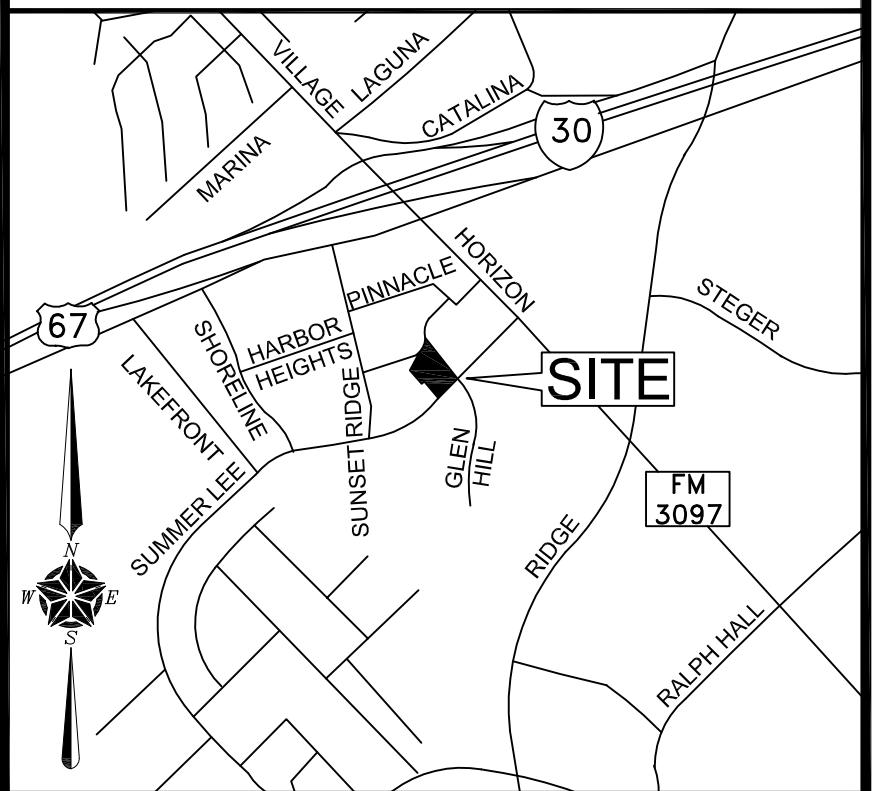


VICINITY MAP (NOT TO SCALE)



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	63.07'	N45°10'59"W
L2	97.78'	N45°30'04"W
L3	20.05'	S43°34'18"W
L4	49.17'	N72°48'47"E
L5	15.66'	S17°11'10"E

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	60.48'	120.00'	28°52'29"	S31° 37' 25"E 59.84'

PROPERTY DESCRIPTION

This is to certify that persons under my direction have, this date, made an on-the-ground survey of property located at SUMMER LEE @ GLEN HILL WAY, in the City of ROCKWALL, Texas, Lot 5, Block A, of GEORGE MORTON ESTATE, an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF recorded in INST. NO. 2023000019254 of the PLAT Records of ROCKWALL County, Texas.

REVISIONS

No.	Revision/Issue	Date

LEGEND

① HANDICAPPED SPACE	● LIGHT POLE
① PARKING SPACE	● POWER POLE
○ IRON ROD FOUND	■ BRICK COLUMN
☒ IRON ROD SET "TXHS"	AC AIR CONDITIONING
○ IRON PIPE FOUND	● FIRE HYDRANT
☒ "X" FOUND / SET	▲ ELECTRIC METER
<CM> CONTROL MONUMENT	◎ GAS METER
□ ICV IRRIGATION CONTROL VALVE	● BOLLARD
○ CO CLEAN-OUT	ASPHALT PAVING
○ WM WATER METER	○ O CHAIN LINK FENCE
○ WV WATER VALVE	○ WOOD FENCE
○ GT GREASE TRAP	○ □ CENTER POST
○ MH MANHOLE	○ X WIRE FENCE
○ SS STORM SEWER	○ // IRON FENCE
○ SAN. SANITARY SEWER	○ III PIPE FENCE
	○ SS SANITARY SEWER LINE
	□ COVERED PORCH, DECK OR CARPORT
	CONCRETE PAVING
	NO PARKING
	GRAVEL/ROCK
	ROAD OR DRIVE
	OVERHEAD ELECTRIC SERVICE
	— OES OVERHEAD POWER LINE

GENERAL NOTES

- According to the F.I.R.M. No. 48397C0040L, the subject property lies in Zone X and does not lie within a Special Flood Hazard Area.
- All bearings, easements and building lines are by recorded plat and as furnished in referenced commitment for title insurance unless otherwise noted.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- This survey plat has been prepared without benefit of abstract title. additional matters may be disclosed in the course of a thorough examination of the record title

TEXAS HERITAGE SURVEYING, LLC



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CATEGORY 1B CONDITION II
SUMMER LEE @ GLEN HILL WAY
LOT 5, BLOCK A
GEORGE MORTON ESTATE
ROCKWALL, ROCKWALL COUNTY, TEXAS

Task No. 2301508-2	
Drawn By KO	
Date 01/31/2025	
Scale 1"=50'	

ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Summer Lee & Pinnacle Way, same being paved, dedicated public rights-of-way maintained by The City of Rockwall, which abuts the subject property, and is physically open and being used.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property.

ACCEPTED BY: _____