VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE BACK OF CURB PI OF ACCESS DRIVE SOUTH OF LOT 2, LAKESHORE COMMONS, ±19' NORTHWEST OF DROP INLET AND ±40' NORTH OF STORM DRAIN MAN HOLE.

ELEVATION = 472.03'

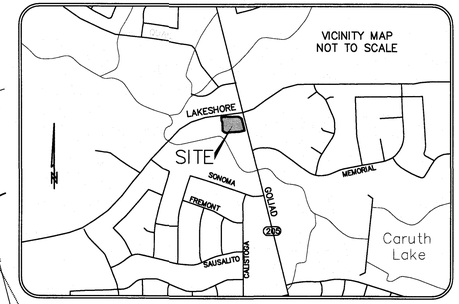
SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE BACK OF CURB WEST SIDE OF ACCESS DRIVE WEST OF LOT 2, LAKESHORE COMMONS, ±3' EAST OF FIRE HYDRANT AND ±12 SOUTHWEST OF SANITARY SEWER MAN HOLE.

ELEVATION = 471.87'

SITE BENCHMARK NO. 3 AN "X" CUT IN PAVERS BRICK MEDIAN OF NORTH LAKESHORE DRIVE ±45' DIRECTLY EAST OF A LIGHT POLE ±176' WEST OF INTERSECTION WITH NORTH GOLIAD STREET.

ELEVATION = 472.68'

VICINITY MAP
NOT TO SCALE



NORTH LAKESHORE DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 3828, PG. 23
D.R.R.C.T.

PLACE OF BEGINNING

N86°58'24"E 80.03'

L=44.60'
R=240.00'
D=10°38'54"
CH=S87°42'09"E
CL=44.54'

L=65.42'
R=260.00'
D=14°25'01"
CH=S89°35'12"E
CL=65.25'

L=21.09'
R=902.50'
D=1°20'20"
CH=N82°32'06"E
CL=21.09'

L=85.01'
R=80.00'
D=60°53'00"
CH=S67°41'34"E
CL=81.07'

(PLAT: 27.13') L=27.09'
R=35.00'
D=44°20'38"
CH=N25°28'00"W
CL=26.42'

N03°01'36"W 50.01'

N03°01'36"W 116.19'

N47°04'05"W 33.07'

N72°06'04"W 46.17'

S86°59'47"W 154.50'

S42°07'52"W 17.76'

S75°42'46"W 74.36'

S14°17'14"E 165.99'

SLOPE EASEMENT
TRACT 1
VOL. 3828, PG. 31
D.R.R.C.T.

SLOPE EASEMENT
TRACT 2
VOL. 3828, PG. 31
D.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
O.P.R.R.C.T.

5/8" IRF "STOVALL ASSOC" 15' BUILDING LINE
INST. No. 20170000015245
O.P.R.R.C.T.
AND PER ZONING

10' LANDSCAPE SETBACK PER ZONING

WATER EASEMENT
INST. No. 20180000021911
O.P.R.R.C.T.

20' LANDSCAPE SETBACK PER ZONING

POSSIBLE ENCROACHMENT OF FOVLT 2.1' OUTSIDE OF EASEMENT

15' BUILDING LINE
INST. No. 20180000021911
O.P.R.R.C.T.
AND PER ZONING

12" WATERLINE EASEMENT
VOL. 81, PG. 97
D.R.R.C.T.

10' ROW DEDICATION
INST. No. 20170000015245
O.P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
O.P.R.R.C.T.

10' BUILDING LINE AND LANDSCAPE SETBACK PER ZONING

10' ONCOR ELECTRIC EASEMENT
INST. No. 20170000012674
O.P.R.R.C.T.

FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
O.P.R.R.C.T.
ACCESS EASEMENT AREA
INST. No. 20180000011380
O.P.R.R.C.T.

DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
O.P.R.R.C.T.
ABANDONED BY
INST. No. 20180000021911
O.P.R.R.C.T.

20' DRAINAGE EASEMENT
INST. No. 20180000021911
O.P.R.R.C.T.

DETENTION & DRAINAGE EASEMENT
INST. No. 20180000021911
O.P.R.R.C.T.

DRAINAGE & UTILITY EASEMENT
INST. No. 20170000015245
O.P.R.R.C.T.

DRAINAGE EASEMENT
INST. No. 20170000015245
O.P.R.R.C.T.

SIDEWALK EASEMENT
INST. No. 20180000021911
O.P.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.
LOT 8, BLOCK A
LAKESHORE COMMONS
INST. No. 20180000021911
O.P.R.R.C.T.
1.401 ACRES
(61,014 SQ. FT.)
TAX PARCEL ID: 93071
NO BUILDINGS EXISTING ON THE SUBJECT TRACT

J.H.B. JONES SURVEY
ABSTRACT NO. 124

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.
LOT 1, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

CITY OF ROCKWALL
VOL. 5670, PG. 162
D.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.
LOT 3, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

NORTH GOLIAD STREET
(S.H. 205)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

0 20 40 60
SCALE: 1"= 20'

* L E G E N D *

AC	AIR CONDITIONER
BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EVLT	ELECTRIC VAULT
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTMH	GREASE TRAP MANHOLE
GTS	GAS TEST STATION
GUY	GUY WIRE
GAS MW	GAS MONITOR WELL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
RR TIE RW	RAIL ROAD TIE RETAINING WALL
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNGT	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
580.97 TC	TOP OF CURB SPOT SHOT
580.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

ALTA/NSPS
LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 100333900

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	01/03/19	MTJ
	10g, 10h, 10j TITLE NOTES	

Mark	Date	By

Mark	Date	By

LOT 8, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET TITLE
ALTA/NSPS
LAND TITLE
SURVEY

☐Preliminary
☐80% Submittal
☐For Construction

Job No. : 17144
Store : #03897
Date : 1/3/2019
Drawn By : MTJ
Checked By: GAM

Sheet
CA-1.1

PRINTED: 1/3/2019 STB FILE: WIER-SURVEY.STB LAST SAVED: 1/3/2019 9:06 AM SAVED BY: MATTHEWJ FILE: ALTA-SURVEY-17144 REV1.DWG