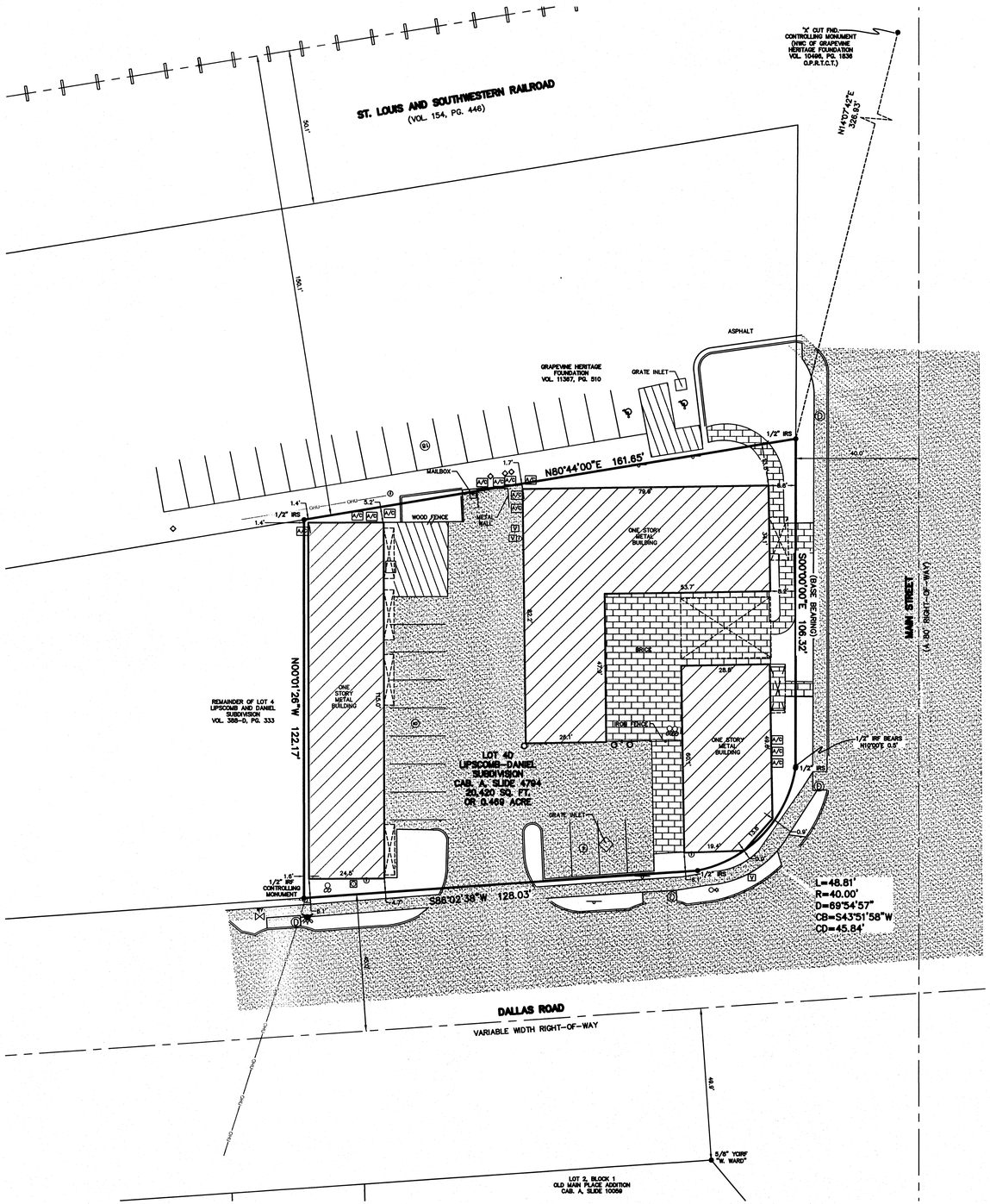
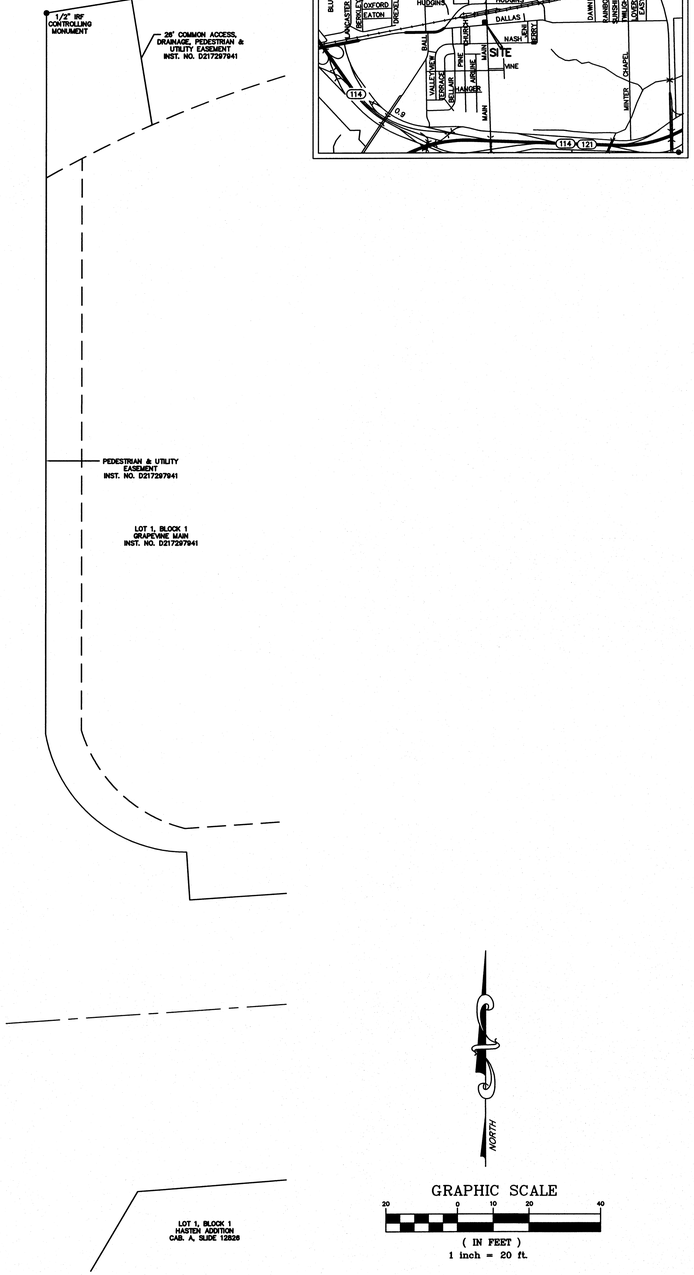
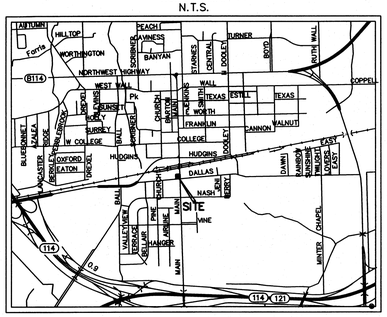




VICINITY MAP
N.T.S.



This is to certify that I have, this date, made an on the ground survey of the property located on 814, 816, 818 S. Main Street in the City of Grapevine, Texas, described as follows:

Being Lot 4D, Lipscomb–Daniel Subdivision, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 4794, Plat Records of Tarrant County, Texas.

NOTES:

1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing – Based on the East line (South 00 deg. 00 min. 00 sec. East) of Lot 4D, Lipscomb–Daniel Subdivision, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 4794, Plat Records of Tarrant County, Texas.
4. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/2009 Community Panel No. 48439C0115K subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater 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 the Surveyor.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

STATE OF TEXAS
3/7/2019
TIMOTHY R. MANKIN
6122
REGISTERED PROFESSIONAL LAND SURVEYOR

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS MANHOLE	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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AS–BUILT SURVEY
DANIEL'S PLACE
814, 816, 818 S. MAIN STREET
GRAPEVINE, TEXAS 76051

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 19–0215
DATE: 3/7/2019
FIELD DATE: 3/6/2019
SCALE: 1" = 20'
FIELD: T.W.W.
DRAWN: J.B.W.
CHECKED: T.R.M.

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FIRM No. 100999–00

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SHEET 1 OF 1