



City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Rockwall, Texas 75032 (P): (972) 771-7745

(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



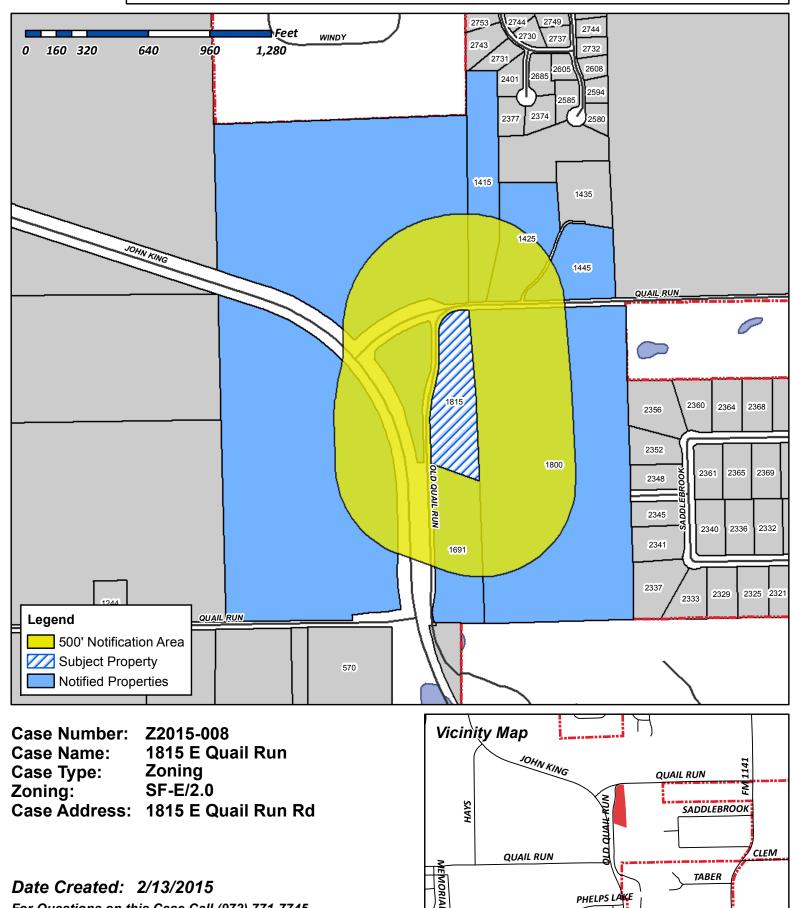
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745

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PHELPS LAKE





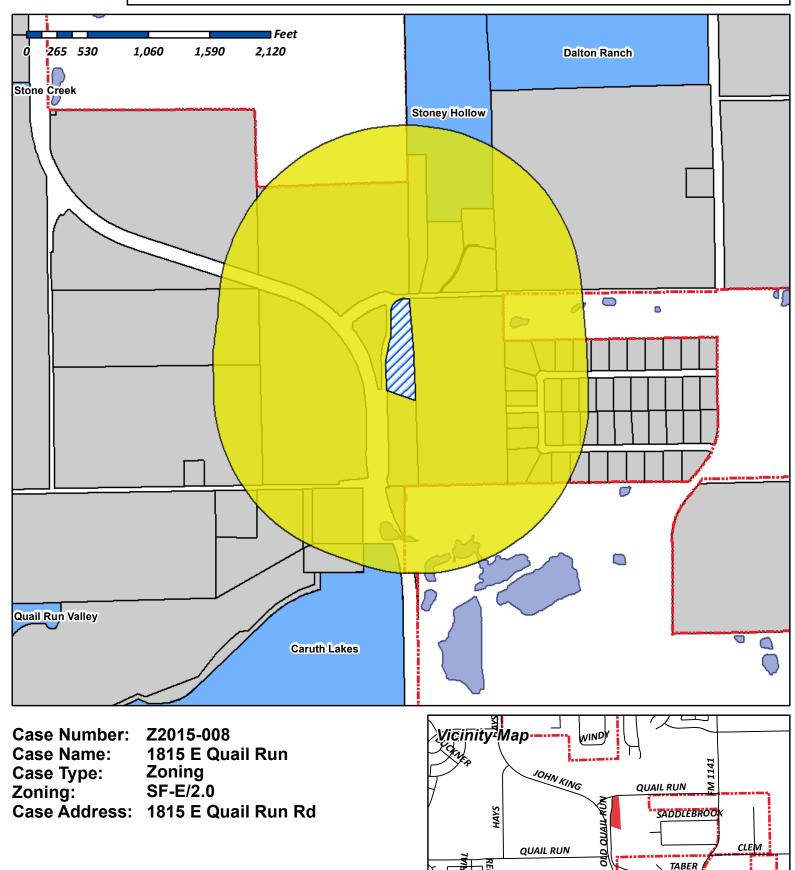
For Questions on this Case Call (972) 771-7745

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PHELPS LAKE





Date Created: 2/13/2015 For Questions on this Case Call (972) 771-7745

DESCRIPTION PROPERTY

5.5 Being a 4.502 acre tract of land situated in the S.R. Barnes Survey, Abstract No. 13, of Rockwall, Rockwall County, Texas and being all that certain tract of land described deed to Herman D. Utley, as recorded in Instrument No. 2006-00358812, Deed Records Rockwall County, Texas and all that certain tract of land described in Dauglas Utley, as recorded in Volume 3555, Page 93, said Deed Records and being mor

BEGINNING at a found 60 perny nail in E. Quail Run Road at the common west corner of said Utley tract (3555/93) and Lot 1, Block A, of the D.R. Taylor Addition, recorded in Cabinet E, Silde 317, Plat Records, Rockwall County, Texas, said 60 penny nail being on the east line of the remainder of that certain tract of land described in deed to Lonnie L. Gideon, as recorded in Volume 307, Page 256, said Deed Records.

THENCE along said E. Quail Run Road and the common line of said Utley tract (3555/93) and said Gideon tract the following bearings and distances:

North 03 degrees 22 minutes 44 seconds East, a distance of 103.15 feet to a found 60 penny nail from which a found 5/8-inch iron rod bears North 32 degrees 43 minutes 46 seconds East, a distance of 13.60 feet and a found 1/2-inch iron rod bears South 87 degrees 53 minutes 27 seconds East, a distance of 17.69 feet; North, a distance of 144.96 feet to a found 60 penny nail;

North 09 degrees 16 minutes 45 seconds East, a distance of 86.44 feet to a found 60 penny nail at the common west corner of said Utley tracts, from which a found 1/2-inch iron rod bears South 89 degrees 39 minutes 46 seconds East - 25.41 feet;

THENCE along aforesaid E. Quail Run Road and the common line of said Utley tract (2006-00358812) and aforesaid Gideon tract the following bearings and distances:

North 13 degrees 45 minutes 03 seconds East, a distance of 134.53 feet; North 04 degrees 57 minutes 27 seconds East, a distance of 130.01 feet;

a point from conds East, a

North 02 degrees 16 minutes 19 seconds East, a distance of 113.06 feet to which a found 5/8-inch iron rod bears North 02 degrees 54 minutes 26 se distance of 31.67 feet;

North 30 degrees 51 minutes 27 seconds East, a distance of 72.24 feet; North 69 degrees 46 minutes 15 seconds East, a distance of 98.85 feet;

North B6 degrees 17 minutes 03 seconds East, a distance of 67,89 feet to a point from which a found 1/2-inch iron rod bears North 07 degrees 24 minutes 57 seconds East, a distance of 4.98 feet, said point being the common corner of aforesaid Utley tract (2006-003558812) and that certain tract of land described in deed to Lonnie L. Gideon, as recorded in Volume 307, Page 259, aforesaid Deed Records and that certain tract of land described in deed to Lonnie L. Gideon, as recorded in Volume 207, Page 259, aforesaid Deed Records and that certain tract of land described in deed to Hilda Kouvells and husband, Peter Kouvells, as recorded in Volume 1801.

bears 0.69

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THENCE South along the common line of said Utley tract (2006-00358812) and said Gideon tract (307/259), passing a found 1/2-inch iron rod at the common east corner of said Utle tract (3555/93) and said Gideon tract (307/259) a total distance of 916.66 feet to a point from which a found 1/2-inch iron rod bears Narth 57 degrees 25 minutes 40 seconds West, a distance of 0.69 of one foot, said point being the common east corner of said Utley tract (3555/93) and add of one foot, said point being the common east corner of said Utley tract (3555/93) and said Gideon tract (307/259) a total distance of 916.66 feet to a point from which a found 1/2-inch iron rod bears Narth 57 degrees 25 minutes 40 seconds West, a distance of 0.69 of one foot, said point being the common east corner of said Utley tract (3555/93) and aforesaid Lot 1;

THENCE North 67 degrees 32 minutes 31 seconds West along the common line of said Utley tract (3555/93) and said Lot 1, possing a found 1/2-inch iron rod at a distance of 260.05 feet and continuing a total distance of 287.04 feet to the POINT OF BEGINNING and containing 196,096 square feet or 4.502 acres of 1and.

THIS 1.5 TO DECLARE. that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised as shown or noted herean.

The subject property does not appear to lie within the limits of a 100-year flood hazard zame according to the Map published by the Federal Ernergency Management Agency, and has a Zone "X" Rating as shown by Map No. 400543 00030 B, dated SEPTEMBER 17, 1980. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Foundation Martgage and Commonwealth Title only and this survey is made pursuant to that one certain title commitment under the GF number 2252000072, provided by the title company named commitum hereon.

NOTES

MONUMENT = CONTROLLING S

SUBJECT PROPERTY IS NOT AFFECTED BY THE FOLLOWING: (106)-EASEMENT, VOL. 80, PG. 123, VOL. 110, PG. 792, R.P.R.R.C.T. (107)-EASEMENT, VOL. 82, PG. 358, R.P.R.R.C.T. (104)-EASEMENT, VOL. 913, PG. 20, R.P.R.R.C.T. (10h)-EASEMENT, VOL. 908, PG. 10, R.P.R.R.C.T.

VOLUME Z RECORDED THE BEARINGS FOR THIS SURVEY ARE BASED ON DEEDS PG. 93 AND IN INSTRUMENT NO. 2006-00358812, D.R.R.C.T

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REVISIONS				

8021-975 (ST9) XA7 ST07-188 (ST9) 4625 EASTOVER DRIVE * MESQUITE, TEXAS 75149 PRECISE LAND SURVEYING, INC.

ROCKWALL COUNTY, TEXAS CITY OF ROCKWALL **BOUNDARY SURVEY** 1815 E. QUAIL RUN ROAD



SURVEYOR JAT DATE 02/14/07	JECH MSP ARTY CHEE	SURVEY DATE 02/13/07 DRAWING: FILE F:\07-DRAW\.207-0190 MAESCO # 284-A/200-A	307-0190	1 01 1 SHEETS
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