

ALTA / NSPS LAND TITLE SURVEY

HILLWOOD SHORES LP,
VOL. 1755, PG. 118,
D.R.R.C.T.
N 89°38'31" E 471.62' DEED

1/2" IRS
FROM WHICH
BEARS 1/2" IRF
(N 0.33' - E 0.47')

TRACT 2
VACANT LOT
62,621 SQ. FT. OR
1.438 ACRES OF LAND

TRACT 1
VACANT LOT
66,322 SQ. FT. OR
1.523 ACRES OF LAND

LOT 1
BLOCK S
THE PRESERVE PHASE 2,
CAB. G. PG. 193,
P.R.R.C.T.

BREC ENTERPRISES LLC,
VOL. 6449, PG. 208,
D.R.R.C.T.

E. FORK ROAD
(65' RIGHT-OF-WAY)

LEGAL DESCRIPTION

TRACT 1
Being all of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas.

TRACT 2
Being all that certain lot, tract or parcel of land located in the A, Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to Master Developers-SNB LLC, recorded in Instrument No. 2011-0048460, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Commencing at an "X" set in concrete at the intersection of the North line of E. Fork Road, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of 10°15'10", a radius of 750.00', and a chord bearing and distance of North 06°17'38" West, 134.03';

Thence Northwest, along said East line and said curve to the right, an arc distance of 134.21' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01°10'03" West, along said East line, a distance of 31.12' to an "X" set for corner in the Southwest line of said Master Developers-SNB LLC tract;

Thence North 58°45'59" West, a distance of 50.79' to an "X" set at the West corner of said Master Developers-SNB LLC tract, same being the PLACE OF BEGINNING of the tract described herein;

Thence North 89°38'31" East, passing at a distance of 47.78' the Southwest corner of a tract of land described in deed to Hillwood Shores LP, recorded in Volume 1755, Page 118, Deed Records, Rockwall County, Texas, continuing along the South line of said Hillwood Shores LP tract, a total distance of 471.62' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence North 24°51'41" West, along said Northeast line, a distance of 129.52' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 58°48'59" West, continuing along said Northeast line, passing at a distance of 266.38' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said East line of N. Lakeshore Drive, continuing a total distance of 317.17' to the PLACE OF BEGINNING and containing 62,621 square feet or 1.438 acres of land.

SURVEYOR'S CERTIFICATION

To: John Dunkin, Master Developers-SNB, LLC, a Texas limited liability company, and First National Title Insurance Company

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 May 31st, 2016.
Date of Plat or Map: June 20th, 2016

**PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES**

JOHN S. TURNER RPLS 5310

SCHEDULE "B" EASEMENTS

10j) Subject to Lone Star gas easement, Vol. 25, Pg. 646, R.P.R.C.T. blanket in nature as modified by Partial Release, Vol. 103, Pg. 369, R.P.R.C.T. not plottable due to lack of math.

10j) Subject to Lone Star gas easement, Vol. 25, Pg. 685, R.P.R.C.T. blanket in nature as modified by Partial Release, Vol. 103, Pg. 369, R.P.R.C.T. not plottable due to lack of math.

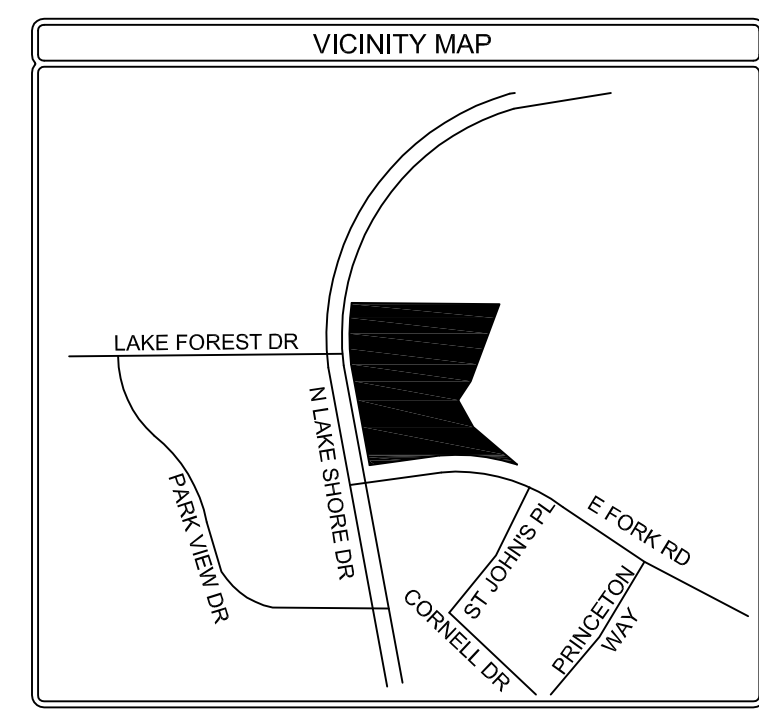
10k) Subject to water line easement, Vol. 71, Pg. 529, R.P.R.C.T. blanket in nature

10L) Subject to water line easement, Vol. 100, Pg. 635, R.P.R.C.T. not plottable due to lack of math.

10m) Subject to mineral state and interest, and rights incident thereto, Vol. 29, Pg. 317, R.P.R.C.T. blanket in nature

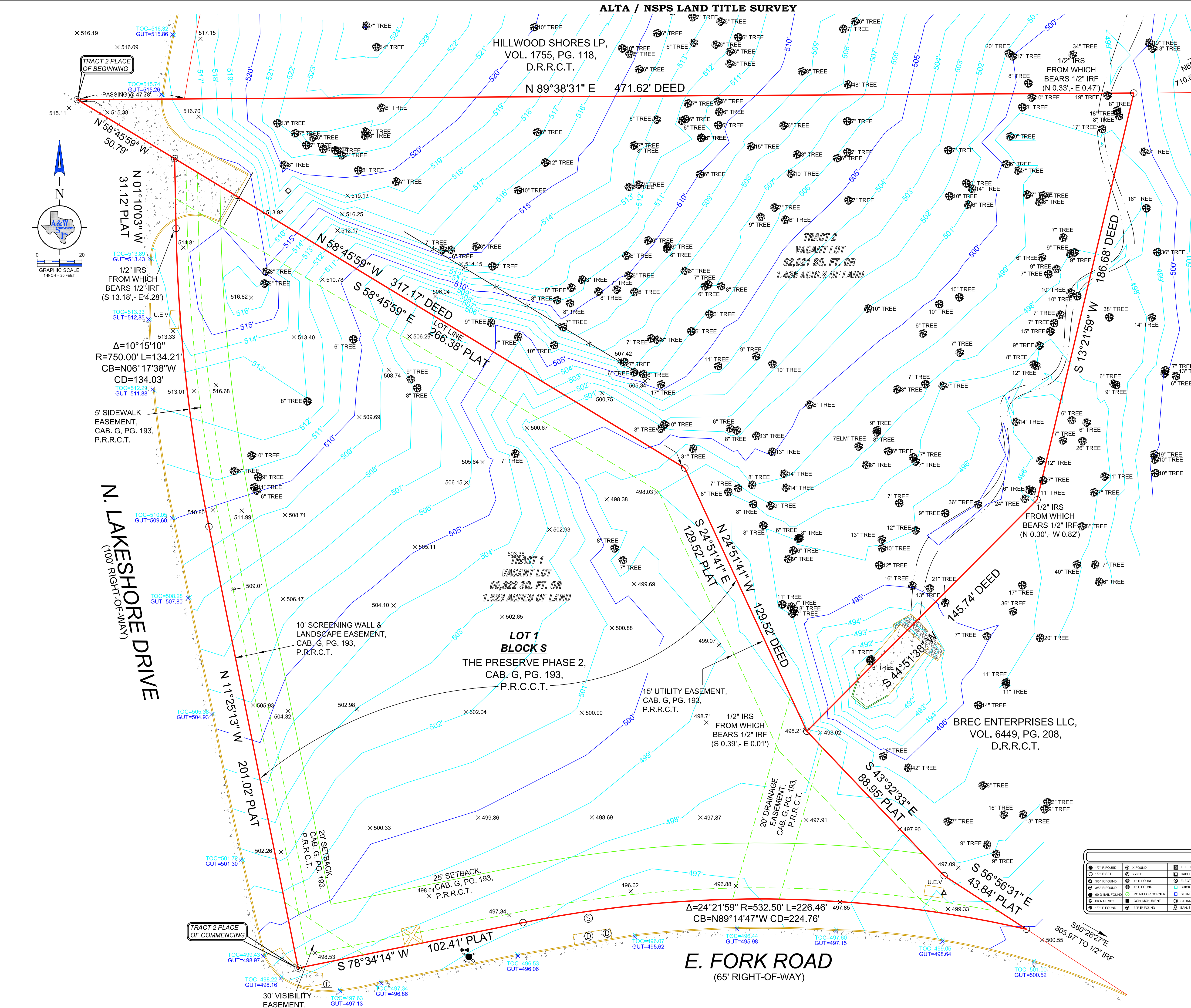
10o) Subject to mineral state and interest, and rights incident thereto, Vol. 47, Pg. 42, R.P.R.C.T. blanket in nature

10p) Subject to mineral state and interest, and rights incident thereto, Vol. 22, Pg. 341, R.P.R.C.T. blanket in nature



LEGEND

1/2" IR FOUND	4" FOUND	TELE. BOX	ESLAND POST	UTILITY POLE	OVERHEAD UTILITY LINE	PLASTIC FENCE	BUILDING LINE
1/2" IR SET	X SET	CABLE BOX	LIGHT POLE	WATER METER	GLY WIRE ANCHOR	ASPHALT	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN SEW. MKL	GAS METER	BARBED WIRE FENCE	FIRE LINE STRIP	BOUNDARY
3/8" IR FOUND	1" IR FOUND	BREK. COLUMN	STONE COLUMN	AC. PAD	IRON FENCE	BREK. NET. WALL	BOUNDARY
5/8" IR FOUND	1" IR FOUND	STONE COLUMN	STONE COLUMN	TRANS. BOX	WOOD FENCE	WOOD DECK	BOUNDARY
1/2" IR FOUND	3/4" IR FOUND	SAN SEW. CO.	BL. VALVE	POOL EQUIP.	PIPE RAIL FENCE	WOOD FENCE	BOUNDARY
1/2" IR FOUND	3/4" IR FOUND	SAN SEW. CO.	BL. VALVE	POOL EQUIP.	PIPE RAIL FENCE	WOOD FENCE	BOUNDARY



NOTE: All 1/2" IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310". Bearings and distances are derived from plat recorded in Cabinet G, Page 193, P.R.R.C.T.

SITE BENCHMARK
SQUARE-CUT ON TOP OF
CURB ELEVATION=495.40'

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**N. LAKESHORE DRIVE &
E. FORK ROAD
ROCKWALL, TEXAS**

JOB# 18-0738 DRAWN BY: SJT