SURVEY ACCEPTED BY:		
	DATE	
	DATE	***************************************

TRACT 1

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Block 8, Griffith's Addition, and also a part of Lots 1, 2 and 3, Block V of the Original Town of Rockwall, Texas, and being all of a 0.129 acres tract of land as described in a Warranty deed from Michael Ray Sears and Debbie Lynn Sears to Justino Tovar and Adelina Tovar, dated July 19, 1984 and being recorded in Volume 203, Page 526 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the north right-of-way line of Denison Street, at the southeast corner of said Tovar tract, said point being N. 87 deg. 44 min. 52 sec. W., 151.30 feet from the extension of the west right-of-way line of Star Street;

THENCE N. 87 deg. 44 min. 52 sec. W. along the north right-of-way line of Denison Street, a distance of 41.00 feet to a 1/2" iron rod found for corner;

THENCE N. 01 deg. 30 min. 55 sec. E. a distance of 118.06 feet to a 1/2" iron rod found for corner in the south right-of-way line of Houston Street (not constructed);

THENCE S. 89 deg. 15 min. 15 sec. E. along the south right-of-way line of Houston Street, a distance of 15.09 feet to a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block V;

THENCE NORTH along the east end of Houston Street, a distance of 19.86 feet to a 3/8" iron rod found for corner at the northwest corner of said Tovar tract;

THENCE S. 85 deg. 13 min. 56 sec. E. a distance of 30.50 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 03 deg. 11 min. 46 sec. W. a distance of 136.97 feet to the POINT OF BEGINNING and containing 0.13 acres of land.

TRACT 2

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Block 8, Griffith's Addition, and being all of a 0.125 acres tract of land as described in a Warranty deed from Vicky June Miley to Justino Tovar and Adelina Tovar, dated February 18, 2000 and being recorded in Volume 1881, Page 29 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the north right-of-way line of Denison Street, at the southeast corner of said Tovar tract, said point being N. 87 deg. 44 min. 52 sec. W., 106.00 feet from the extension of the west right-of-way line of Star Street;

THENCE N. 87 deg. 44 min. 52 sec. W. along the north right-of-way line fo Denison Street, a distance of 45.30 feet to a 3/8" iron rod found for corner;

THENCE N. 03 deg. 11 min. 46 sec. E. a distance of 136.97 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 85 deg. 13 min. 56 sec. E. a distance of 34.81 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 01 deg. 14 min. 31 sec. E. a distance of 135.68 feet to the POINT OF BEGINNING and

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

2) BEARING SOURCE: RECORDED DEED IN VOL. 203, PG. 526, R.P.R.R.C.T.

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 JUSTINO and ADELINA TOVAR at 303 & 305 DENISON 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 5th day of August, 2010



HAROLD D. FETTY III POFESS 10NP

PHONE FIRE POWER RISER HYDRANT POLE TELEVISION CABLE RISER GAS METER ELECTRIC ELECTRIC METER SUBSURFACE JUNCTION BOX AUGUST 5. 2010 SURVEY DATE

H.D. Fetty Land Surveyor, LLC 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

CLIENT TOVAR GF# NONE

SCALE 1" - 20' FILE# 20100381