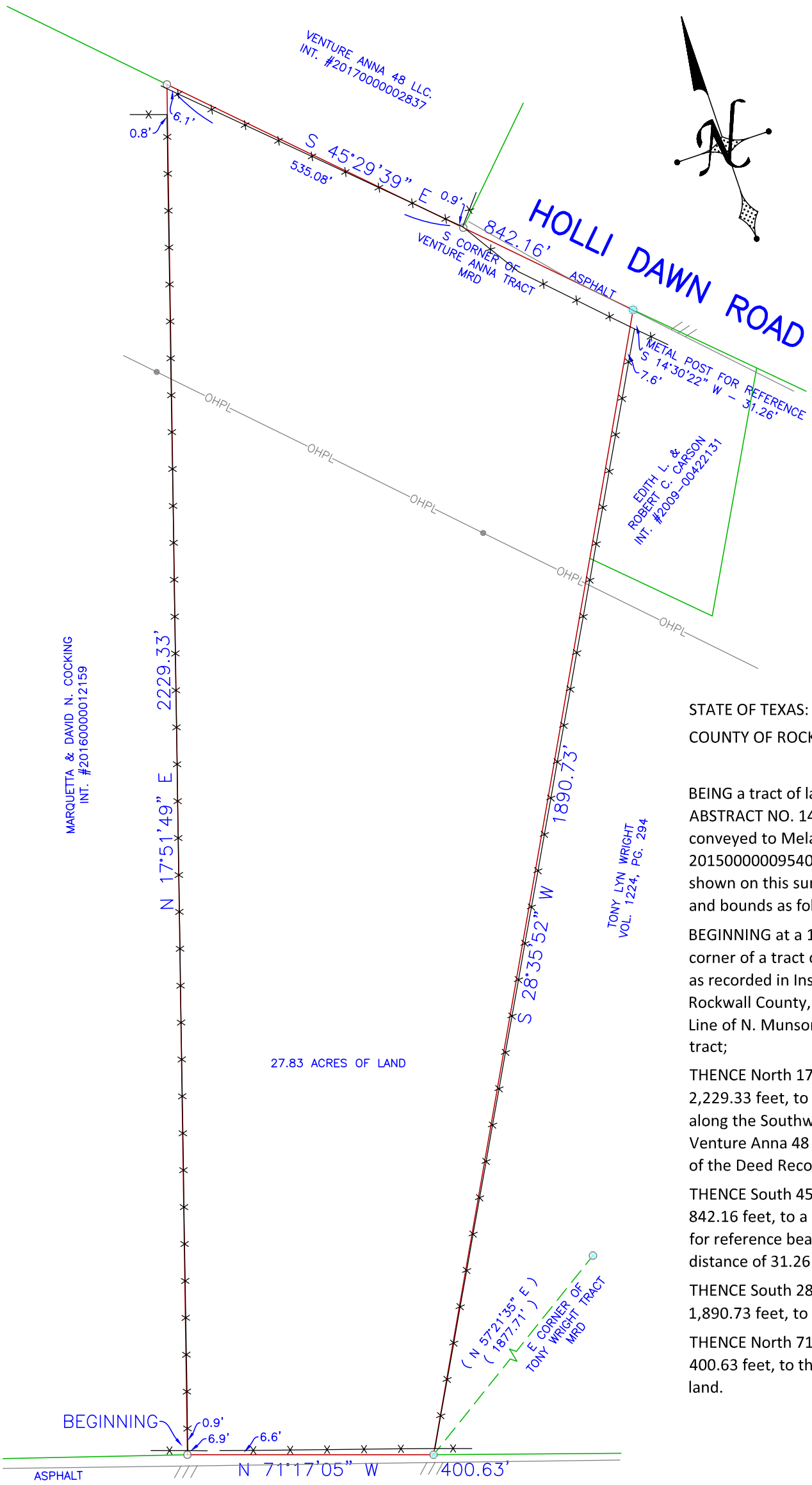
Texas 811
Know what's below.
Call before you dig.

SURVEY PLAT

RHODES Surveying ©
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BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. N. MUNSON ROAD, in the city of ROYSE CITY, ROCKWALL COUNTY Texas.





STATE OF TEXAS:

COUNTY OF ROCKWALL:

BEING a tract of land situated in the NANCY MCCASLAND SURVEY, ABSTRACT NO. 149, of Rockwall County, Texas, and being a tract of land conveyed to Melanie A. Litle, as recorded in Instrument No. 20150000009540, of the Deed Records of Rockwall County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being the Southeast corner of a tract of land conveyed to Marquetta and David N. Cocking, as recorded in Instrument No. 20160000012159, of the Deed Records of Rockwall County, Texas, and being along the Northwest Right-of-Way Line of N. Munson Road, also being the Southwest corner of said Litle tract;

THENCE North 17 degrees 51 minutes 49 seconds East, a distance of 2,229.33 feet, to a 1/2 inch iron rod found for corner, said corner being along the Southwest property line of a tract of land conveyed to Venture Anna 48 LLC., as recorded in Instrument No. 20170000002837, of the Deed Records of Rockwall County, Texas;

THENCE South 45 degrees 29 minutes 39 seconds East, a distance of 842.16 feet, to a point for corner, from which a metal fence post found for reference bears South 14 degrees 30 minutes 22 seconds West, a distance of 31.26 feet;

THENCE South 28 degrees 35 minutes 52 seconds West, a distance of 1,890.73 feet, to a 1/2 inch yellow-capped iron rod found for corner;

THENCE North 71 degrees 17 minutes 05 seconds West, a distance of 400.63 feet, to the PLACE OF BEGINNING and containing 27.83 acres of land.

1529 E. I-30, STE. 106, GARLAND, TX 75043 – FIRM REGISTRATION NO. 10194052
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 J. ELMER TURNER, REALTORS INC
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'
Date: 09/13/2023
G. F. No.: -
Job no.: 112634
Drawn by: CF

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 J. ELMER TURNER, REALTORS INC

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

LEGEND

WOOD FENCE -//-	TEXT
CHAIN LINK -O-	IMPROVEMENTS
IRON FENCE -///	BOUNDARY LINE
WIRE FENCE -X-	EASEMENT SETBACK
	RESIDENCE/BUILDING

MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD FOUND
SET 'X'
FOUND 'X'
5/8" IRON ROD FOUND
POINT FOR CORNER
(C) – CABLE — GUY-WIRE
(E) – CLEAN OUT (E) – ELECTRIC
(G) – GAS METER – POWER POLE
– FIRE HYDRANT (T) – TELEPHONE
(L) – LIGHT POLE (W) – WATER METER
(MH) – MANHOLE (V) – WATER VALVE
(UNLESS OTHERWISE NOTED)

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

