easements and other matters (with instrument book and page number indicated); (f) except as shown, there are no visible (1) improvements, easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts; (2) encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or improvements, or (3) encroachments onto the subject property by any buildings, structures or improvements, on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or improvements on the subject property; (g) ingress and egress to and from the subject property is provided by State Highway 205 N. and F.M. Highway 552, both paved and dedicated public rights-of-way; (h) except as shown no part of the property is depicted as being in the 100 year flood plain on the Flood Insurance Rate Map Community Panel No. 480547 0005 C, dated June 16, 1992, Zone X, and such map panel covering the area in which the property is situated.

Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING CO., INC.



LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SYMBOL LEGEND				
⊙	⊗	TEL	⊕	360
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
▲	TU ELEC BOX	⊗	1/2" IRF	
ELECTRIC METER	SUBSURFACE JUNCTION BOX	WM	IRON ROD FOUND (CORNER)	
—X—	FENCE	□	LP	PROP. TANK
		A/C UNIT	LIGHT POLE	
			PROPANE TANK	
— — — — — PROPERTY LINES				

SURVEY DATE JUNE 25, 2007
 SCALE 1" = 60' FILE # 991035-1
 CLIENT 7-ELEVEN OF # TEX 2007 04 3079