



Filing Receipt

Received - 2022-02-28 12:29:27 PM
Control Number - 53208
ItemNumber - 3

500 Winstead Building
2728 N. Harwood
Dallas, TX 75201

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

Scott Eidman
direct dial: 214.745.5484
email: seidman@winstead.com

February 28, 2022

Via Certified Mail, RRR No. 9314 8699 0430 0092 4320 80

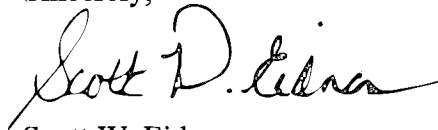
Mount Zion Water Supply Corporation
5736 SH 205 South, Suite 101
Rockwall, Texas 75032

Re: Docket 53208 - Supplemental Map Exhibits

Dear Sir or Madam:

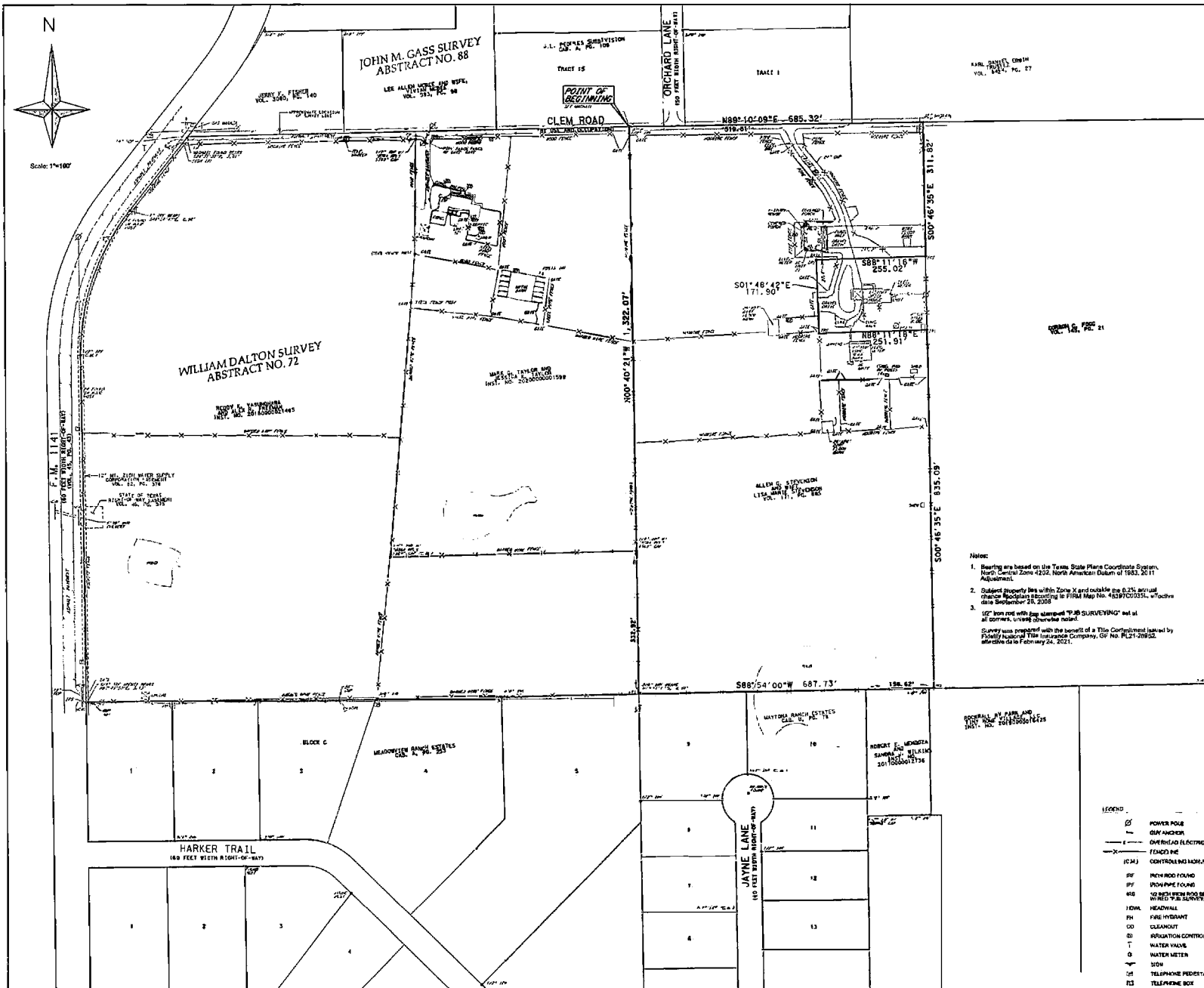
Pursuant to the service requirements prescribed by Section 13.2541 of the Texas Water Code, enclosed is a copy of the supplemental map exhibits that were filed today with the Public Utility Commission of Texas in Docket 53208.

Sincerely,



Scott W. Eidman

SWE:jd
Enclosure



Being a part of land described in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being part of a certain 28.83 acre tract of land described in about to Allen E. Dalton and wife, Lee Marie Dalton, recorded in Volume 171, Page 885, of the Deed Records of Rockwall County, Texas (D.R.C.T.), being more particularly described as follows:

BEGINNING at a magnetic net at the northeast corner of said 28.83 acre tract and the northeast corner of a tract of land described in deed to Mark G. Taylor and Jessica E. Taylor, recorded in Instrument No. 20080000190, in the Official Public Records of Rockwall County, Texas (D.R.C.T.), being in the north line of J.L. Peoples Subdivision, an addition to Rockwall County, Texas, described in Exhibit A, Page 106, of the Map Records of Rockwall County, Texas (M.R.C.T.), also being in the approximate center of Clem Road (by use and occupation);

THENCE North 89 degrees 10 minutes 00 seconds East, with the north line of said Stevenson tract, the north line of said 28.83 acre tract and the north line of said J.L. Peoples Subdivision, at a distance of 515.31 feet passing the southeast corner of said J.L. Peoples Subdivision, and the southeast corner of said 28.83 acre tract, to a magnetic net at the northeast corner of said Stevenson tract and the northeast corner of a tract of land described in a deed to Gordon G. Fong, recorded in Volume 143, Page 21, D.R.C.T.;

THENCE South 80 degrees 46 minutes 35 seconds East, departing the north line of said Fong tract and said Stevenson tract, a distance of 255.02 feet to a 1/2-inch iron nail with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 11 minutes 18 seconds West, departing the east line of said Stevenson tract and the west line of said Fong tract, a distance of 255.02 feet to a 1/2-inch iron nail with red cap stamped "PJB SURVEYING" set;

THENCE South 01 degree 48 minutes 40 seconds East, a distance of 171.90 feet to a 1/2-inch iron nail with red cap stamped "PJB SURVEYING" set;

THENCE North 88 degrees 11 minutes 18 seconds East, a distance of 255.02 feet to a 1/2-inch iron nail with red cap stamped "PJB SURVEYING" set in the east line of said Stevenson tract and the west line of said Fong tract;

THENCE South 01 degree 48 minutes 40 seconds East, a distance of 103.09 feet to a 1/2-inch iron nail with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 11 minutes 18 seconds West, departing the east line of said Stevenson tract and the west line of said Fong tract, at a distance of 156.62 feet passing the southeast corner of Mayanna Family Estate, an addition to Rockwall County, Texas, recorded in Exhibit B, Page 79, M.R.C.T., continuing with the north line of said Mayanna Family Estate, for a total distance of 637.72 feet to a 1/2-inch iron nail with red cap stamped "PJB SURVEYING" set in the west line of said Stevenson tract and the east line of said Fong tract, described in a deed to Emily K. Vandewater and Allen K. Vandewater, recorded in Instrument No. 20100000140, D.R.C.T.;

THENCE North 80 degrees 46 minutes 35 seconds West, with the west line of said Stevenson tract and the east line of said Vandewater and Fong tract, at a distance of 372.92 feet passing a 1/2-inch iron nail with cap stamped "PJB SURVEYING" set in the southeast corner of said Vandewater and Fong tract and the southeast corner of said Taylor tract, continuing for a total distance of 1022.02 feet to the POINT OF BEGINNING and containing 19.8105 acres of land, of which 15,707 square feet is within a publicly used roadway (Clem Road).

CERTIFICATION

I do hereby certify to Rockwall Title, Chicago Title Insurance Company, Folsom Place 50, Ltd. and Commercial National Bank & Trust of Texas that this survey was prepared from an original survey made by me on or before July 2, 2021. This survey substantially complies with the current Texas Rules of Professional Surveyors Standards and Specifications for a Category II Land Survey.

[Signature] 7.2.21
Pamela J. Fieldman
Registered Professional Land Surveyor 5504



Notes:

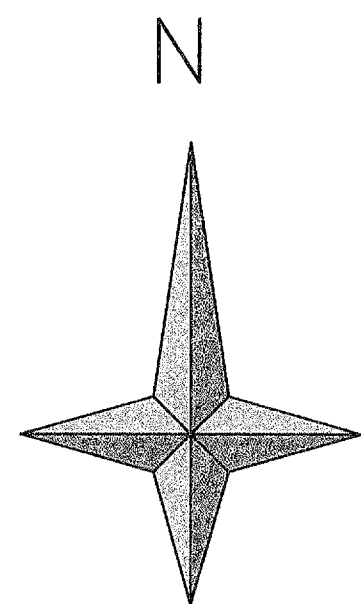
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 20 11 Adjustment.
 - Subject property lies within Zone X and outside the 0.2% annual rise to Neotoma boundary is FIRM Map No. 45397C0351, effective date September 20, 2008.
 - "PJB" iron nail with cap stamped "PJB SURVEYING" set at all corners, UNLESS otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Fidelity National Title Insurance Company, GP No. PL21-28932, effective date February 24, 2021.

LEGEND

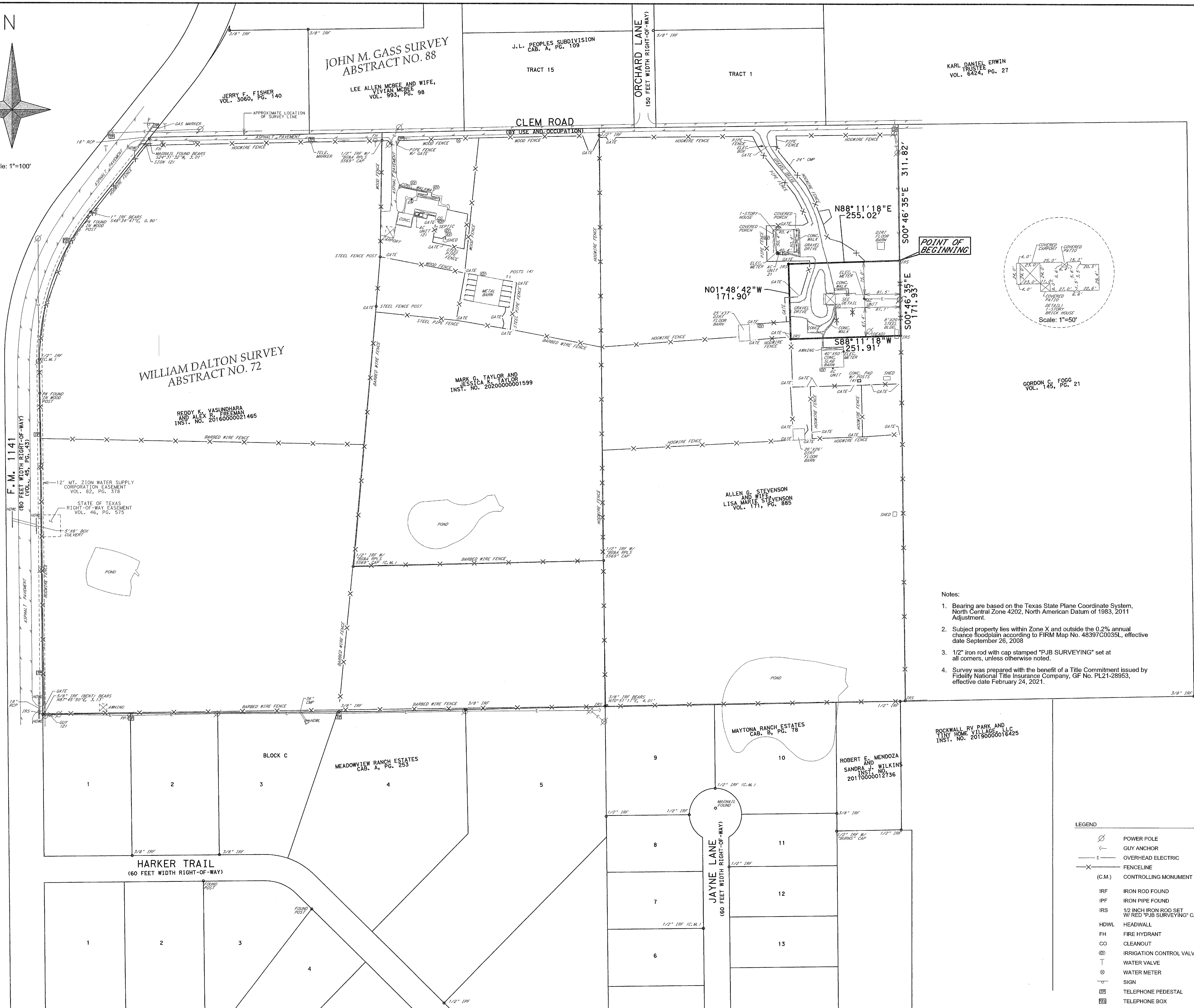
- POWER POLE
- UTILITY ANCHOR
- OVERHEAD ELECTRIC
- TRUCKS
- CONTROLLING INSTRUMENT
- IRON ROD FOUND
- IRON PIPE FOUND
- NO NEW IRON ROD SET
- CONCRETE FOUND
- HEADWALL
- FAIR HYDRANT
- CURBOUT
- IRIGATION CONTROL VALVE
- WATER VALE
- WATER METER
- SIGN
- TELEPHONE PEDSTAL
- TELEPHONE BOX

BOUNDARY SURVEY
OF A
19.8105 ACRE TRACT
OUT OF THE
WILLIAM DALTON SURVEY, ABST. NO. 72
IN
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TSPS NO. 10184303
2021 SURVEY, DATE 7
JULY 2, 2021



Scale: 1"=100'



- Notes:
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
 - Subject property lies within Zone X and outside the 0.2% annual chance floodplain according to FIRM Map No. 48397C0035L, effective date September 26, 2008
 - 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
 - Survey was prepared with the benefit of a Title Commitment issued by Fidelity National Title Insurance Company, GF No. PL21-28953, effective date February 24, 2021.

LEGEND	
	POWER POLE
	GUY ANCHOR
	OVERHEAD ELECTRIC
	FENCELINE
	CONTROLLING MONUMENT
	IRON ROD FOUND
	IRON PIPE FOUND
	1/2 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
	HEADWALL
	FIRE HYDRANT
	CLEANOUT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE BOX

BOUNDARY SURVEY
OF A
1.000 ACRE TRACT
OUT OF THE
WILLIAM DALTON SURVEY, ABST. NO. 72
IN
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-240-6565

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being part of a called 20.83 acre tract of land described in deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 885, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said Stevenson tract and the west line of a tract of land described in deed to Gordon C. Fogg, recorded in Volume 145, Page 21, D.R.R.C.T., being South 00 degrees 46 minutes 35 seconds East, a distance of 311.82 feet from the northeast corner of said Stevenson tract and the northwest corner of said Fogg tract;

THENCE South 00 degrees 46 minutes 35 seconds East, with the east line of said Stevenson tract and the west line of said Fogg tract, a distance of 171.93 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 11 minutes 18 seconds West, departing the east line of said Stevenson tract and the west line of said Fogg tract, a distance of 251.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degree 48 minutes 42 seconds West, a distance of 171.90 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

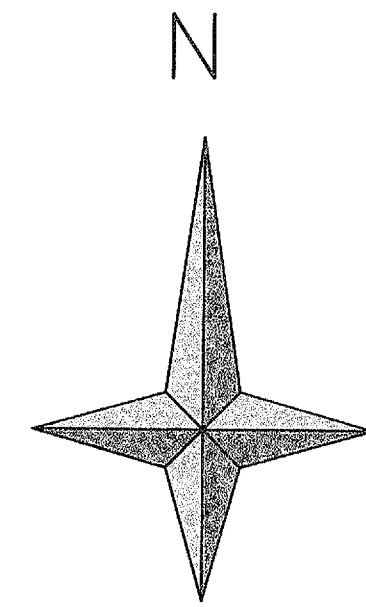
THENCE North 88 degrees 11 minutes 18 seconds East, a distance of 255.02 feet to the POINT OF BEGINNING and containing 1.000 acres of land.

CERTIFICATION

I do hereby certify to Benchmark Title, Chicago Title Insurance Company, Falcon Place SF, Ltd. and Community National Bank & Trust of Texas that this survey was prepared from an on the ground survey under my supervision on July 2, 2021. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

12.15.21
Patrick J. Baldasaro
Registered Professional Land Surveyor 5504





Scale: 1"=100'

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being all of a called 12.0 acre tract of land described in a deed to Mark G. Taylor and Jessica K. Taylor, recorded in Instrument No. 2020000001599, in the Official Public Records of Rockwall County, Texas (O.P.R.C.T.), being more particularly described as follows:

BEGINNING at a magnail set at the northwest corner of said 12.0 acre tract and the most northerly northeast corner of a called 26.012 acre tract of land described in a deed to Reddy K. Vasundhara and Alex R. Freeman, recorded in Instrument No. 2016000021465, O.P.R.C.T., being in the south line of a tract of land described in deed to Lee Allen McBee and wife, Vivian McBee, recorded in Volume 993, Page 98, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being in the approximate center of Clem Road (by use and occupation);

THENCE North 88 degrees 43 minutes 27 seconds East, with the north line of said 12.0 acre tract, the south lines of said McBee tract and Tract 15 of J.L. Peoples Subdivision, an addition to Rockwall County, Texas, recorded in Cabinet A, Page 109, of the Map Records of Rockwall County, Texas, and along said approximate center of Clem Road, a distance of 497.05 feet to a magnail set at the northeast corner of said 12.0 acre tract and the northwest corner of a tract of land described in deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 885, D.R.R.C.T.;

THENCE South 00 degrees 40 minutes 21 seconds East, departing the south line of said Tract 15 and said approximate center of Clem Road, with the east line of said 12.0 acre tract and the west line of said Stevenson tract, a distance of 989.15 feet to a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" found at the southeast corner of said 12.0 acre tract, and the most easterly northeast corner of said 26.012 acre tract;

THENCE South 88 degrees 32 minutes 08 seconds West, departing the west line of said Stevenson tract, with the south line of said 12.0 acre tract and a north line of said 26.012 acre tract, a distance of 574.09 feet to a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" (controlling monument) found at the southwest corner of said 12.0 acre tract, being an interior corner of said 26.012 acre tract;

THENCE North 05 degrees 01 minute 12 seconds East, with the west line of said 12.0 acre tract and an east line of said 26.012 acre tract, a distance of 597.75 feet to a steel fence post;

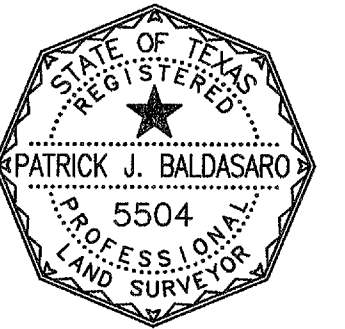
THENCE North 04 degrees 32 minutes 42 seconds East, continuing with the west line of said 12.0 acre tract and east line of said 26.012 acre tract, a distance of 113.32 feet to a steel fence post;

THENCE North 00 degrees 49 minutes 20 seconds East, continuing with the west line of said 12.0 acre tract and east line of said 26.012 acre tract, a distance of 284.30 feet to the POINT OF BEGINNING and containing 11.9983 acres of land, of which 8,771 square feet lie within a publicly used roadway (Clem Road).

CERTIFICATION

I do hereby certify to Benchmark Title, Chicago Title Insurance Company, Falcon Place SF, Ltd. and Community National Bank & Trust of Texas that this survey was prepared from an on the ground survey under my supervision on May 10, 2021. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II Survey.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504



Notes:

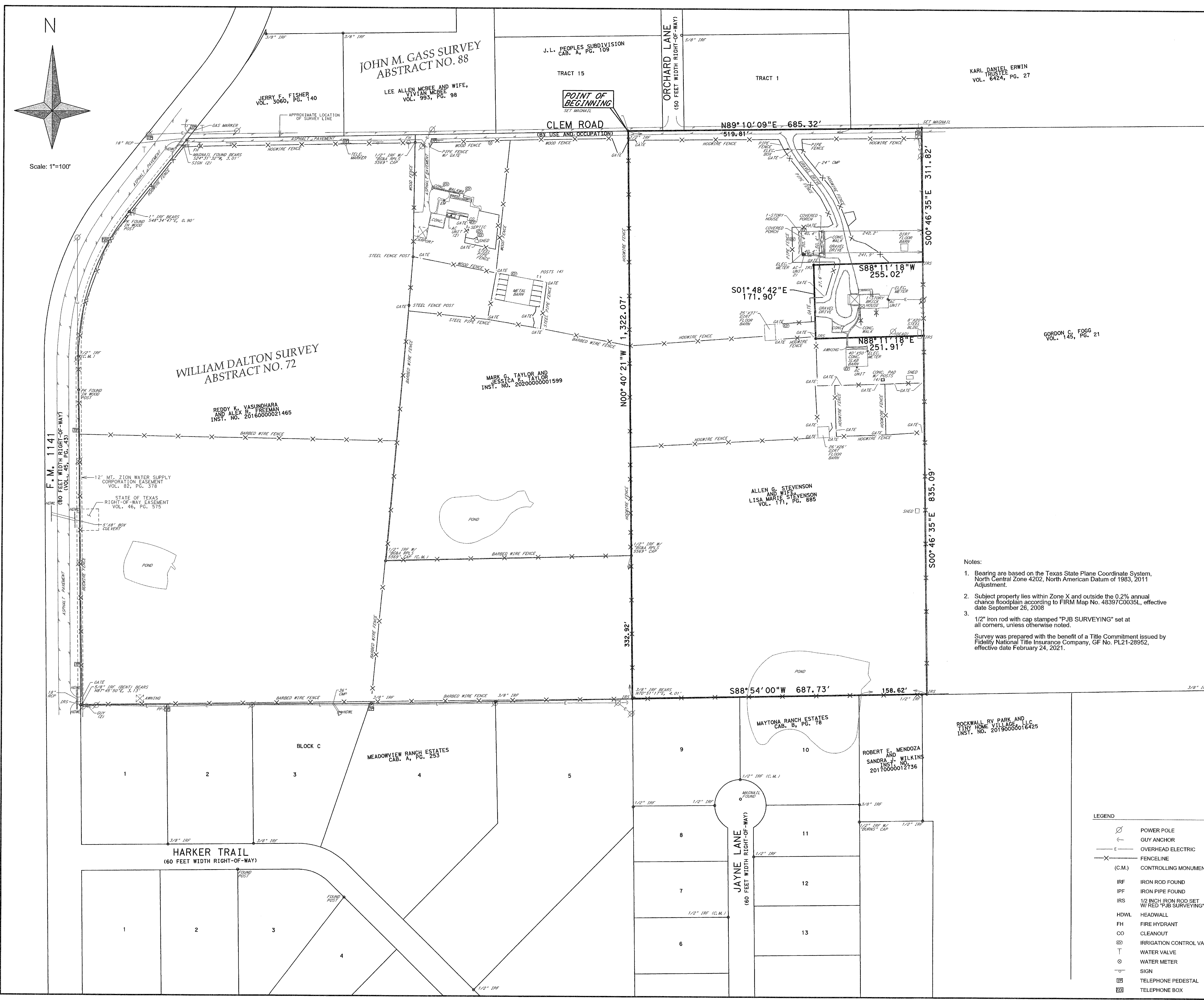
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- Subject property lies within Zone X and outside the 0.2% annual chance floodplain according to FIRM Map No. 48397C0035L, effective date September 26, 2008
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. PL20-28214, effective date May 7, 2021. Schedule B Items are as follows:
10 f. Lonestar Gas Company easement, recorded in Volume 25, Page 619 - may affect, cannot be located by description

LEGEND

	POWER POLE
	GUY ANCHOR
	OVERHEAD ELECTRIC
	FENCELINE
	CONTROLLING MONUMENT (C.M.)
	IRON ROD FOUND (IRF)
	IRON PIPE FOUND (IPF)
	1/2 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP (IRS)
	HEADWALL (HDWL)
	FIRE HYDRANT (FH)
	CLEANOUT (CO)
	IRRIGATION CONTROL VALVE (ICV)
	WATER VALVE (WV)
	WATER METER (WM)
	SIGN (S)
	TELEPHONE PEDESTAL (TPD)
	TELEPHONE BOX (TBX)

BOUNDARY SURVEY
OF A
11.9983 ACRE TRACT
OUT OF THE
WILLIAM DALTON SURVEY, ABST. NO. 72
IN
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75015
972-648-6669



Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being part of a called 20.83 acre tract of land described in deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 885, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a maginal set at the northwest corner of said 20.83 acre tract and the northeast corner of a tract of land described in deed to Mark G. Taylor and Jessica K. Taylor, recorded in Instrument No. 2020000001599, in the Official Public Records of Rockwall County, Texas (O.P.R.C.T.), being in the south line of J.L. Peoples Subdivision, an addition to Rockwall County, Texas, recorded in Cabinet A, Page 109, of the Map Records of Rockwall County, Texas (M.R.R.C.T.), also being in the approximate center of Clem Road (by use and occupation);

THENCE North 89 degrees 10 minutes 09 seconds East, with the north line of said Stevenson tract, the south line of said J.L. Peoples Subdivision and said approximate center of Clem Road, at a distance of 519.81 feet passing the southeast corner of said J.L. Peoples Subdivision and the southwest corner of a tract of land described in a deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, D.R.R.C.T., continuing for a total distance of 685.32 feet to a maginal set at the northeast corner of said Stevenson tract and the northwest corner of a tract of land described in a deed to Gordon C. Fogg, recorded in Volume 145, Page 21, D.R.R.C.T.;

THENCE South 00 degrees 46 minutes 35 seconds East, departing the south line of said Erwin tract and said approximate center of Clem Road, with the east line of said Stevenson tract and the west line of said Fogg tract, a distance of 311.82 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 11 minutes 18 seconds West, departing the east line of said Stevenson tract and the west line of said Fogg tract, a distance of 255.02 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 01 degree 48 minutes 42 seconds East, a distance of 171.90 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said Stevenson tract and the west line of said Fogg tract;

THENCE North 88 degrees 11 minutes 18 seconds East, a distance of 251.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said Stevenson tract and the west line of said Fogg tract;

THENCE North 00 degrees 46 minutes 35 seconds East, a distance of 835.09 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 54 minutes 00 seconds West, departing the east line of said Stevenson tract and the west line of said Fogg tract, at a distance of 158.62 feet passing the northeast corner of Maytona Ranch Estates, an addition to Rockwall County Texas, recorded in Cabinet B, Page 78, M.R.R.C.T., continuing with the north line of said Maytona Ranch Estates for a total distance of 687.73 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Stevenson tract and the east line of tract of land described in a deed to Reddy K. Vasundhara and Alex R. Freeman, recorded in Instrument No. 20160000021465, O.P.R.C.T.;

THENCE North 00 degrees 40 minutes 21 seconds West, with the west line of said Stevenson tract and the east line of said Vasundhara and Freeman tract, at a distance of 332.92 feet passing a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" found at a northeast corner of said Vasundhara and Freeman tract and the southeast corner of said Taylor tract, continuing for a total distance of 1,322.07 feet to the POINT OF BEGINNING and containing 19.8105 acres of land, of which 13,707 square feet lie within a publicly used roadway (Clem Road).

CERTIFICATION

I do hereby certify to Benchmark Title, Chicago Title Insurance Company, Falcon Place SF, Ltd. and Community National Bank & Trust of Texas that this survey was prepared from an on the ground survey under my supervision on July 2, 2021. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category A, Condition II Survey.

Patrick J. Baldasaro 12.15.21

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

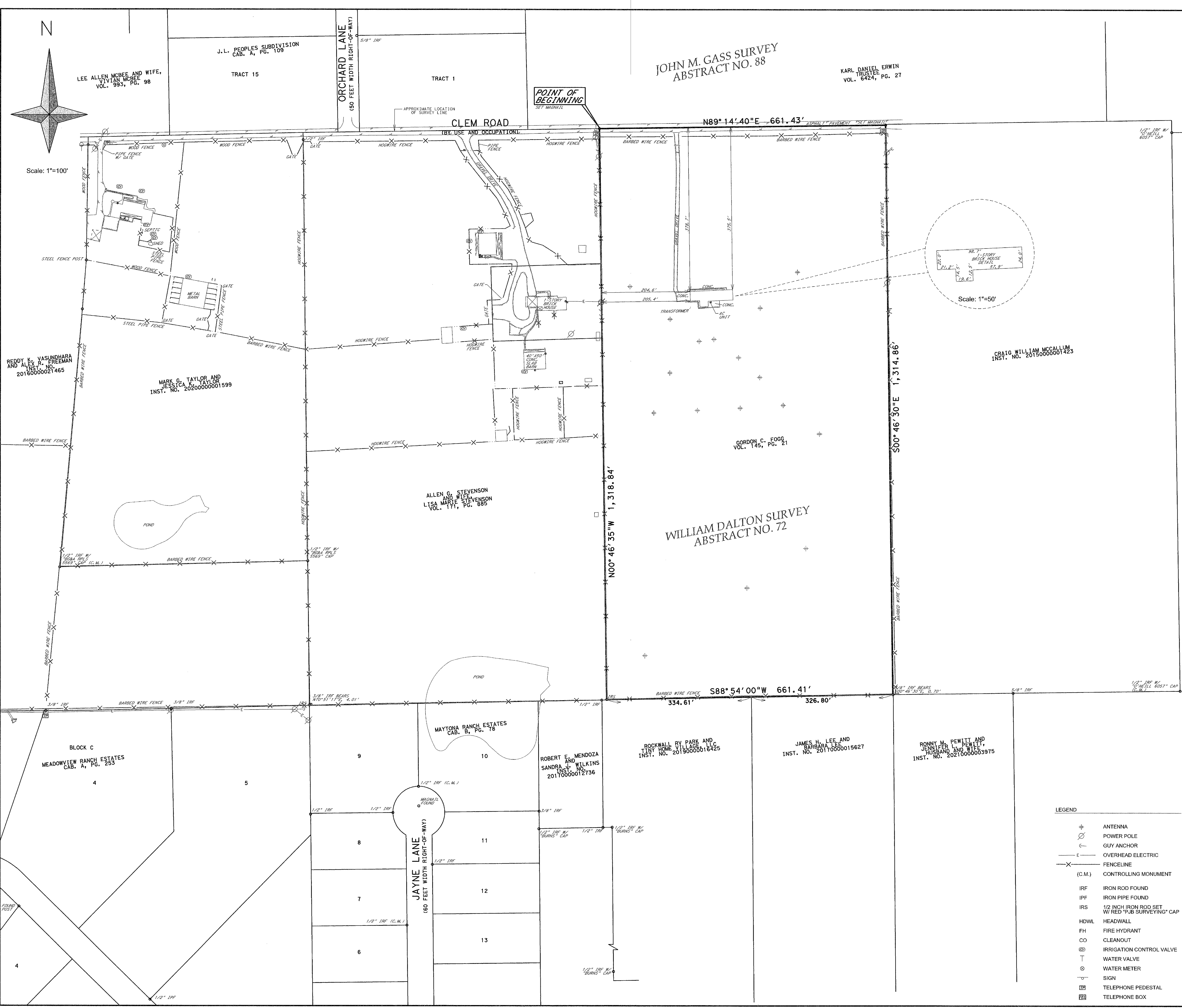


- Notes:
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
 - Subject property lies within Zone X and outside the 0.2% annual chance floodplain according to FIRM Map No. 48397C0035L, effective date September 26, 2008.
 - 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Fidelity National Title Insurance Company, GF No. PL21-28952, effective date February 24, 2021.

LEGEND	
	POWER POLE
	GUY ANCHOR
	OVERHEAD ELECTRIC
	FENCELINE
	CONTROLLING MONUMENT
	IRON ROD FOUND
	IRON PIPE FOUND
	1/2 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
	HEADWALL
	FIRE HYDRANT
	CLEANOUT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE BOX

BOUNDARY SURVEY
OF A
19.8105 ACRE TRACT
OUT OF THE
WILLIAM DALTON SURVEY, ABST. NO. 72
IN
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-648-8669



Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being all of a called 20.00 acre tract of land described in deed to Gordon C. Fogg, recorded in Volume 145, Page 21, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a magnail set at the northwest corner of said Fogg tract and the northeast corner of a tract of land described in deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 885, D.R.R.C.T., being in the south line of a tract of land described in a deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, D.R.R.C.T., also being in the approximate center of Clem Road (by use and occupation);

THENCE North 89 degrees 14 minutes 40 seconds East, with the north line of said Fogg tract, the south line of said Erwin tract and along said approximate center of Clem Road, a distance of 661.43 feet to a magnail set at the northeast corner of said Fogg tract and the northwest corner of a tract of land described in deed to Craig William McCallum, recorded in Instrument No. 2015000001423, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 46 minutes 30 seconds East, departing the south line of said Erwin tract and said approximate center of Clem Road, with the east line of said Fogg tract and the west line of said McCallum tract, a distance of 1,314.86 feet to the southeast corner of said Fogg tract and the southwest corner of said McCallum tract, being the northeast corner of a tract of land described in deed to James H. Lee and Barbara Lee, recorded in Instrument No. 20170000015627, O.P.R.R.C.T., from which a 3/8-inch iron rod bears South 00 degrees 46 minutes 30 seconds east, a distance of 0.70';

THENCE South 88 degrees 54 minutes 00 seconds West, with the south line of said Fogg tract and the north line of said Lee tract, at a distance of 326.80 feet passing the northwest corner of said Lee tract and the northeast corner of a tract of land described in deed to Rockwall RV Park and Tiny Home Village, LLC, recorded in Instrument No. 20190000016425, O.P.R.R.C.T., continuing with the south line of said Fogg tract and the north line of said Rockwall RV Park and Tiny Home Village, LLC tract, a total distance of 661.41 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Fogg tract and the southeast corner of said Stevenson tract;

THENCE North 00 degrees 46 minutes 35 seconds West, departing the north line of said Rockwall RV Park and Tiny Home Village, LLC tract, with the west line of said Fogg tract and the east line of said Stevenson tract, a distance of 1,318.84 feet to the POINT OF BEGINNING and containing 19.995 acres of land, of which 3,739 square feet lie within a publicly used roadway (Clem Road).

CERTIFICATION

I do hereby certify to Benchmark Title, Chicago Title Insurance Company, Falcon Place SF, Ltd. and Community National Bank & Trust of Texas, that this survey was prepared from an on the ground survey under my supervision on September 13, 2021. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504



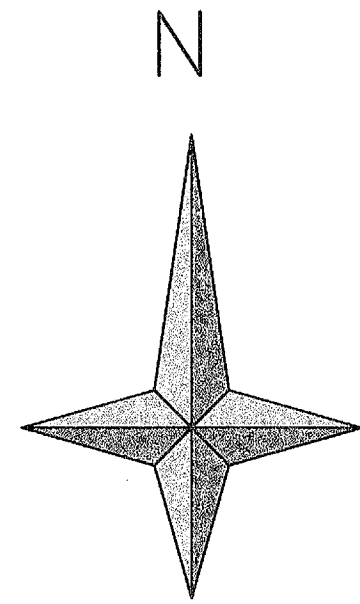
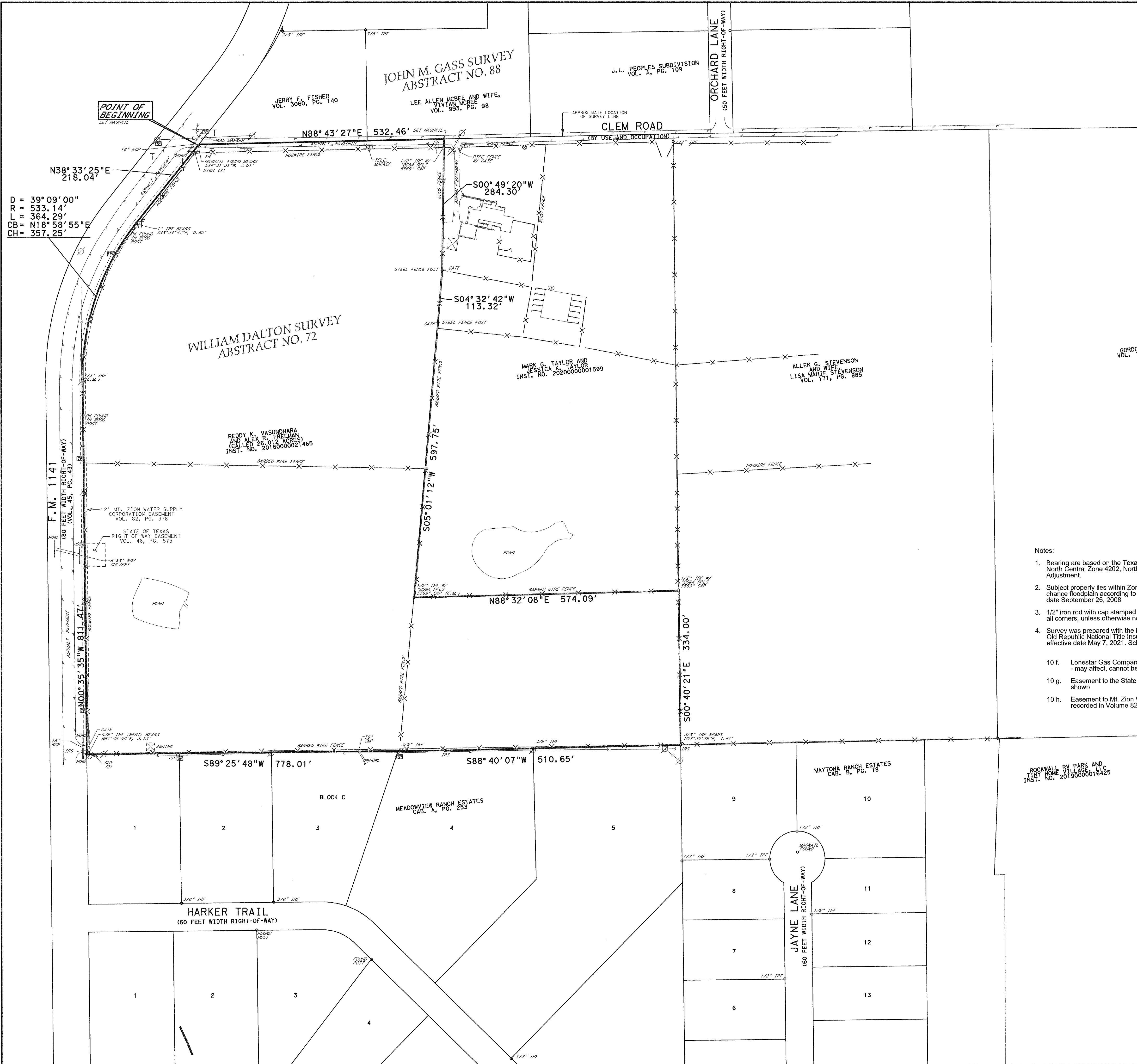
Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- Subject property lies within Zone X and outside the 0.2% annual chance floodplain according to FIRM Map No. 48397C0035L, effective date September 26, 2008.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. PL 21-29783, effective date October 18, 2021. Schedule B items are as follows:
 - 10 f. Texas Power & Light easement, recorded in Volume 151, Page 580 - may affect, cannot be located by description
 - 10 g. Texas Power & Light easement, recorded in Volume 151, Page 582 - may affect, cannot be located by description

LEGEND	
+	ANTENNA
⊙	POWER POLE
⊖	GUY ANCHOR
—E—	OVERHEAD ELECTRIC
—X—	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET
WDWL	WATER VALVE
HDWL	HEADWALL
FH	FIRE HYDRANT
CO	CLEANOUT
⊗	IRRIGATION CONTROL VALVE
T	WATER VALVE
⊙	WATER METER
—	SIGN
⊞	TELEPHONE PEDESTAL
⊞	TELEPHONE BOX

BOUNDARY SURVEY
OF A
19.995 ACRE TRACT
OUT OF THE
WILLIAM DALTON SURVEY, ABST. NO. 72
IN
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPIS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-648-0569



Scale: 1"=100'

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being all of a called 26.012 acre tract of land described in a deed to Reddy K. Vasundhara and Alex R. Freeman, recorded in Instrument No. 2016000021465, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), being more particularly described as follows:

BEGINNING at a magnail set the northwest corner of said 26.012 acre tract and the southwest corner of a tract of land described in a deed to Jerry F. Fisher, recorded in Volume 3060, Page 140, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation), from which a found magnail bears South 24 degrees 31 minutes 32 seconds West, a distance of 3.01 feet;

THENCE North 88 degrees 43 minutes 27 seconds East, with the north line of said 26.012 acre tract and the south lines of said Fisher tract and a tract of land described in deed to Lee Allen McBee and wife, Vivian McBee, recorded in Volume 993, Page 98, D.R.R.C.T., and along said approximate center of Clem Road, a distance of 532.46 feet to a magnail set at the most northerly northeast corner of said 26.012 acre tract and the northwest corner of a tract of land described in deed to Mark G. Taylor and Jessica K. Taylor, recorded in Instrument No. 2020000001599, O.P.R.R.C.T.;

THENCE South 00 degrees 49 minutes 20 seconds West, departing the south line of said McBee tract and said approximate center of Clem Road, with an east line of said 26.012 acre tract and the west line of said Taylor tract, a distance of 284.30 feet to a steel fence post;

THENCE South 04 degrees 32 minutes 42 seconds West, continuing with an east line of said 26.012 acre tract and the west line of said Taylor tract, a distance of 113.32 feet to steel fence post;

THENCE South 05 degrees 01 minute 12 seconds West, continuing with an east line of said 26.012 acre tract and the west line of said Taylor tract, a distance of 597.75 feet to a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" (controlling monument) found at the southwest corner of said Taylor tract, being an interior corner of said 26.012 acre tract;

THENCE North 88 degrees 32 minutes 08 seconds East, with the south line of said Taylor tract and a north line of said 26.012 acre tract, a distance of 374.09 feet to a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" found at the southeast corner of said Taylor tract and the most easterly northeast corner of said 26.012 acre tract, being in the west line of a tract of land described in deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 385, D.R.R.C.T.;

THENCE South 00 degrees 40 minutes 21 seconds East, with an east line of said 26.012 acre tract and the west line of said Stevenson tract, a distance of 334.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said 26.012 acre tract, the southwest corner of said Stevenson tract, the northwest corner of Maytona Ranch Estates, an addition to Rockwall County, Texas, recorded in Cabinet B, Page 78, of the Map Records of Rockwall County, Texas (M.R.R.C.T.), and the northeast corner of Meadowview Ranch Estates, an addition to Rockwall County, Texas, recorded in Cabinet A, Page 253, M.R.R.C.T., from which a 3/8-inch iron rod found bears North 57 degrees 35 minutes 26 seconds East, a distance of 4.47 feet;

THENCE South 88 degrees 40 minutes 07 seconds West, with the south line of said 26.012 acre tract and the north line of said Meadowview Ranch Estates, a distance of 510.65 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 25 minutes 48 seconds West, continuing with the south line of said 26.012 acre tract and the north line of said Meadowview Ranch Estates, a distance of 778.01 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said 26.012 acre tract and the northwest corner of said Meadowview Ranch Estates, being in said easterly line of F.M. 1141, from which a found 5/8-inch iron (bent) rod bears North 87 degrees 45 minutes 50 seconds East, a distance of 3.13 feet;

THENCE North 00 degrees 35 minutes 35 seconds West, with the west line of said 26.012 acre tract and said easterly line of F.M. 1141, a distance of 811.47 feet to a 1/2-inch iron rod (controlling monument) found at the point of curvature of a curve to the right, having a radius of 533.14 feet and a central angle of 59 degrees 09 minutes 00 seconds;

THENCE continuing with the west line of said 26.012 acre tract and said easterly line of F.M. 1141, with said curve to the right, an arc distance of 364.29 feet (Chord Bearing North 18 degrees 58 minutes 55 seconds East 357.25 feet) to the point of tangency, from which a found 1" iron rod bears South 48 degrees 34 minutes 47 seconds East 0.90 feet;

THENCE North 38 degrees 33 minutes 25 seconds East, with the west line of said 26.012 acre tract and said easterly line of F.M. 1141, a distance of 218.04 feet to the POINT OF BEGINNING and containing 26.0275 acres of land, of which 9,832 square feet lie within a publicly used roadway (Clem Road).

CERTIFICATION

I do hereby certify to Benchmark Title, Chicago Title Insurance Company, Falcon Place SF, Ltd. and Community National Bank & Trust of Texas that this survey was prepared from an on the ground survey under my supervision on May 10, 2021. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504



Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- Subject property lies within Zone X and outside the 0.2% annual chance floodplain according to FIRM Map No. 48397C0035L, effective date September 26, 2008.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Old Republic National Title Insurance Company, GF No. PL20-28324, effective date May 7, 2021. Schedule B Items are as follows:
 - Lonestar Gas Company easement, recorded in Volume 25, Page 619 - may affect, cannot be located by description
 - Easement to the State of Texas, recorded in Volume 46, Page 575 - shown
 - Easement to Mt. Zion Water Supply Water Supply Corporation, recorded in Volume 82, Page 378 - shown

LEGEND

- | | |
|--|------------------------------|
| | POWER POLE |
| | GUY ANCHOR |
| | OVERHEAD ELECTRIC |
| | FENCELINE |
| | (C.M.) CONTROLLING MONUMENT |
| | IRF IRON ROD FOUND |
| | IPF IRON PIPE FOUND |
| | IRS 1/2 INCH IRON ROD SET |
| | W/ RED "PJB SURVEYING" CAP |
| | HDWL HEADWALL |
| | FH FIRE HYDRANT |
| | ICV IRRIGATION CONTROL VALVE |
| | T WATER VALVE |
| | WATER METER |
| | SIGN |
| | TEL TELPHONE PEDESTAL |
| | TEL TELPHONE BOX |

BOUNDARY SURVEY
OF A
26.0275 ACRE TRACT
OUT OF THE
WILLIAM DALTON SURVEY, ABST. NO. 72
IN
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6865

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