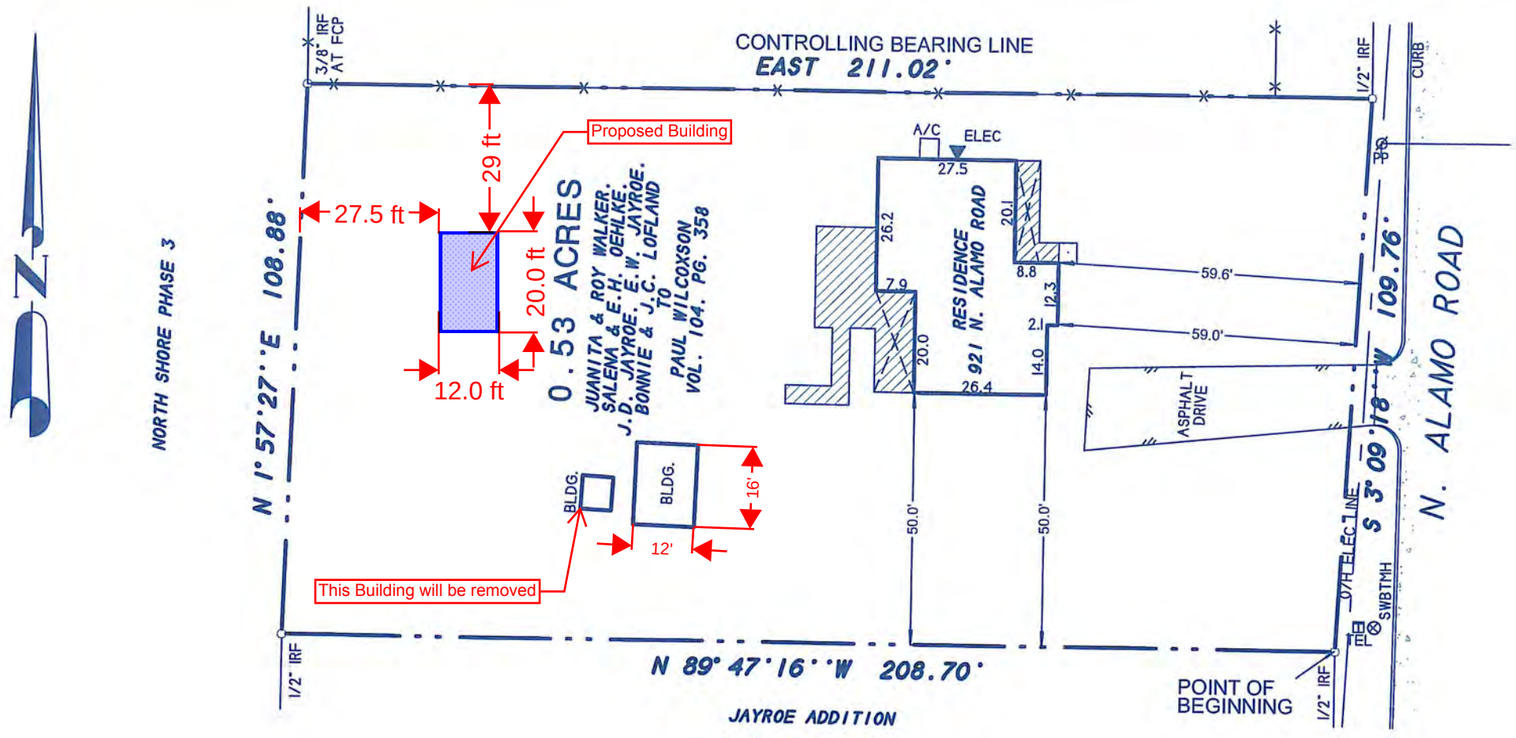

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being all of that called 1/2 acres tract of land as described in a Warranty deed from Juanita Walker and husband, Roy Walker, et al to Paul Wilcoxson, dated July 31, 1972 and being recorded in Volume 104, Page 358 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of N. Alamo Road, said point being at the Southeast corner of said Wilcoxson 1/2 acres tract, said point also being at the Northeast corner of a tract of land as described in a Warranty deed from J.D. Jayroe to Carl and Lillian Samples, as recorded in Volume 80, Page 244 of the Deed Records of Rockwall County, Texas;

THENCE N. 89 deg. 47 min. 16 sec. W. along the North line of said Samples tract and South line of said Wilcoxson tract, a distance of 208.70 feet to a 1/2" iron rod found for corner;

THENCE N. 01 deg. 57 min. 27 sec. E. a distance of 108.88 feet to a 3/8" iron rod found for corner at the base of a fence corner post;

THENCE EAST (Controlling bearing line) along the North line of said Wilcoxson tract, a distance of 211.02 feet to a 1/2" iron rod found for corner in the West line of N. Alamo Road;

THENCE S. 03 deg. 09 min. 18 sec. W. along the West line of N. Alamo Road, a distance of 109.76 feet to the POINT OF BEGINNING and containing 0.53 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 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 CAPITAL TITLE COMPANY and DENNIS ALSUP at 921 N. ALAMO ROAD, 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 19th day of May, 2014.

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

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	I/2" IRF IRON ROD FOUND @ CORNER
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE MAY 19, 2014
SCALE 1" = 30' FILE # 20010445
CLIENT ALSUP GF # 14-183-RW

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com