

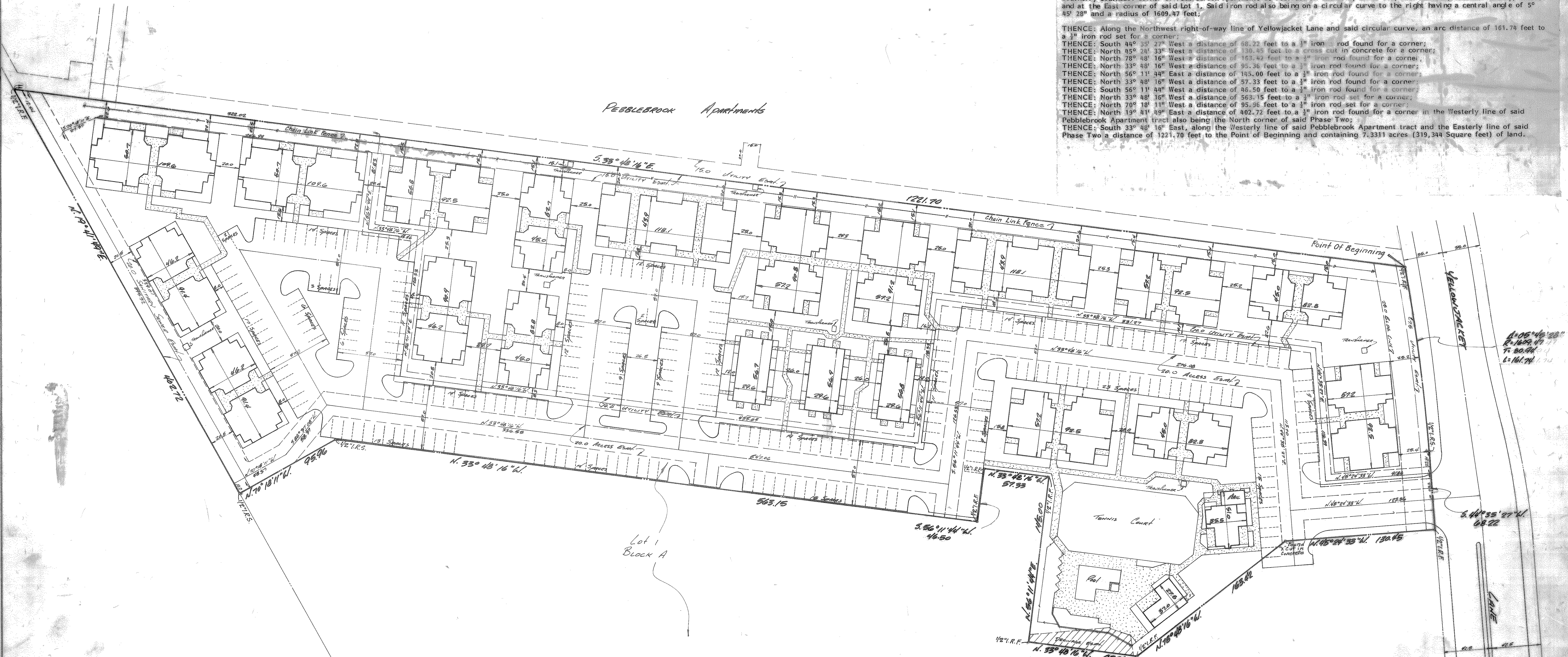
STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the B. J. T. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a part of Lot 1, Block A, of Pebblebrook Apartments, Phase Two, an addition to the City of Rockwall recorded in Cabinet B, Slide 45, Plat records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3" iron rod found for a corner in the northwest right-of-way of Yellowjacket Lane, said iron rod being the most southerly Southeast corner of Pebblebrook Apartments as recorded in Cabinet A, Slide 319, Plat records, Rockwall County, Texas, and at the East corner of said Lot 1, said iron rod also being on a circular curve to the right having a central angle of 5° 45' 28" and a radius of 1609.47 feet;

THENCE: Along the Northwest right-of-way line of Yellowjacket Lane and said circular curve, an arc distance of 161.74 feet to a 3" iron rod set for a corner;  
 THENCE: South 44° 35' 27" West a distance of 68.22 feet to a 3" iron rod found for a corner;  
 THENCE: North 45° 24' 33" West a distance of 130.45 feet to a cross cut in concrete for a corner;  
 THENCE: North 78° 48' 16" West a distance of 153.42 feet to a 3" iron rod found for a corner;  
 THENCE: North 33° 48' 16" West a distance of 95.36 feet to a 3" iron rod found for a corner;  
 THENCE: North 56° 11' 44" East a distance of 145.00 feet to a 3" iron rod found for a corner;  
 THENCE: North 33° 48' 16" West a distance of 57.33 feet to a 3" iron rod found for a corner;  
 THENCE: South 56° 11' 44" West a distance of 46.50 feet to a 3" iron rod found for a corner;  
 THENCE: North 33° 48' 16" West a distance of 563.15 feet to a 3" iron rod set for a corner;  
 THENCE: North 70° 18' 11" West a distance of 95.36 feet to a 3" iron rod set for a corner;  
 THENCE: North 19° 41' 49" East a distance of 402.72 feet to a 3" iron rod found for a corner in the Westerly line of said Pebblebrook Apartment tract also being the North corner of said Phase Two;  
 THENCE: South 33° 48' 16" East, along the Westerly line of said Pebblebrook Apartment tract and the Easterly line of said Phase Two a distance of 1221.70 feet to the Point of Beginning and containing 7.3311 acres (319,344 Square feet) of land.

PEBBLEBROOK APARTMENTS



Lot 1  
Block A

4.05° 45' 28"  
R=1609.47  
T=80.94  
L=161.74

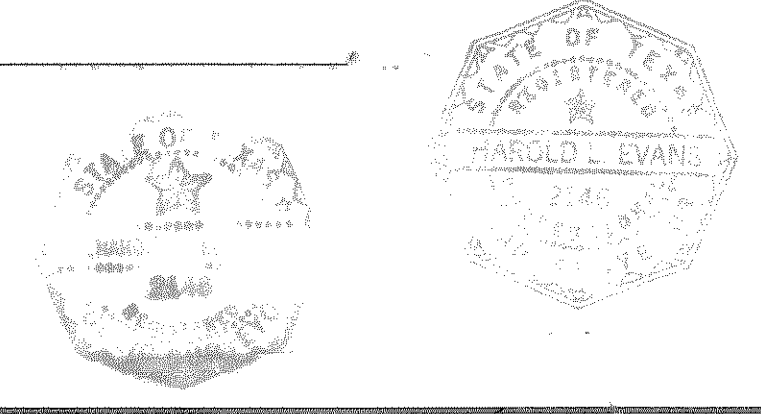
5.44° 35' 27"  
68.22

SURVEYOR'S CERTIFICATE

The undersigned, Harold L. Evans, Registered Public No. 2146 hereby certifies that the survey plat dated September 16, 1993, prepared by the undersigned, of Harold L. Evans, Consulting Engineer and the property description set forth thereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Premises") shown thereon; such survey was prepared in compliance with the standards established by the American Land Title Association, and that the survey shows: (i) the location of the perimeter of the Premises by courses and distances, (ii) all easements affecting the Premises whether benefitting or burdening same, rights-of-way and existing utility lines whether recorded or if disclosed by a physical inspection of the Premises, (iii) a calculation of the acreage of the Premises, (iv) any established building lines or restrictions or records or other restrictions that have been established by any applicable zoning ordinances or building code or ordinance, (v) the lines of the public streets abutting the Premises and widths thereof, (vi) encroachments and the extent thereof in feet onto the Premises and all encroachments by any buildings, structures, and improvements, whether existing or to the extent constructed, and any other physical matters on the ground which may adversely affect the Premises or title thereto and the relationship of such buildings, structures, improvements and other physical matters by distances to the perimeter of the Premises, established buildings lines and street lines, (viii) that there exists public dedicated means of ingress and egress to and from the Premises provided by Yellowjacket Lane the same being maintained by the City of Rockwall (there is no intervening strip of land or gap of any kind on the ground between (streets) and the Premises which is not owned by the Borrower) and that the Premises does not serve any adjoining property for ingress or any other purpose, (ix) no portion of the Premises are located within the 100-year flood plain or flood hazard area as determined by a stated and identified Flood Hazard Boundary Map or Flood Hazard Rate Map published by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development, and (x) if the Premises are described as being on a filed map, a legend referencing the survey to such map.

EXECUTED this 16 day of September, 1993

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146



Note: Property not subject to:  
1. Easement to Texas Power & Light Co.  
Vol. 43, Pg. 183

Revised 4-20-85

HAROLD L. EVANS  
CONSULTING ENGINEER

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SCALE	DATE	JOB NO.
1"=40'	10-11-84	84082
	9-16-93	93115

As Built Survey

PEBBLEBROOK APARTMENTS Phase Two

City of Rockwall  
Rockwall County, Texas