

LEGEND

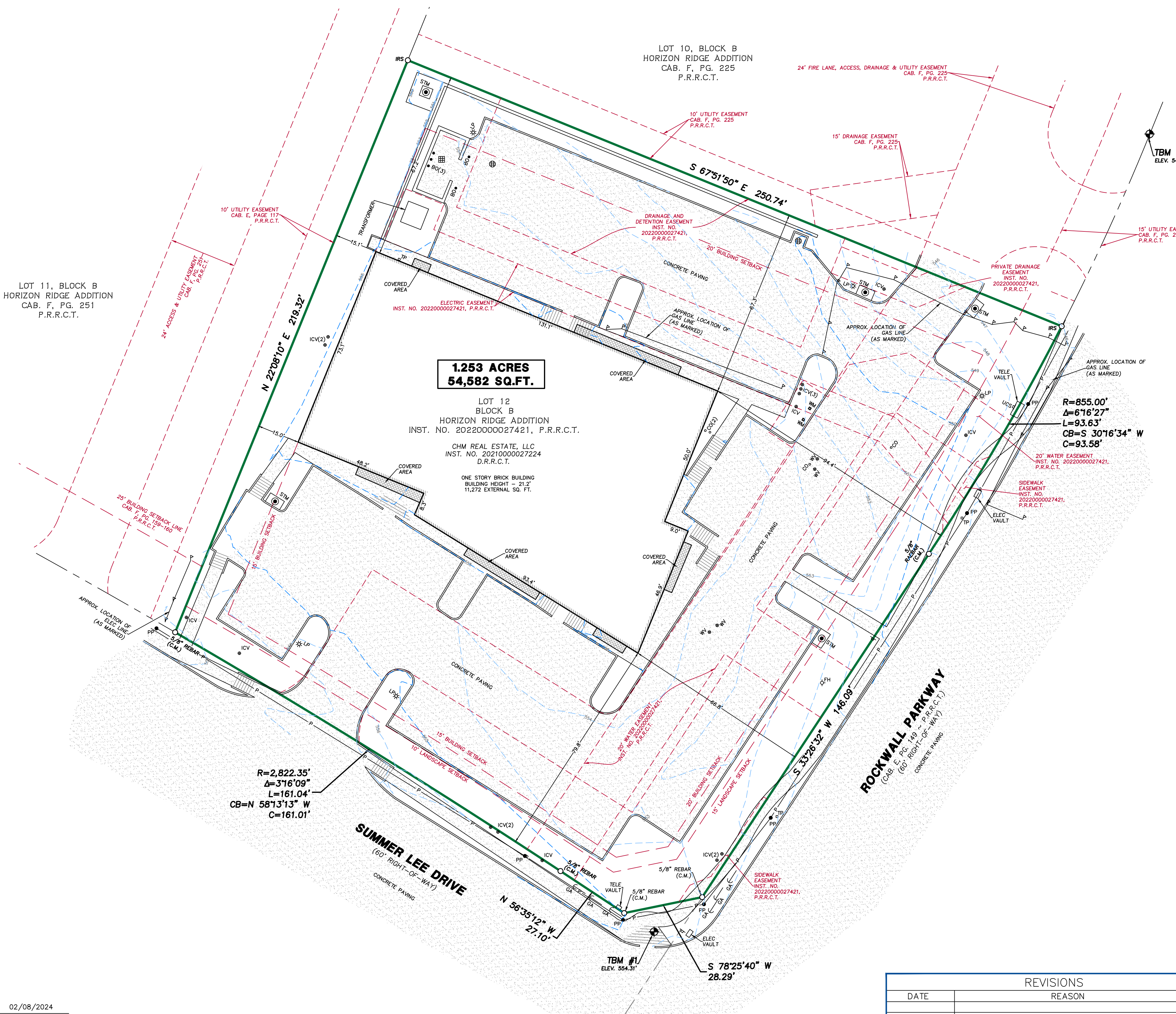
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	- BOLLARD	H	- HIGHBANK
EM	- ELECTRIC METER	S	- SIGN
HC	- HANDICAP	PLM	- PIPELINE MARKER
GM	- GAS METER	UCS	- UNDERGROUND CABLE SIGN
GV	- GAS VALVE	MW	- MONITORING WELL
FH	- FIRE HYDRANT	P	- PIN FLAG/PAINT MARK
FDC	- FIRE DEPARTMENT CONNECTION	TG	- TOP OF GRATE
WM	- WATER METER	FL	- FLOW LINE
WV	- WATER VALVE	SAN	- SANITARY SEWER
ICV	- IRRIGATION CONTROL VALVE	SS	- STORM SEWER
M	- MANHOLE	OMP	- CORRUGATED METAL PIPE
CO	- CLEANOUT	CPP	- CORRUGATED PLASTIC PIPE
TP	- TELEPHONE PEDESTAL	RPC	- REINFORCED CONCRETE PIPE
CP	- CABLE PEDESTAL	TEL	- TELEPHONE
EB	- ELECTRIC BOX	SWBT	- SOUTHWESTERN BELL TELEPHONE CO.
TSB	- TRAFFIC SIGNAL BOX	WTR	- WATER
LP	- LIGHT POLE	UG	- UNDERGROUND
TLP	- TRAFFIC LIGHT POLE	NO.	- NUMBER
GL	- GROUND/SPOT LIGHT	PG.	- PAGE
PP	- POWER POLE	SQ. FT.	- SQUARE FEET
GAC	- GUY ANCHOR	VOL.	- VOLUME
P	- OVERHEAD POWER LINE	T	- TREE/SHRUB
B	- BARBED WIRE FENCE	C.M.	- CONTROLLING MONUMENT
W	- WROUGHT IRON FENCE	GP	- GATE POST
WF	- WOOD FENCE	(P)	- PER PLANS
CF	- CHAINLINK FENCE	D.R.R.C.T.	- DEED RECORDS, ROCKWALL COUNTY, TEXAS
APPROX.	- APPROXIMATE	P.R.R.C.T.	- PLAT RECORDS, ROCKWALL COUNTY, TEXAS
IRS	- 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET	O.P.R.R.C.T.	- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.O.C.	- POINT OF COMMENCING		
P.O.B.	- POINT OF BEGINNING		

LOT 11, BLOCK B
HORIZON RIDGE ADDITION
CAB. F. PG. 251
P.R.R.C.T.

1.253 ACRES
54,582 SQ.FT.

LOT 12, BLOCK B
HORIZON RIDGE ADDITION
INST. NO. 20220000027421, P.R.R.C.T.
CHM REAL ESTATE, LLC
INST. NO. 20210000027224
D.R.R.C.T.
ONE STORY BRICK BUILDING
BUILDING HEIGHT = 21'2"
11,272 EXTERNAL SQ. FT.



DESCRIPTION

BEING ALL OF LOT 12, BLOCK B, HORIZON RIDGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 20220000027421, P.R.R.C.T.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000148135.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKWALL COUNTY, TEXAS, MAP NO. 48397C0040L REVISED/DATED SEPTEMBER 26, 2008, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS 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 WINDROSE LAND SERVICES.
- 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.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- ELEVATIONS ARE REFERENCED TO CITY OF ROCKWALL BENCHMARK NO. 7, PUBLISHED ELEVATION=567.52', MEASURED ELEVATION =567.59'. OBSERVATIONS WERE MADE ON FEBRUARY 22, 2021.
- SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.

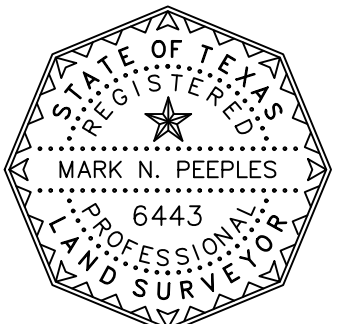
TEMPORARY BENCHMARK #1 ELEVATION = 554.31'
BEING AN "X" CUT SET ON CONCRETE PAVEMENT, APPROXIMATELY 12 FEET EAST, AND 5 FEET SOUTH OF A POWER POLE LOCATED NEAR THE SOUTHERNMOST SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

TEMPORARY BENCHMARK #2 ELEVATION = 543.99'
BEING AN "X" CUT SET ON CONCRETE PAVEMENT, APPROXIMATELY 40 FEET EAST, AND 62 FEET NORTH OF A SANITARY SEWER MANHOLE COVER LOCATED NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY, TO THE BEST OF MY KNOWLEDGE.

Mark N. Peebles
MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6443



02/08/2024
DATE

REVISIONS		
DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

AS-BUILT SURVEY OF
LOT 12, BLOCK B
HORIZON RIDGE ADDITION
SITUATED IN THE
E. TEAL SURVEY
ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS

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FILED BY: DW	CHECKED BY: MNP	JOB NO. D56655
DRAWN BY: SS	DATE: 02/08/2024	SHEET NO. 1 OF 1