

TOPOGRAPHIC SURVEY

BEING LOT 5, IN BLOCK 4/7490, OF STRONG & CROSSEN SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 27, PAGE 173, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

NORTHAVEN ROAD
(60' R.O.W.)

SITE BENCHMARK
SET "MAG" NAIL
ELEVATION=576.23'
R=463.00'
A=18°26'01"
CB=N 81°28'01" E
CH=148.32'
L=148.96'

N 72°15'00" E
7.04'

LOT 4A
N 01°19'29" E 272.72'
(PLAT=N 01°14'40" E)

LOT 5
BLOCK 4/7490
42,789 SQ. FT.
(0.982 ACRES)
(NEAS.)

S 00°46'23" W 295.00'
(PLAT=S 00°41'00" W)
HILLCREST ROAD
(60' R.O.W.)

VARIABLE WIDTH EASEMENT
TO THE CITY OF DALLAS
VOLUME 73160, PAGE 682
D.R.D.C.T.

20' X 40.01'
SOUTHWESTERN BELL
TELEPHONE CO. ESMT.
VOLUME 2000068, PAGE 3750
D.R.D.C.T.

CONCRETE
RETAINING
WALL
(TYP.)

UTILITY
VAULT

FND 5/8" I.R. (C.M.)

LOT 2

LOT 1

BLOCK 4
NORTH LAKE ESTATES
VOLUME 19, PAGE 397
M.R.D.C.T.



BENCHMARK:

STANDARD WATER DEPARTMENT BENCHMARK SET ON CONCRETE CURB OF STORM SEWER DROP INLET ON THE NORTHEAST CORNER OF INTERSECTION OF HILLCREST ROAD MIDBURY DRIVE, NAVD88 ELEVATION = 581.584'

ADDRESS: 6766 NORTHAVEN ROAD

NOTES:

- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.'S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 2) TO THE BEST OF MY KNOWLEDGE AND BELIEF THE EASEMENTS RECORDED IN VOLUME 3019, PAGE 623, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, DO NOT APPEAR TO CROSS SUBJECT PROPERTY.
- 3) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE EASEMENTS RECORDED IN VOLUME 1289, PAGE 206, VOLUME 2042, PAGE 443, VOLUME 2000068, PAGE 3750, VOLUME 1011, PAGE 226, AND VOLUME 73160, PAGE 682, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.
- 4) TO THE BEST OF MY KNOWLEDGE AND BELIEF THE AGREEMENTS RECORDED IN VOLUME B5163, PAGE 2022, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, DO NOT AFFECT SUBJECT PROPERTY.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 460173 01804, DATED 07/07/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFIED TO: QUAN NGUYEN
DRAWN BY: [] DATE: 03/08/2018 JOB NO.: 18-02-120

SYMBOL	LEGEND	FOUND	LR = IRON ROD	1P = IRON PIPE	ESMT = EASEMENT	BL = BUILDING LINE	(C.M.) = CONTROL MONUMENT
—	SPRO FENCE						
—	CHAIN LINK FENCE						
—	WIRE FENCE						
—	BIOLOGICAL IRON FENCE						
○	COLUMN						
○	POWER POLE						
○	WATER METER						
○	POORLINE						
—	OVERHEAD SERVICE LINE						
—	TRANSFORMER AND PAD						
—	GAS METER						
—	ASPHALT SURFACE						
—	CONCRETE						

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ADJUTOR. THEREFORE, NO SEARCH OF RECORDS OR RECORDS OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND CORNERS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

GLOBAL LAND SURVEYING, INC.
JASON L. WORGAN
TXSPLS 5587