BIO BOLLARD INSERT SS UG SAN. SEWER MARKER CBL UG CABLE MARKER TEL

TELEPHONE BOX co. CLEANOUT TEL T UG TELEPHONE MARKER CV CABLE VAULT TRW TRASH CAN TRAFFIC SIGNAL ELEC DELECTRIC BOX ELECO ELECTRIC MANHOLE TSC TRAFFIC SIGNAL CONTROL EM® ELECTRIC METER TSP • TRAFFIC SIGNAL POLE **EV ELECTRIC VAULT ™** TELEPHONE VAULT ELEC, UG ELECTRIC MARKER STM SEWER MANHOLE FDCO FIRE DEPT. CONN. TEL TELEPHONE MANHOLE FH 🔷 FIRE HYDRANT FIB T UG FIB. OPTIC MARKER **U**✓ **VAULT (TYPE UNKNOWN)** FIB () FIB. OPTIC MANHOLE WP • WOOD POST FP• FLAG POLE WTR • UG WATER MARKER FPIO FLAG POLE INSERT WM O WATER METER WTR WATER MANHOLE FL ----- FLOOD LIGHT WV WATER VAULT FV FIBER OPTIC VAULT GAS • UG GAS MARKER **WV⊗ WATER VALVE** ∘BL PAINT MARK BLUE GAS GAS MANHOLE •GR PAINT MARK GREEN GM⊗ GAS METER OR PAINT MARK ORANGE GP GUY POLE ∘R PAINT MARK RED GTS GAS TEST STATION ∘Y PAINT MARK YELLOW **GV GAS VAULT** IRS 1/2-INCH IRON ROD GV⊗ GAS VALVE W/"PACHECO KOCH" CAP SET ← GUY ANCHOR HH HAND HOLE (TYPE UNKNOWN) (C.M.) **CONTROLLING MONUMENT** HE HAND HOLE ELECTRIC ---- PROPERTY LINE HC HAND HOLE CABLE ---- EASEMENT LINE HI HAND HOLE TELEPHONE — — SETBACK LINE ICV® IRRIGATION CONTROL VALVE ____X_____ FENCE LS ☆ **Light Standard** -----OHL-----OVERHEAD UTILITY LINE MH (MANHOLE (TYPE UNKNOWN) MB□ MAILBOX ——6"W—— WATER LINE PLM **UG PIPELINE MARKER** ——6"SS—— **SANITARY SEWER LINE** PP • POWER POLE

PPM • METAL UTILITY POLE

PP(1)• PP W/ CROSS ARM (LENGTH IN FEET)

→ PP W/ LIGHT ← PP W/ GUY ANCHOR

RD - ROOF DRAIN

----613---- EXIST CONTOUR

____612.39 EXIST SPOT ELEV.

TW 612.39 EXIST TOP OF WALL ELEV. EXIST BOTTOM OF WALL ELEV.

- Ridge Drive median at Ridge Road.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map No. 48397C0040L, Community-Panel No. 480547 0040 L, EFFECTIVE DATE: September 26, 2008. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- 3. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed without the benefit of a current title abstract.
- 4. This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy. It is not the intent of this survey to render a professional opinion as to the location or condition of the boundary of the real property shown hereon. This survey was not prepared for use in any real estate transaction, conveyance or title insurance proceedings. Any depiction that may appear hereon of bearings, distances, courses, areas or monumentation are not necessarily supported by field recovered evidence and shall be interpreted as being based on record information or conceptual renderings only.
- 5. All underground utility information depicted on the survey is based on available record information on file at the City of Rockwall, Texas and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the contractor is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTess) and depicted hereon the visible and apparent markings on the ground as a result of locate #'s 1224359041, 1224359127, 1224359263, 1224359187, 1224359178, 1224359232, 1224359173 and 1224359130.
- 6. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or
- 7. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- 8. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership
- 9. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.



sheet location

la terra studio, inc.

12024 Its project number 02.26.2014

drawn by

registration

Existing Conditions

03/07/2016

la terra studio^s Pacheco Koch

DALLAS FORT WORTH HOUSTON

improvements

streetscape | PHASE 2



submittals / revisions

rac; bhm

mtb checked by

sheet number