


0 25 50 100 150 200 Feet

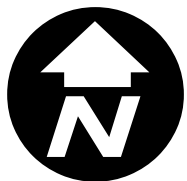
P2018-029 - LOTS 1-2, BLOCK A, JONES ADDITION  
REPLAT - LOCATION MAP = 



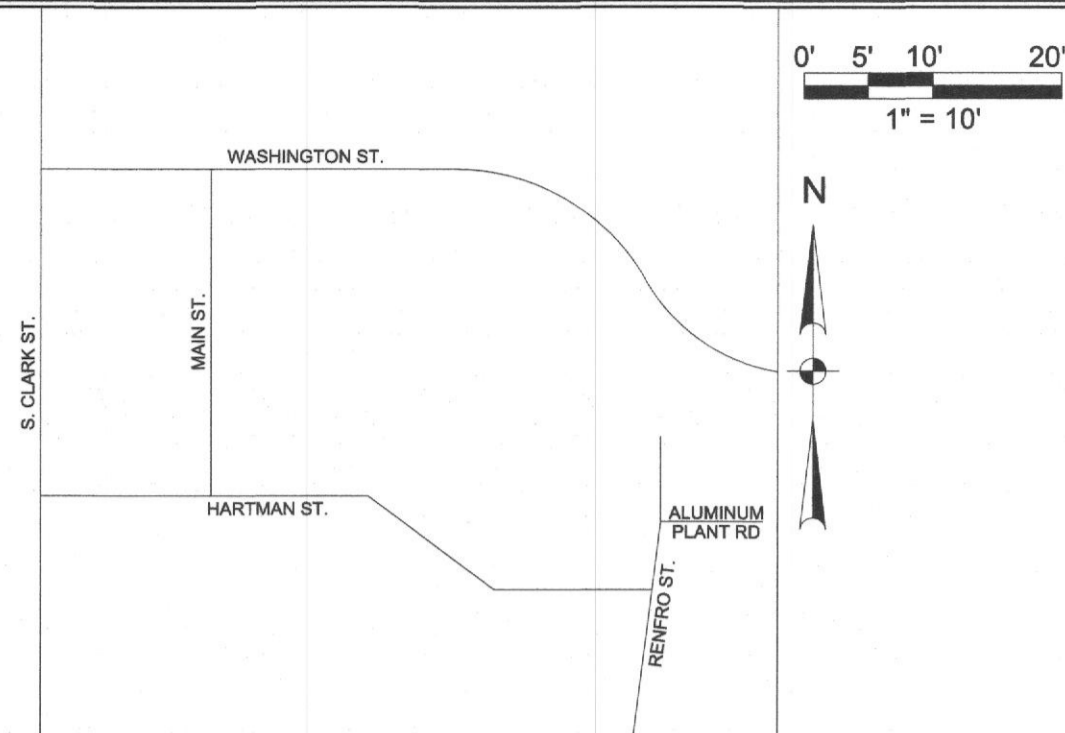
## City of Rockwall

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



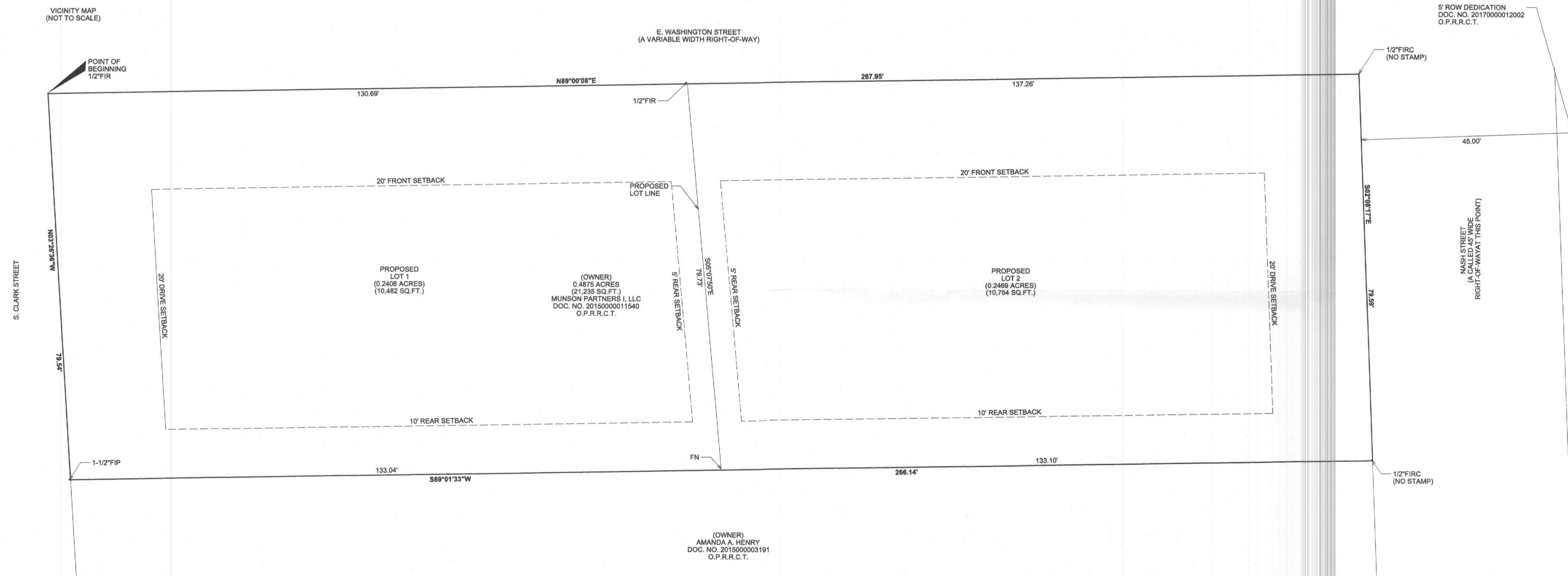




LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP
FIP	FOUND IRON PIPE
FX	FOUND "X" CUT
DOC.	DOCUMENT
NO.	NUMBER

- SURVEYOR'S NOTES:
1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
  2. This survey was prepared without the benefit of a title commitment.
  3. By graphical plotting of FEMA Flood Insurance Rate Map No. 48397C0040L, having an effective date of September 26, 2008, the subject property lies entirely within Zone X (unshaded) designated as those areas outside the 0.2% annual chance floodplain.
  4. According to the City of Rockwall Zoning Maps, the subject property is zoned SF-7(Single Family Residential).



**LEGAL DESCRIPTION:**  
 BEING a 0.4875 acres of land situated in the B. Boydston Survey, Abstract Number 14, City of Rockwall, Rockwall County, Texas, and being known as Block A of Clark Addition, and being all of that land described in deed to Munson Partners I, LLC, as recorded in Document Number 20150000011540 of the Official Public Records of Rockwall County, Texas, O.P.R.R.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of the herein described tract at the intersection of the east right-of-way line of South Clark Street with the south line of Washington Street;

THENCE North 89 degrees 00 minutes 00 seconds East, along the common north line of said Munson tract and said south right-of-way line of Washington Street, a distance of 267.95 feet to 1/2-inch iron rod with cap (no stamp) found at the intersection of said common line with the west right-of-way line of Nash Street for the northeast corner of the herein described tract;

THENCE South 02 degrees 08 minutes 17 seconds East, along the common east line of said Munson tract and said west right-of-way line, a distance of 79.59 feet to a 1/2-inch iron rod with a cap for corner (no stamp), for the common southeast corner of the herein described tract and the northeast corner of the tract of land described in deed to Amanda A. Henry, as recorded in Document Number 2015000003191, O.P.R.R.C.T.;

THENCE South 89 degrees 01 minutes 33 seconds West, departing said west right-of-way and along the common south line of said Munson tract and north line of said Henry tract, a distance of 266.14 feet to a 1-1/2-inch iron pipe found for the common southeast corner of the herein described tract and northwest corner of said Henry tract, said corner being on said east right-of-way line of South Clark Street;

THENCE North 03 degrees 26 minutes 36 seconds West, along the common west line of said Munson tract and said east right-of-way line, a distance of 79.54 feet to the POINT OF BEGINNING AND CONTAINING 21,235 square feet or 0.4875 acres of land, more or less.

I, Joel C. Howard, do hereby certify that this exhibit is based upon an on-the-ground survey performed under my direct supervision and completed on August 7, 2018. All corners have been found or set as shown. This exhibit meets or exceeds the minimum TBPLS & TSPS standards for a boundary survey.

*Joel C. Howard*  
 Joel C. Howard  
 RPLS No. 6267

**GEONAV**  
 SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006  
 SCALE 1"=10' (972) 243-2409 PROJECT NUMBER: 1468  
 TBPLS FIRM NO. 10194205

DATED: SEPTEMBER 11, 2018 DRAWN BY: JCH

**BOUNDARY SURVEY**  
 OF  
**201 S. CLARK ST.**  
 BEING  
**0.4875 ACRES**  
 IN  
 B. BOYDSTON SURVEY  
 ABSTRACT NUMBER 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS