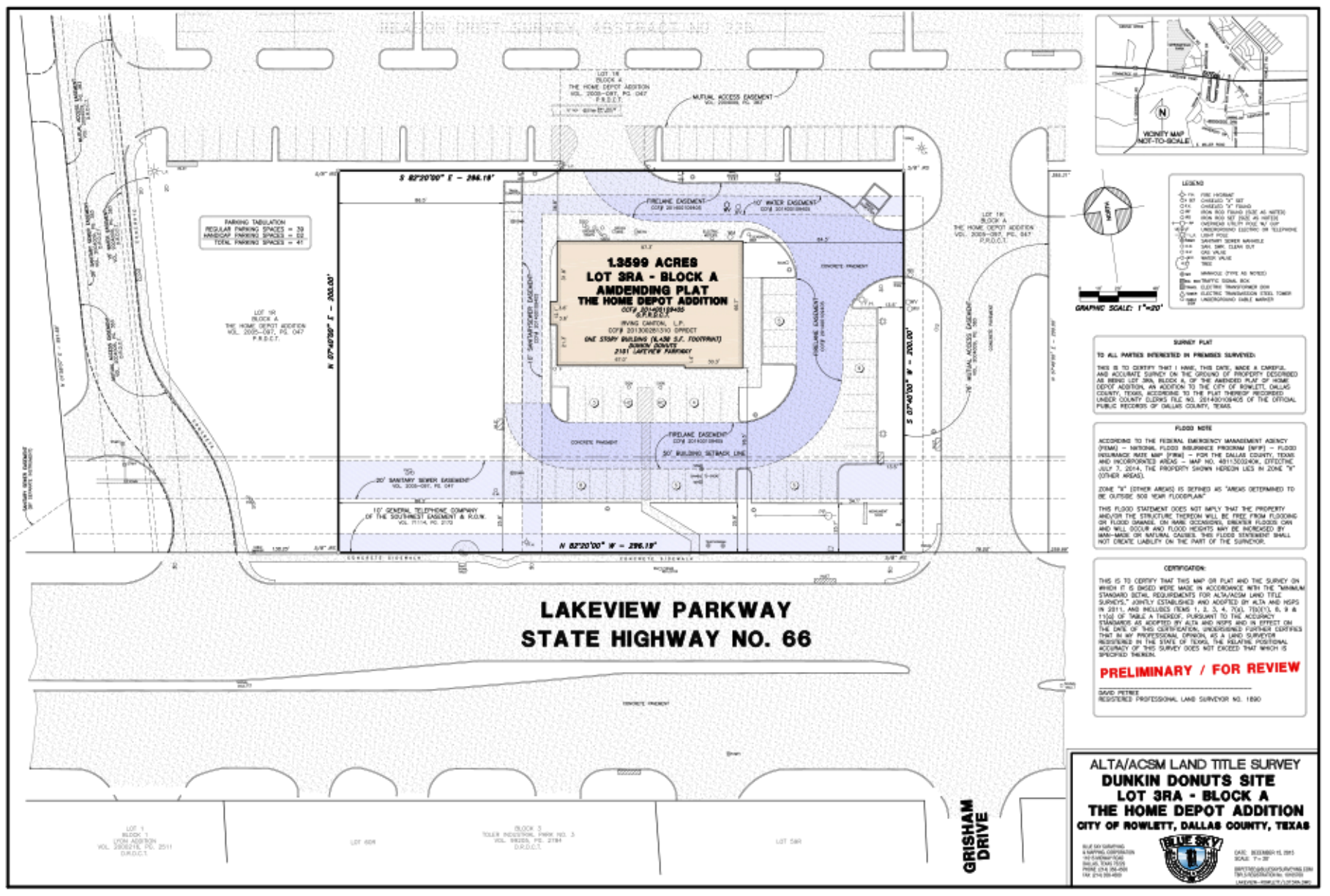
WILLIAM DIRST SURVEY, ABSTRACT NO. 328
LOT 1R
BLOCK A
THE HOME DEPOT ADDITION
VOL. 2005-097, PG. 047
P.R.D.C.T.
MUTUAL ACCESS EASEMENT
VOL. 2005-097, PG. 047
VICINITY MAP
NOT-TO-SCALE
S 82°20'00" E - 296.19'
PARKING TABULATION
REGULAR PARKING SPACES = 39
HANDICAP PARKING SPACES = 02
TOTAL PARKING SPACES = 41
FIRELANE EASEMENT
10' WATER EASEMENT
1.3599 ACRES
LOT 3RA - BLOCK A
AMENDING PLAT
THE HOME DEPOT ADDITION
CONCRETE PAVEMENT
N 07°40'00" E - 203.00'
S 07°40'00" W - 203.00'
10' SANITARY SEWER EASEMENT
20' SANITARY SEWER EASEMENT
VOL. 2005-097, PG. 047
10' GENERAL TELEPHONE COMPANY OF THE SOUTHWEST EASEMENT & R.O.W.
VOL. 71114, PG. 2172
50' BUILDING SETBACK LINE
N 82°20'00" W - 296.19'
CONCRETE SIDEWALK
LAKEVIEW PARKWAY
STATE HIGHWAY NO. 66
GRISHAM DRIVE
NORTH
GRAPHIC SCALE: 1"=20'
LEGEND
SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I MADE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED AS BEING LOT 3RA, BLOCK A, OF THE AMENDED PLAT OF HOME DEPOT ADDITION, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERKS FILE NO. 201400190465 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 DALLAS COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48113C0340K, EFFECTIVE JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN"
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 3RA - BLOCK A
THE HOME DEPOT ADDITION
CITY OF ROWLETT, DALLAS COUNTY, TEXAS
BLUE SKY SURVEYING & MAPPING CORPORATION
DATE: DECEMBER 15, 2015
SCALE: 1"=20'