

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75043

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 8130 LAKEVIEW PARKEAY, in ROCKWALL COUNTY, Texas.

SURVEY PLAT



Being all that certain lot, tract or parcel of land situated in the James Saunders Survey, Abstract No. 1424, in Dallas County, Texas, being the same land described in deed to NBN Commercial Group, recorded in Volume 2003039, Page 4510, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the Southeast line of Lakeview Parkway, at the North corner of a tract of land described in deed to Golden Lakeview Properties, Inc. , recorded in Instrument No. 201200365258 (D.R.D.C.T.) and at the West corner of said NBN Commercial Group tract;

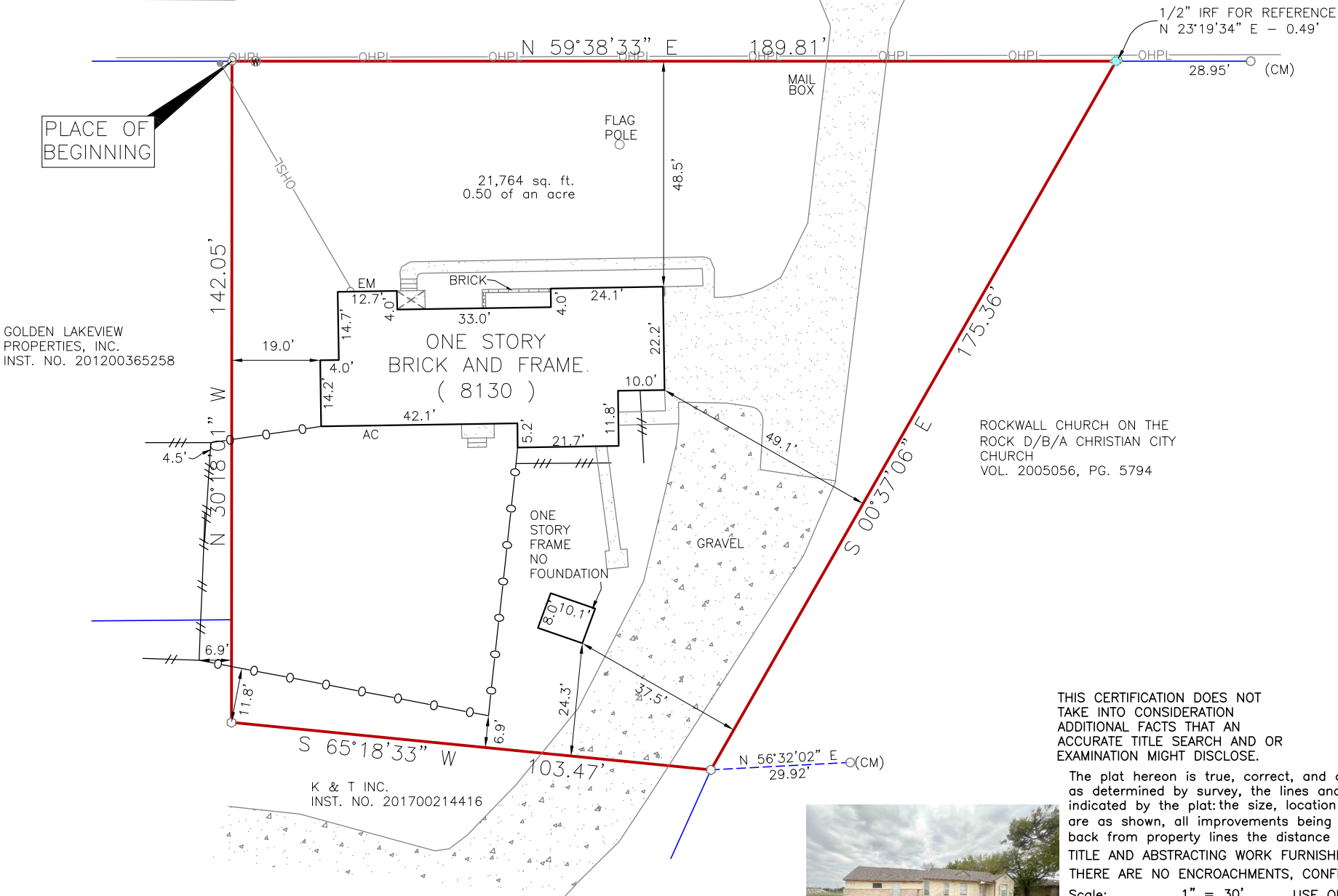
THENCE North 59 degrees 38 minutes 33 seconds East, with the Southeast line of Lakeview Parkway, a distance of 189.81 feet to a point for corner at the West corner of a tract of land described in deed to Rockwall Church on the Rock D/B/A Christian City Church, recorded in Volume 2005056, Page 5794 (D.R.R.C.T.), from which a 1/2 inch iron rod found for reference bears North 23 degrees 19 minutes 34 seconds East, a distance of 0.49 feet;

THENCE South 00 degrees 37 minutes 06 seconds East, a distance of 175.36 feet to a 5/8 inch iron rod found for corner in the West line of said Rockwall Church on the Rock tract, at the North corner of a tract of land described in deed to K & T inc., recorded in Instrument No. 201700214416 (D.R.R.C.T.);

THENCE South 65 degrees 18 minutes 33 seconds West, a distance of 103.47 feet to a 5/8 inch iron rod found at an "ell" corner of said K & T Inc. tract;

THENCE North 30 degrees 18 minutes 01 seconds West, a distance of 142.05 feet to the PLACE OF BEGINNING and containing 21,764 square feet or 0.50 of an acre of land.

LAKEVIEW PARKWAY



GOLDEN LAKEVIEW
PROPERTIES, INC.
INST. NO. 201200365258

ROCKWALL CHURCH ON THE
ROCK D/B/A CHRISTIAN CITY
CHURCH
VOL. 2005056, PG. 5794

K & T INC.
INST. NO. 201700214416

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

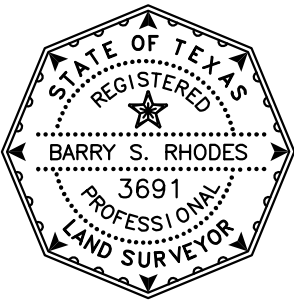
TITLE AND ABSTRACTING WORK FURNISHED BY N/A
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 11/22/2023
G. F. No.: N/A
Job no.: 202309461
Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
NBN MANAGEMENT GROUP, LLC

ACCEPTED BY: _____

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
EASEMENT SETBACK	
CM	CONTROLLING MONUMENT
MRD	MONUMENTS OF RECORD DIGNITY
1/2"	IRON ROD FOUND
1/2"	YELLOW-CAPPED IRON ROD SET
SET 'X'	FOUND 'X'
3/8"	IRON ROD FOUND
5/8"	IRON ROD FOUND
PK NAIL FOUND	EM - ELECTRIC METER
CABLE	ELECTRIC
CLEAN OUT	PE - POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



Signature of Barry S. Rhodes

BEARINGS ARE BASED ON
NAD 83 DATUM, TEXAS
STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL
ZONE