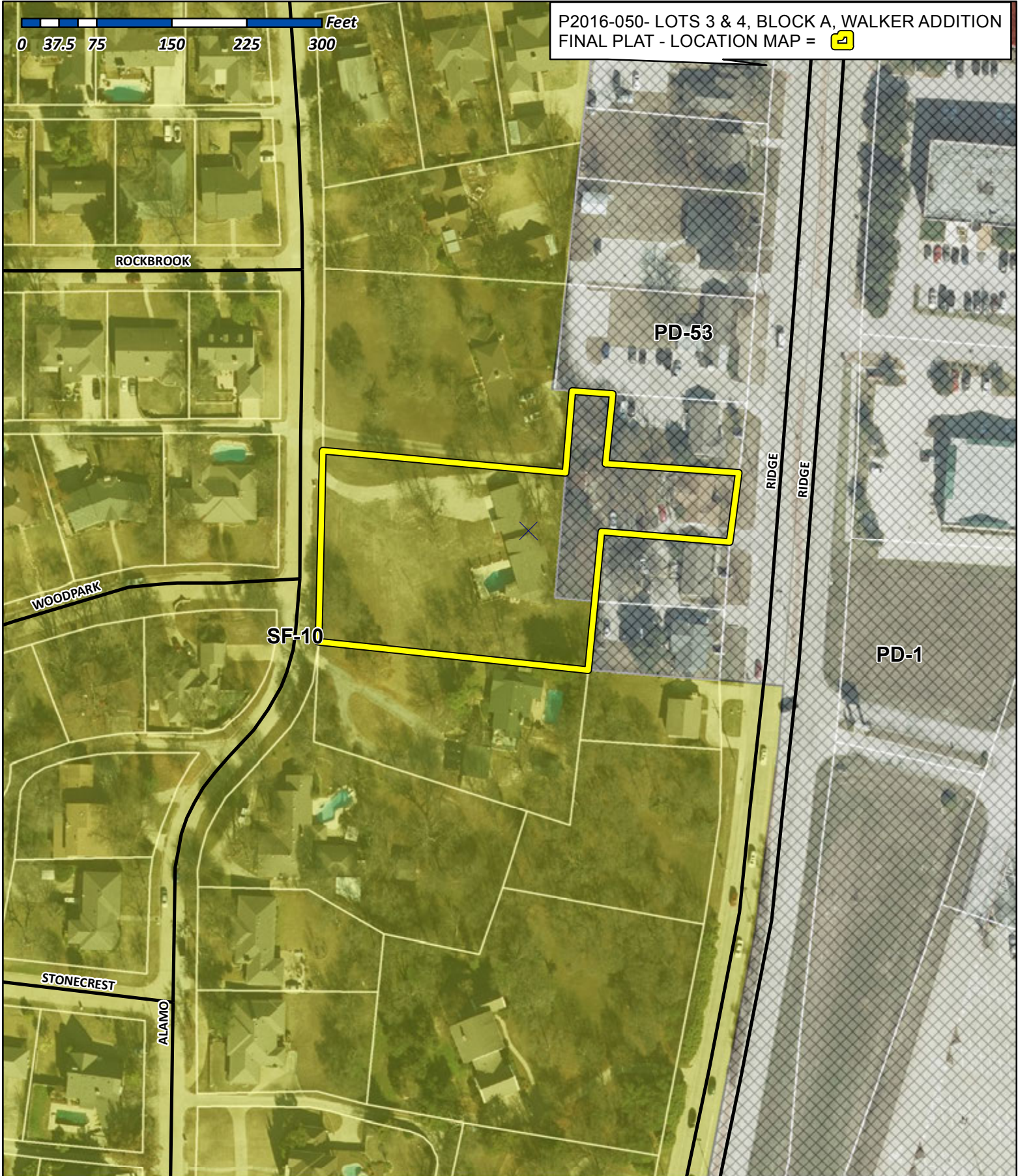


P2016-050- LOTS 3 & 4, BLOCK A, WALKER ADDITION
FINAL PLAT - LOCATION MAP =



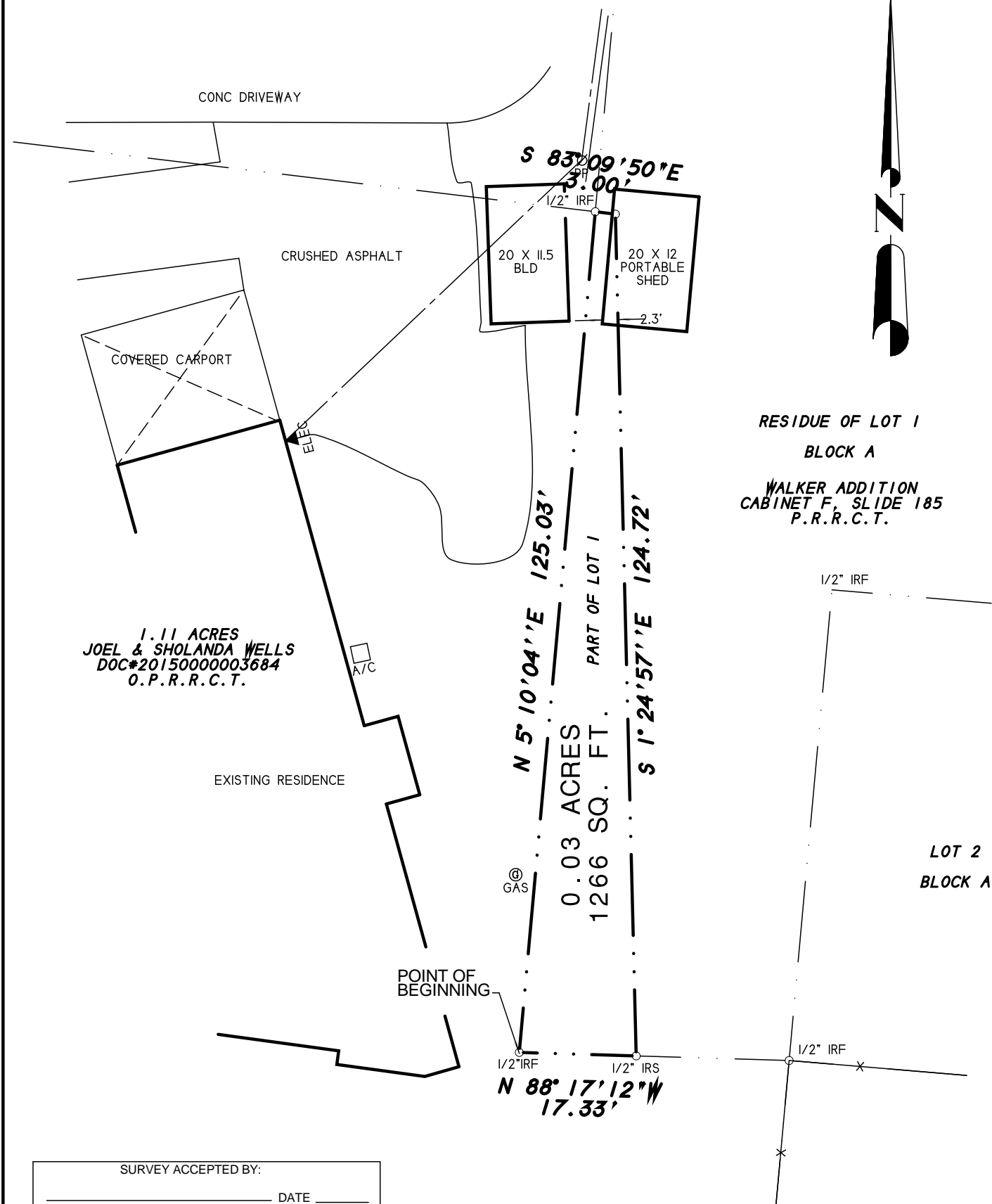
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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PLAT OF SURVEY



DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block A, Walker Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Slide 185 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southwest corner of Lot 1, Block A, and being at the inner "L" corner in the east line of a tract of land as described in a Warranty deed from John P. Chance Investments, LLC to Joel A. Wells and Sholana K. Wells, dated March 17, 2015 and being recorded in Document no. 2015000003684, of the Official Public Records of Rockwall County, Texas;

THENCE N. 05 deg. 10 min. 04 sec. E. along the west line of Lot 1, Block A and the east line of said Wells tract, a distance of 125.03 feet to a 1/2" iron rod found for corner at the northeast corner of Wells tract;

THENCE S. 83 deg. 09 min. 50 sec. E. a distance of 3.00 feet to a point for corner under a shed;

THENCE S. 01 deg. 24 min. 57 sec. E. across Lot 1, Block A, a distance of 124.72 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the south boundary line of Lot 1, Block A;

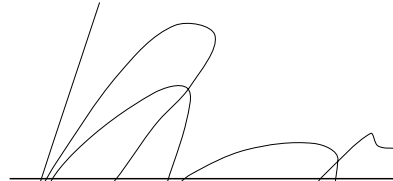
THENCE N. 88 deg. 17 min. 12 sec. W. along the south line of Lot 1, a distance of 17.33 feet to the POINT OF BEGINNING and containing 1,266 square feet or 0.03 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, 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 "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Joel and Sholana Wells at 1303 South Alamo Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 26th day of October, 2016.


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



SYMBOL LEGEND				
Ⓞ	Ⓢ	Ⓣ	Ⓣ	Ⓢ
TELEVISION CABLE RISER	GAS METER	TEL. RISER	FH HYDRANT	PP POWER POLE
Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ
ELEC. METER	ELEC. BOX	WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK

SURVEY ACCEPTED BY:

DATE _____

DATE _____

SURVEY DATE OCTOBER 26, 2016

SCALE 1" = 20' FILE # 20041074-1

CLIENT WELLS GF # NONE

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

