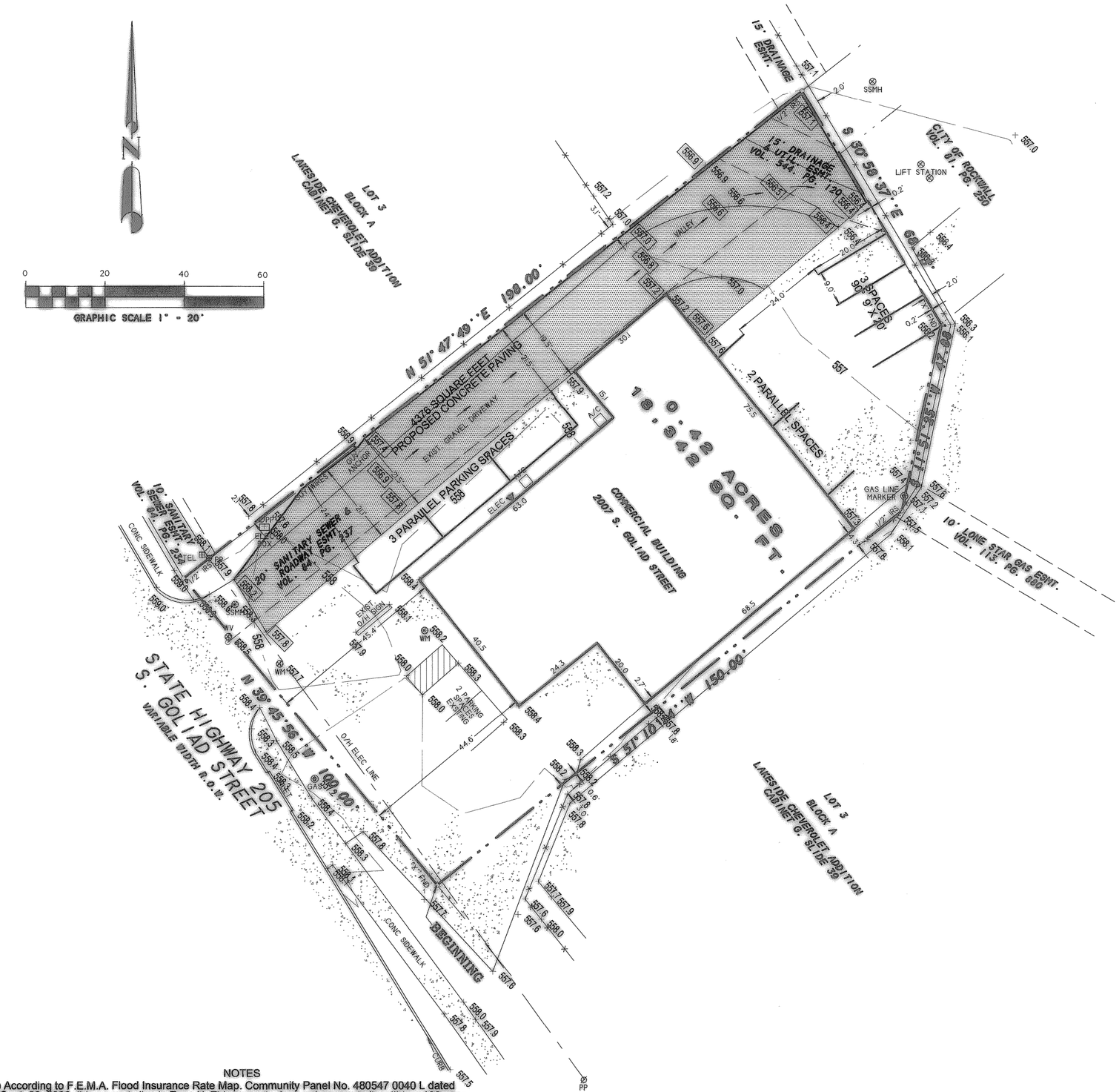


DESCRIPTION

All that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from Gene A. Burks and Elizabeth Jane Burks to Richard L. Cullins, dated October 18, 1973 and being recorded in Volume 111, Page 183 of the Deed Records of Rockwall County, Texas, and also being all of a tract of land as described in a Warranty deed from James R. Dudney and Iva Nell Dudney to Richard L. Cullins and Jo Ann Cullins, dated November 1, 1990 and being recorded in Volume 578, Page 53 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete in the northeast right-of-way line of State Highway 205 S. Goliad Street (variable width) at the south corner of said Burks to Cullins tract and being a west corner of Lot 3, Block A, LAKESIDE CHEVEROLET ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 39 of the Plat Records of Rockwall County, Texas;

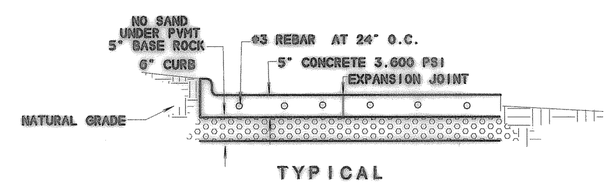
THENCE N. 39 deg. 45 min. 56 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner a corner of said Lot 3, Block A, and at the west corner of said Dudney to Cullins tract;

THENCE N. 51 deg. 47 min. 49 sec. E. along said Lot 3, Block A, a distance of 198.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the west corner of a tract of land as described in a Deed to the City of Rockwall, Texas, as recorded in Volume 81, Page 250 of the Deed Records of Rockwall County, Texas;

THENCE S. 30 deg. 58 min. 37 sec. E., along the southwest line of said City of Rockwall tract, a distance of 68.13 feet to an "X" found chiseled in concrete for corner at the south corner of same and in the boundary line of Lot 3, Block A;

THENCE S. 11 deg. 51 min. 25 sec. W. along said Lot 3, Block A, a distance of 47.88 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 51 deg. 10 min. 14 deg. W. along said Lot 3, Block A, a distance of 150.00 feet to the POINT OF BEGINNING and containing 18,342 square feet or 0.42 acres of land.



TYPICAL
CONCRETE PAVEMENT
CROSS SECTION

AS BUILT
SITE PLAN
SHERMAN WILLIAMS
2007 S. GOLIAD STREET
ROCKWALL, TX 75087

A PART OF THE JOSEPH CADLE
SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:
DONNA CULLINS PRITCHARD
KIMBERLY COLLICHIO
1610 SHORES BLVD.
ROCKWALL, TX 75087
972-771-3060

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	TU ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	1/2" IRF IRON ROD FOUND (CORNER)	
FENCE		A/C AIR COND. UNIT	LP LIGHT POLE	PROPANE TANK

PROPERTY LINES

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT IN CAB. G, SLIDE 39, P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

R.S.C.I
ROCKWALL SURVEYING CO., INC.
LAND SURVEYING
67770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SURVEY DATE NOVEMBER 24, 2008
SCALE 1" = 20' FILE # 20080569-SP
CLIENT PRITCHARD GF # NONE