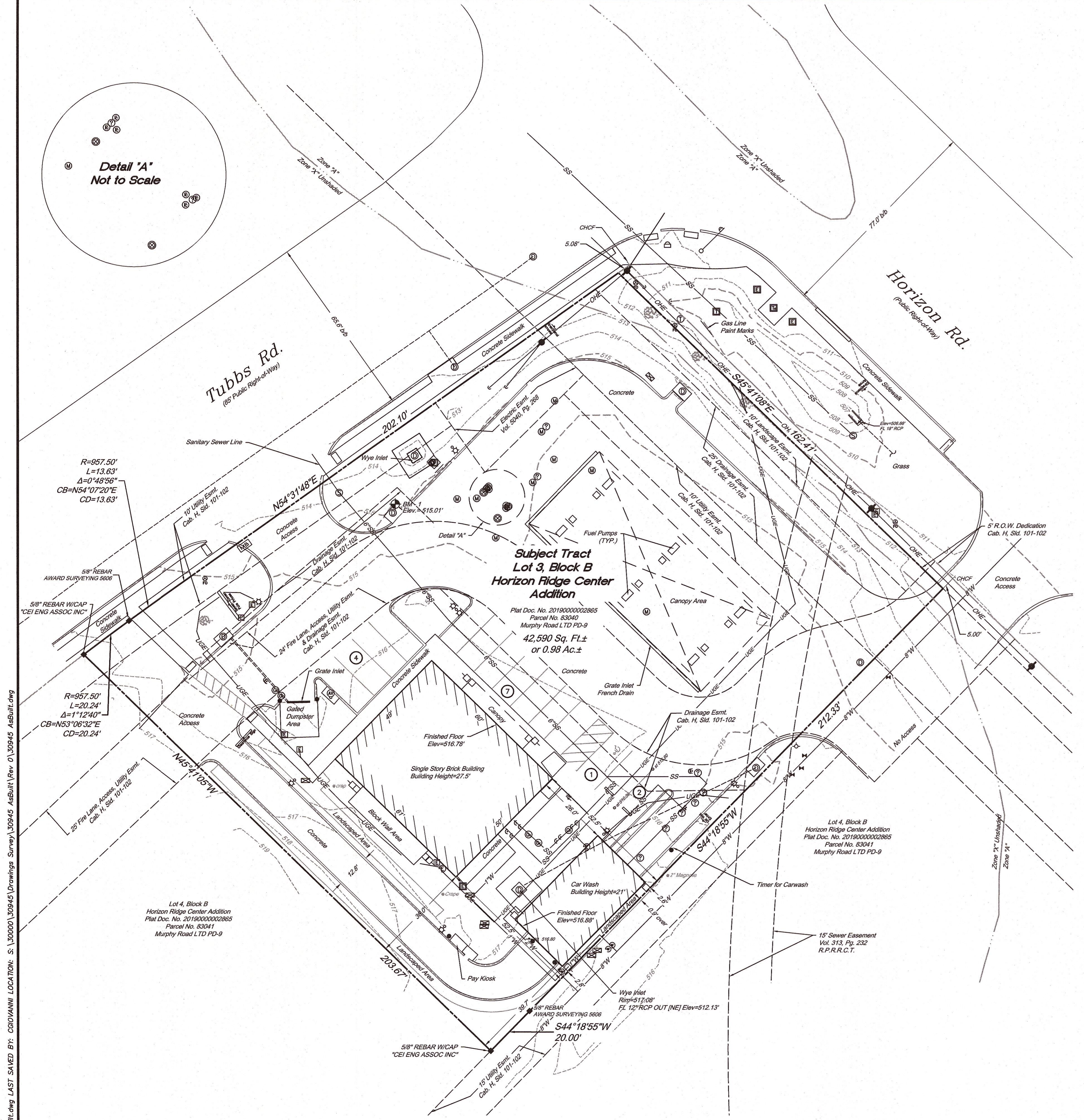


**LEGEND**

---	Boundary Line
- - - -	Adjoinder Boundary Line
- · - · -	Easement Line
- · - - -	Flood Hazard Line
W	Water Line
OHE	Overhead Electric Line
SS	Sanitary Sewer Line
(SIZE)	Storm Drain Pipe
- - - - -	Underground Electric Line
+	Benchmark
✕	Found Monument (as noted)
✕	Found "X" in Concrete
⊕	Gas Valve
⊕	Monitoring Well
⊕	Fuel Storage Cap
⊕	Electric Meter
⊕	Water Meter
⊕	Drainage Manhole
⊕	Fire Hydrant
⊕	Sanitary Sewer Manhole
⊕	Unknown Manhole
⊕	Sanitary Sewer Cleanout
⊕	Grass Trap
⊕	Guy Wire/Anchor
⊕	Utility Pole
⊕	Electric Riser
⊕	Electric Vault
⊕	Telephone Manhole
⊕	Telephone Vault
⊕	Water Valve
⊕	Traffic Sign (type of sign)
⊕	Irrigation Control Box
⊕	Light Pole (1 Lamp)
⊕	Light Pole (2 Lamps)
⊕	Bollard / Guard Post
⊕	Traffic Light (1 Lamp)
⊕	Roof Drain
⊕	Handicap Parking (ADA)
⊕	Wheel Stop
⊕	Air/Vacuum Machine
⊕	Mail Box
⊕	Fiber Optics Marker Sign
⊕	Americans with Disabilities Acts
⊕	Reinforced Concrete Pipe
⊕	Tree (Deciduous)
⊕	Traffic Signal Vault
⊕	Walk Light
⊕	Parking Count

- GENERAL NOTES:**
- This survey does not purport to be a proposed tract split, replat or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
  - This plat represents an As-Built Survey of the parcel recorded in Plat Records, Doc. No. 20190000002865 in the public records of Rockwall County, Texas.
  - The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
  - Basis of Bearings: NAD83, State Plane, Texas North Central Zone, established using the WDS Network RTK observation. This observation was compared to an OPUS solution for accuracy.
  - Basis of Elevation: NAVD83, established using the WDS Network RTK observation. This observation was compared to an OPUS solution for accuracy.
  - This survey is valid only if the drawing includes the seal and signature of the surveyor.
  - The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
  - Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
  - The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
  - No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Rockwall GIS. This property is zoned PD-9 (Planned Development).  
Map Number: 45397C0040L  
Map Revised: September 26, 2008
  - By scaled map location and graphical plotting only. This property is located in Zone "X" unshaded which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Rockwall County, Texas.  
Map Number: 45397C0040L  
Map Revised: September 26, 2008
- By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "A" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Rockwall County, Texas.  
Map Number: 45397C0040L  
Map Revised: September 26, 2008



**SURVEYOR'S TOPOGRAPHIC/BOUNDARY CERTIFICATION:**

I, Raul Dominguez Reyes, hereby certify that this plat represents a Topographic and Boundary Survey, all monuments were found or set as shown, and the topographic and physical features shown are a true representation of what was found to the best of my knowledge and ability, and the survey has been performed in compliance with the State Minimum Standards for Survey of this type. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown.

*Raul D. Reyes*  
Raul Dominguez Reyes, State & No. 5390  
Date: 7-03-19

Benchmark Information	
Benchmark #1: A cut "X" in concrete on a curb inlet northeast of the access to subject property from Tubbs Rd. Elev=515.01' NAVD83	
Parking Count	
Regular Spaces	13
ADA Spaces	1
Total Spaces	14

JOB # 30945 DRAWING: 30945 AsBuilt.dwg LAST SAVED BY: GIOVANNI LOCATION: S:\30000\30945\Drawings Survey\30945 AsBuilt (Rev 0)\30945 AsBuilt.dwg

30945	6/28/19	RDR	CDG	JSA	RDR
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R
<b>CEI Engineering Associates, Inc.</b>					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 SW REGENCY PKWY BENTONVILLE, AR 72712 (479) 273-9472			3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737		
CORPORATE OFFICE TBPLS FIRM: #10194234			DALLAS OFFICE TBPLS FIRM: #10031500		
<b>Seven-Eleven Store No. 34353</b>					
3520 Horizon Rd. City of Rockwall, Rockwall County, Texas					
<b>As-Built Survey</b>				REV DATE 7/2/19 REV 0	SHEET NO. 1 OF 1