3.75 ACRES LOT 3 HIDDEN VALLEY ESTATES CAB. A. SLIDE 379 2" PIPE FND OVEL FLECTINE 10 FEC ELEC. ESMT. VOL. 1742. PG53> 183-0 RESIDUE OF LOT I BLOCK A G. 8 S 89° 27'59''E 213.80' V 1/2" IRS 1/2" IRS 30.0 -ACCESS ESMT. G 2 5 /WOOD SIGN 30.0' "STATE HWY 205 N. S PART OF LOT I BLOCK A ACRES 4 4 5 5 5 S 02 POINT OF BEGINNING 1/2" IRF 196.20 TXDOT DISK 89° 46 '40 ' W -20.03 CAB. C. SLIDE 68 SHANNON 1/2" IRF - O/H ELEC LINE DALTON FM 552 100' R.O.W. ALTA/ACSM LAND TITLE SURVEY VICINITY MAP NOT TO SCALE

DESCRIPTION

BEING a part of Lot 1, Block A, of HILLCREST CENTER, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 68, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with TXDOT disk found for corner in the North right-of-way line of F.M. Highway 552, at the Southeast corner of said Lot 1, Block A;

THENCE N. 89 deg. 46 min. 40 sec. W. along said right-of-way line, a distance of 196.20 feet to a 1/2" iron rod found for corner at the cutback in the East right-of-way line of State Highway 205 N. Goliad Street;

THENCE N. 45 deg. 06 min. 27 sec. W. along said right-of-way line cutback, a distance of 42.42 feet to a 1/2" iron rod found for corner in the East right-of-way line of State HIghway 205 N. Goliad Street:

THENCE N. 00 deg. 31 min. 57 sec. E. along said right-of-way line, a distance of 175.20 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 89 deg. 27 min. 59 sec. E. a distance of 213.80 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East line of said Lot 1, Block A;

THENCE S. 03 deg. 02 min. 25 sec. E. along the East line of Lot 1, a distance of 204.19 feet to the POINT OF BEGINNING and containing 44,555 square feet or 1.02 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS STAMPED "R.S.C.I. RPLS 5034" SURVEYOR'S CERTIFICATE

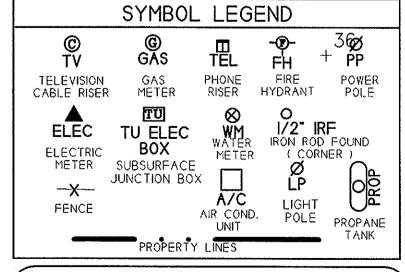
The undersigned Registered Public Surveyor ("Surveyor") hereby certifies to 7-ELEVEN INC. and/or its assigns ("Purchaser"), Lawyers Title Insurance Company ("Title Company") that (a) this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1-4, 7(a), 8-11(a), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional tolerance; (b) this survey is true and correct and was made upon the ground and conducted by Surveyor or under his supervision as per the field notes shown hereon and correctly shows the boundary lines (including a metes and bounds description) and dimensions and are of the land indicated hereon and each induvidual parcel thereof indicated hereon; (c) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no encroachiments onto the Property or protrusions there from, there are no improvements on the Property, and all observable evidence of water, sewer, gas and electric lines and mains are shown; (e) the undersigned has received and examined a copy of the Title Insurance Commitment No. TEX 2007 04 3079 with an effective date of April 18, 2007 issued May 7, 2007 by Lawers Title Insurance Corporation, and of each instrument listed therein, and this survey correctly shows the location of (1) each easement, right-of-way, servitude, and ither matter affecting title to the property which is reflected in such title commitment (or, if such matter cannot be located the same has been stated on the survey) and (2) all alleys, streets, roads, rights-of-way, easements, building set back lines and

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



LAND SURVEYING

OFESSION P



SURVEY DATE JUNE 25. 2007

SCALE | - 60 | FILE # 991035-1

CLIENT 7-ELEVEN GF #TEX 2007 04 3079

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