

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND EXAMINATION MIGHT REVEALS. BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE ZONE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

TITLE AND ABSTRACTING WORK FURNISHED BY

JIM SYVRUD

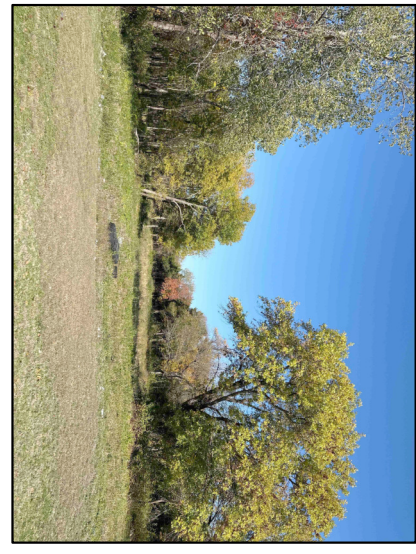
LEGEND

WOOD FENCE	---	IRON FENCE	---
CHAIN LINK	---	WIRE FENCE	---
BOUNDARY LINE	---		
ENCUMBRANCE	---		
CM - CONTROLLING MONUMENT	○		
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	○		
CABLE	---	ELECTRIC METER	⊕
CLEAN OUT	⊕		
GAS METER	⊕	POOL EQUIP	⊕
FIRE HYDRANT	⊕	POWER HOLE	⊕
TELEPHONE	⊕	WATER VALVE	⊕
MANHOLE	⊕		

(UNLESS OTHERWISE NOTED)

THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48397C0040L

LINE	LENGTH	BEARING
L1	39.72	S88°1'34"W
L2	46.42	N55°59'26"W
L3	139.82	N38°23'26"W



SURVEY PLAT



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. _____ in the city of _____ Texas.
 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.
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
 Date: 12-07-2023
 G. F. No.: N/A
 Job no.: 202309405
 Drawn by: BM

2701 SUNSET RIDGE DRIVE, STE. 303
 ROCKWALL, TEXAS 75032
 FIRM REGISTRATION NO. 10194366



BEING all that certain lot, tract or parcel of land situated in the D. Atkins Survey, Abstract No. 0001, Rockwall County, Texas, behind a tract of land described in deed to James P. Syvrud or his successors in deed, Interest, Trustees of the James and Mary Syvrud Revocable Trust, recorded under instrument No. 2021000020055, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:
 BEGINNING at a 1/2 inch yellow-capped stamped "BURNS SURVEYING" iron rod set for corner in the Northwest line of a tract of land described in deed to Rockwall Independent School District, recorded in Volume 1320, Page 226 (D.R.R.C.T.), of the South corner of a tract of land described in deed to T.J. Azulay and Melinda Azulay, husband and wife, recorded under instrument No. 20220000223946 (D.R.R.C.T.), being the Northeast corner of said Syvrud tract, being the Northeast corner of herein described tract of land;
 THENCE South 14 deg. 04 min. 09 sec. West, a distance of 179.85' to a railroad beam found for corner;
 THENCE South 05 deg. 34 min. 05 sec. West, a distance of 609.42 feet to a 1 inch iron pipe found for corner at an ell corner of a tract of land described in deed to Charles A. Prock and wife, Jeanette Prock, recorded in Volume 125, Page 18 (D.R.R.C.T.);
 THENCE South 43 deg. 55 min. 05 sec. West, a distance of 272.32 feet to a 1/2 inch yellow-capped stamped "BURNS SURVEYING" iron rod set for corner in the Northwest line of a tract of land described in deed to Susan Gomez and Victor Balderas, recorded under instrument No. 2016000000311 (D.R.R.C.T.);
 THENCE South 88 deg. 11 min. 34 sec. West, a distance of 39.72 feet to a 1/2 inch yellow-capped stamped "BURNS SURVEYING" iron rod set for corner;
 THENCE North 55 deg. 59 min. 26 sec. West, a distance of 46.42 feet to a 1/2 inch yellow-capped stamped "BURNS SURVEYING" iron rod set for corner;
 THENCE North 38 deg. 23 min. 26 sec. West, a distance of 139.82 feet to a 1/2 inch yellow-capped stamped "BURNS SURVEYING" iron rod set for corner;
 THENCE North 28 deg. 54 min. 26 sec. West, a distance of 417.29 feet to a 1/2 inch yellow-capped stamped "BURNS SURVEYING" iron rod set for corner in the Southeast line of a Union Pacific railroad right-of-way, being the beginning of a curve to the left having a central angle of 08 deg. 13 min. 12 sec., a radius of 4341.33 feet, and a chord bearing and distance of North 33 deg. 32 min. 21 sec. East, 650.98 feet.
 THENCE Northeastly along said curve to the left an arc distance of 651.54 feet to a 1/2 inch yellow-capped stamped "BURNS SURVEYING" iron rod set for corner in the Southwest line of said Azulay tract;
 THENCE South 59 deg. 21 min. 54 sec. East, a distance of 318.89 feet to the PLACE OF BEGINNING and containing 400,309 square feet or 9.19 acres of land.