INVERNESS DRIVE

9217 Inverness Drive

(50' ROW)

Verizon vault

cotv

"X" FND

water meter

R=1160.00' L=60.16'

R=1160.00' L=35.10'

R=1840.00' L=85.58'

"X" FND

"X" FND

3' Pedestrian Eamt.

util. riser

"PK" FND C.M.

conc. drive

24.8'

5' Util. Eamt.

3.0'

23.3'

23' Bldg. Line

12.7'

12.6'

5.0'

20.1'

SCALE 1"=20'

AC

11.2'

1.3'

71.5'

RESIDENCE

9217 Inverness Drive

37.5'

N44°53'31"E 152.83'

S44°53'31"W 148.60'

(basis of bearings)

Lot 39

Lot 37

19.7'

5.2'

10.8'

10.5'

4.5'

Lot 38

Block GG

0.3'

4.5'

2.7'

F.I.R.C.

F.I.R. C.M.

N45°06'29"W 60.00'

power pole

(60' ROW) PRINCETON ROAD

PROPERTY DESCRIPTION: Being Lot 38, in Block GG, of Waterview, Phase Two, an addition to the City of Rowlett, Dallas County, Texas, according to the Map thereof recorded in Volume 98203, Page 9, of the Map Records of Dallas County, Texas.

The undersigned hereby declared and reviewed a copy of this survey.

Chris Ellis Chase

Kevin R. Conlee

Date: 5/12/23

Date:	5/15/2019
ASC No.	A-0514198277
F.C./Tech	J.S./Todd
Client	Fair Texas Title
G.F. No.	MR191399

LEGEND: C.M.=Controlling Monument, F.I.R.=Found Iron Rod, F.I.P.=Found Iron Pipe, F.C.P.=Found Cotton Pick, O.H.E.=Overhead Electric, S.I.R.=Set Iron Rod, 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. ——x—— (metal fence) ——ele—— (overhead utility)

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48113C0215 E, present Effective Date of map July 7, 2014, (unless noted otherwise) located within Zone "X" (Unshaded).

SURVEYORS CERTIFICATION:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, overlaps or shortages in area, boundary line conflicts, encroachments, or overlapping of improvements, except as shown hereon, and that I have been advised of no easements other than those noted or will be set at a later date. The location of utility lines are based on the above referenced recorded plat or plat where otherwise noted.

9217 Inverness Drive
Rowlett, Texas

Fair Texas Title

ARTHUR LAND SURVEYING

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 6118 PROFESSIONAL LAND SURVEYOR

Adam Lyman 5/12/23

5/12/23