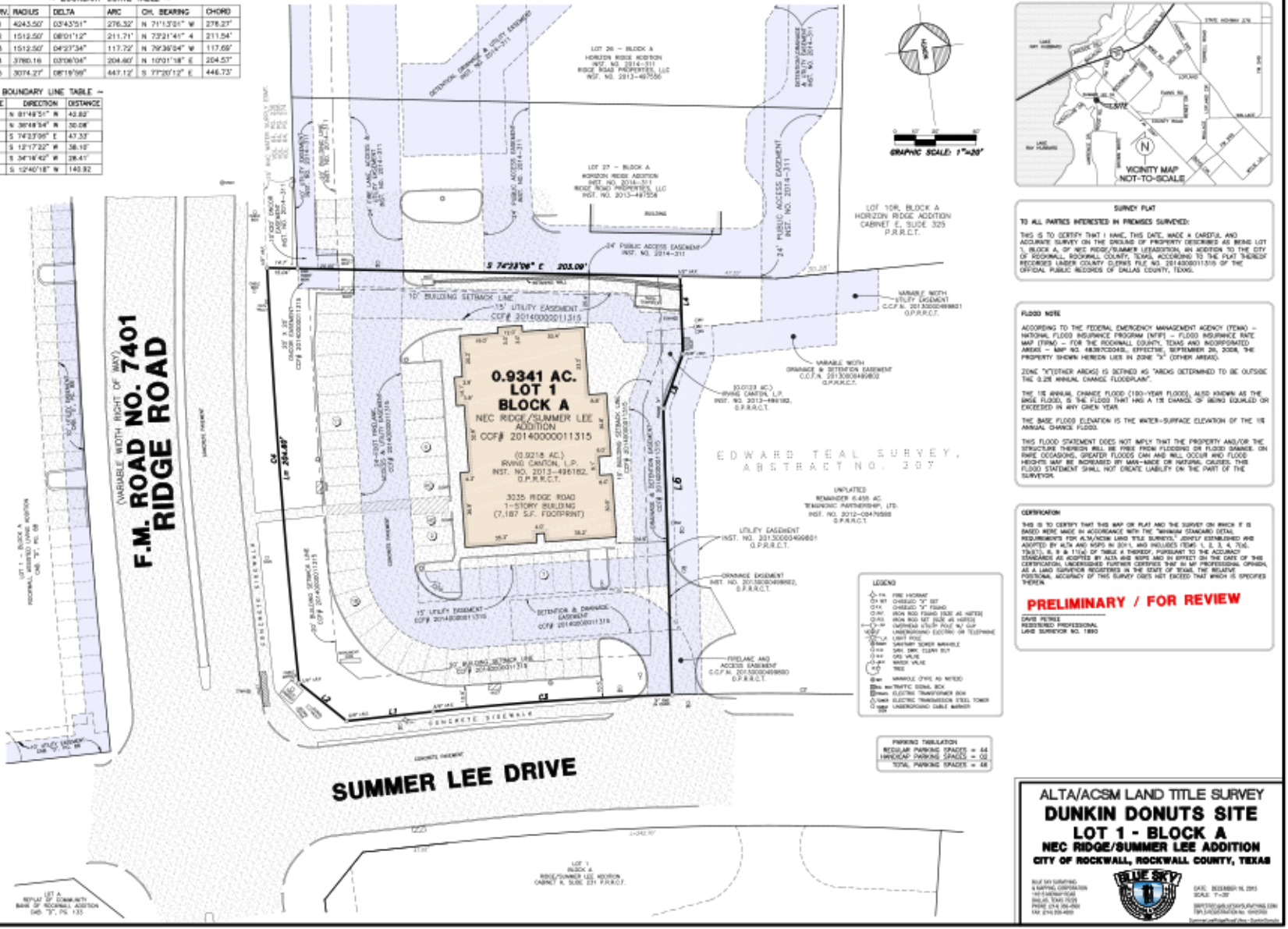
~ BOUNDARY CURVE TABLE ~

CRV.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	4243.50'	03°43'51"	276.32'	N 71°13'51" W	276.27'
C2	1512.50'	08°01'12"	211.71'	N 73°21'41" W	211.54'
C3	1512.50'	04°37'34"	117.72'	N 79°39'24" W	117.69'
C4	3780.16'	03°06'04"	204.60'	N 10°31'18" E	204.57'
C5	3074.27'	08°19'59"	447.12'	S 77°20'12" E	446.73'

~ BOUNDARY LINE TABLE ~

LINE	DIRECTION	DISTANCE
L1	N 81°48'51" W	42.82'
L2	N 36°49'54" W	30.08'
L3	S 74°23'06" E	47.33'
L4	S 12°17'22" W	38.18'
L5	S 34°16'42" W	28.41'
L6	S 12°40'18" W	140.92'



LEGEND

- FH FIRE HYDRANT
- CIRS/CIRF CHISELED "X" SET
- CIRS CHISELED "X" FOUND
- IRS/IRF IRON ROD FOUND (SIZE AS NOTED)
- IRS IRON ROD SET (SIZE AS NOTED)
- OHP OVERHEAD UTILITY POLE W/ GUY
- UGP/UGT UNDERGROUND ELECTRIC OR TELEPHONE
- LP LIGHT POLE
- SMH SANITARY SEWER MANHOLE
- SAN. SWR. CLEAN OUT
- GV GAS VALVE
- WV WATER VALVE
- TREE
- MH MANHOLE (TYPE AS NOTED)
- TRAFFIC SIGNAL BOX
- ELECTRIC TRANSFORMER BOX
- ELECTRIC TRANSMISSION STEEL TOWER
- UGM UNDERGROUND CABLE MARKER

PARKING TABULATION

REGULAR PARKING SPACES = 64
HANDICAP PARKING SPACES = 02
TOTAL PARKING SPACES = 66

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED AS BEING LOT 1, BLOCK A, OF NEC RIDGE/SUMMER LEE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 20140000011315 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48397C0045L, EFFECTIVE: SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.

THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9 & 11(a) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

ALTA/ACSM LAND TITLE SURVEY

DUNKIN DONUTS SITE

LOT 1 - BLOCK A

NEC RIDGE/SUMMER LEE ADDITION

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BLUE SKY SURVEYING
A SURVEYING CORPORATION
1410 GARDNER ROAD
DALLAS, TEXAS 75229
PHONE (214) 356-4000
FAX (214) 358-4959

DATE: DECEMBER 19, 2013
SCALE: 1"=30'