



STD LAND SURVEYING
5740 Newt Paterson Road
Mansfield, Texas 76063

Phone 817-247-6307

GF No. :
Borrower:

Legal Description for: Troy Road Rockwall, Texas (10.36 acres)

Being all that certain lot, tract or parcel of land out of the L.B. Outlaw Survey, Abstract No. 173, situated in Rockwall County, Texas, and being that same tract of land conveyed by deed to Tak Ching, Inc. as recorded in Volume 461, Page 289 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found for corner in the center of Troy Road, said iron rod being the Northwest corner of said Tak Ching tract, and said corner being the Southwest corner of a tract of land conveyed by deed to David and Colleen Walter as recorded under Rockwall County Instrument No. 2018000004332;

THENCE South 88 deg 46 min 09 sec East, with the common line of said Tak Ching and Walter tracts, generally along a fence line, a distance of 1125.99 feet to a concrete monument found for corner along the banks of Lake Ray Hubbard, said corner being the Northeast corner of said Tak Ching tract, and being the Southeast corner of said Walter tract;

THENCE South 01 deg 27 min 08 sec East, with the East line of said Tak Ching tract, and with the West bank of said Lake Ray Hubbard, a distance of 355.04 feet to an iron rod found for corner, said corner being an outside ell corner of said Tak Ching tract;

THENCE South 33 deg 34 min 37 sec West, continuing with the East line of said Tak Ching tract, and the West bank of Lake Ray Hubbard, a distance of 45.67 feet to an iron rod found for corner, said corner being the Southeast corner of said Tak Ching tract, and being the Northeast corner of a tract of land conveyed by deed to The Rogers Revocable Trust as recorded under Rockwall County Instrument No. 2013-00495881;

THENCE North 89 deg 14 min 09 sec West, with the common line of said Tak Ching and Rogers Revocable Trust tracts, and generally along a fence line, a distance of 1119.62 feet to a pk nail found for corner in the center of said Troy Road, said corner being the Southwest corner of said Tak Ching tract, and being the Northwest corner of said Rogers Revocable Trust tract;

THENCE North 01 deg 25 min 51 sec East, with the West line of said Tak Ching tract and with the center of said Troy Road, a distance of 402.36 feet to the POINT OF BEGINNING, and containing 10.36 acres of land, more or less.

LAKE RAY HUBBARD

LAKE RAY HUBBARD

COLLEEN WALTER
AND HUSBAND,
DAVID WALTER
INST. NO.
2018000004332

28.1' X 20.2'
ONE STORY
FRAME

THE ROGERS REVOCABLE TRUST
INST. NO. 2017000007658

DAVID AND PEGGY
ROGERS
VOL. 2585, PG. 282

SHARON K. FRAZIER
AND MICHAEL ROGERS
INST. NO. 2013-00495881

COLLEEN WALTER
AND HUSBAND,
DAVID WALTER
INST. NO.
2018000004332

L.B. OUTLAW SURVEY
ABSTRACT NO. 173

8.5' PP
UTIL PED

ASPHALT IP FND

9.2'

OHE

9.5'

IP FND ASPHALT

P.O.B.

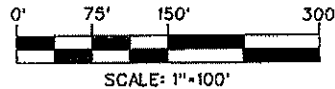
402.36'
TROY ROAD

THIS SURVEY COMPLETED WITHOUT THE
SERVICES OF A TITLE / ABSTRACT
COMPANY. NO TITLE REPORT PROVIDED.

LEGAL DESCRIPTION ON ATTACHED SHEET

The undersigned hereby certifies to Lender, Owner / Buyer and Title Company that this survey (1) was made on the ground as per the property description shown hereon; (2) correctly shows the boundary lines and dimensions and area of the land indicated hereon; (3) correctly shows the location of all buildings, structures, and other improvement and visible items on the property; and (4) correctly shows the locations of all alleys, streets, roads, other right-of-way, easements, and other matters of record of which the undersigned has been advised effecting the property according to the description in such recorded instruments; and except as shown, there are no visible easements, rights-of-way, party walls or other common structures or use of the property by adjacent property owners, encroachments of improvements of adjoining premises, protrusions of improvements onto adjoining premises, or boundary conflicts.

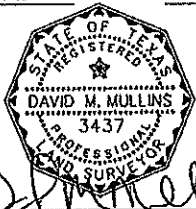
THE PROPERTY SHOWN APPEARS TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP.



DATE: 09-09-18 JOB NO.:

DATE:

ACCEPTED BY:



REGISTERED PROFESSIONAL LAND SURVEYOR

STD LAND SURVEYING



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