



DESCRIPTION

All that certain lot, tract or parcel of land situated in the City of McLendon-Chisholm, in the KING LATHAM SURVEY, ABSTRACT NO. 133, Rockwall County, Texas, and being a part of the 100 acres tract of land as described in a Warranty deed from Rosemary Redmond to Don S. Watts, dated November 14, 1997 and being recorded in Volume 1300, Page 107 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the north corner of the above cited tract of land, said point being in the Southeast right-of-way line of F.M. Highway 548;

THENCE S. 45 deg. 48 min. 28 sec. E. along the northeast line of said 100 acres tract, a distance of 2284.46 feet to a 1/2" iron rod found for corner at the east corner of same;

THENCE S. 45 deg. 12 min. 07 sec. W. along the southeast line of said 100 acres tract, a distance of 1906.50 feet to a 1/2" iron rod found at fence corner post for corner at the south corner of said 100 acres tract;

THENCE N. 45 deg. 47 min. 11 sec. W. along the southwest line of said 100 acres tract, a distance of 884.17 feet to a 1/2" iron rod found for corner at the south corner of a 4.833 acres tract as described in a Warranty deed from Deidra W. Frazier Graves to Don S. Watts, dated March 15, 2004 and being recorded in Volume 3447, Page 309 the Real Property Records of Rockwall County, Texas;

THENCE N. 45 deg. 11 min. 00 sec. E. a distance of 425.33 to a 1/2" iron rod found for corner at the east corner of said 5.90 acres tract;

THENCE N. 45 deg. 48 min. 47 sec. W. along the northeast line of said 5.90 acres tract, a distance of 409.66 feet to a 1/2" iron rod found for corner at the south corner of a 4.833 acres tract as described in a Warranty deed from Don S. Watts to George P. Grundelman and Marilyn J. Grundelman, dated January 20, 1998 and being recorded in Volume 1329, Page 107 of the Real Property Records of Rockwall County, Texas;

THENCE N. 43 deg. 10 min. 16 sec. E. a distance of 697.69 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 46 deg. 18 min. 40 sec. W. a distance of 105.45 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 41 deg. 23 min. 54 sec. W. a distance of 12.76 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 46 deg. 54 min. 19 sec. W. a distance of 861.36 feet to a 1/2" iron rod found for corner in the northwest line of said 100 acres tract and in the southeast right-of-way line of F.M. Highway 548;

THENCE N. 45 deg. 11 min. 00 sec. E. (Reference bearing) along said right-of-way line a distance of 813.35 feet to the POINT OF BEGINNING and containing 71.05 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0130 L dated September 26, 2008, this property lies in Zones A & X. Part of this property does to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1300, PG. 107, R.P.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, BANK OF LAS COLINAS, and DON S. WATTS at F.M. HIGHWAY 548, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 23rd day of March, 2010.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND			
TV	TELEVISION CABLE RISE	TEL METER	TEL HYDRANT
GS	GAS METER	PH	PHONE RISE
SH	STEEL HYDRANT	LP	L.P. LIGHT POLE
PO	POWER POLE	RF	R.F. BOX NO FOUND
EL	ELECTRIC METER	WB	WATER BOX
ES	ELECTRIC SUBSURFACE JUNCTION BOX	LS	LIGHT POLE
RF	R.F. BOX NO FOUND	AC	AIR COND. UNIT
AT	AIR COND. UNIT	PT	PROPANE TANK
---	EXHIBENT LINE	---	PROPERTY LINES
-X-	FENCE		

SURVEY DATE MARCH 23, 2010  
 SCALE 1" = 200'  
 CLIENT WATTS FILE # 97060F2 GF # 28944-RW10

SURVEY ACCEPTED BY:  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ DATE \_\_\_\_\_