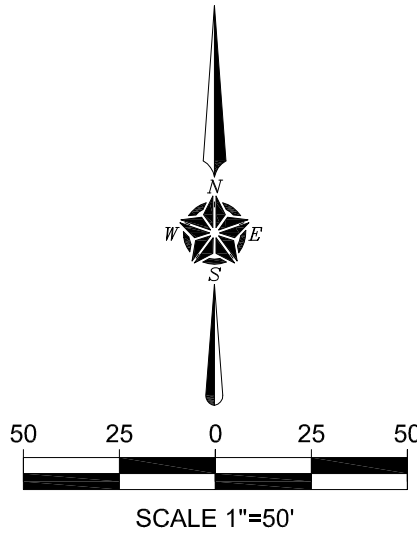
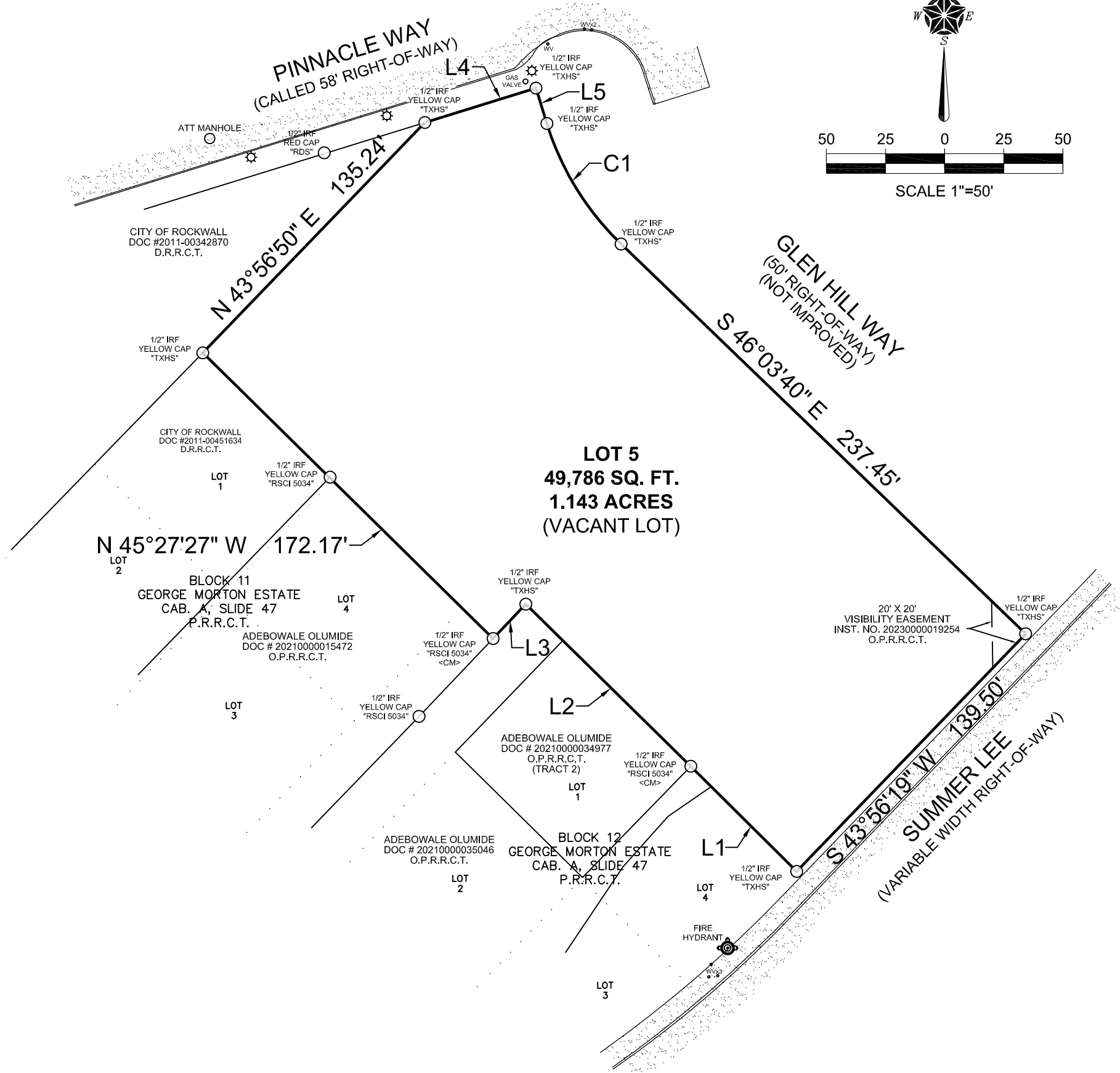


PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	63.07'	N45°10'59"W
L2	97.78'	N45°30'04"W
L3	20.05'	S43°34'18"W
L4	49.17'	N72°48'47"E
L5	15.66'	S17°11'10"E

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, of Lot 5, Block A, GEORGE MORTON ESTATE, an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT THEREOF recorded in INST. NO. 20230000019254 of the PLAT Records of ROCKWALL County, Texas.

REVISIONS

No.	Revision/Issue	Date

LEGEND

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

GENERAL NOTES

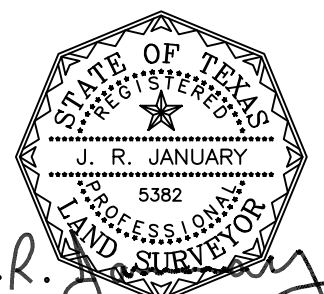
- 1) According to the F.I.R.M. No. 48397C0040L, the subject property lies in Zone X and does not lie within a Special Flood Hazard Area.
- 2) All bearings, easements and building lines are by recorded plat and as furnished in referenced commitment for title insurance unless otherwise noted.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) 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

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

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'



SURVEYOR'S CERTIFICATE

I hereby certify that on the 18th day of November 2024, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

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.

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.

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

ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____