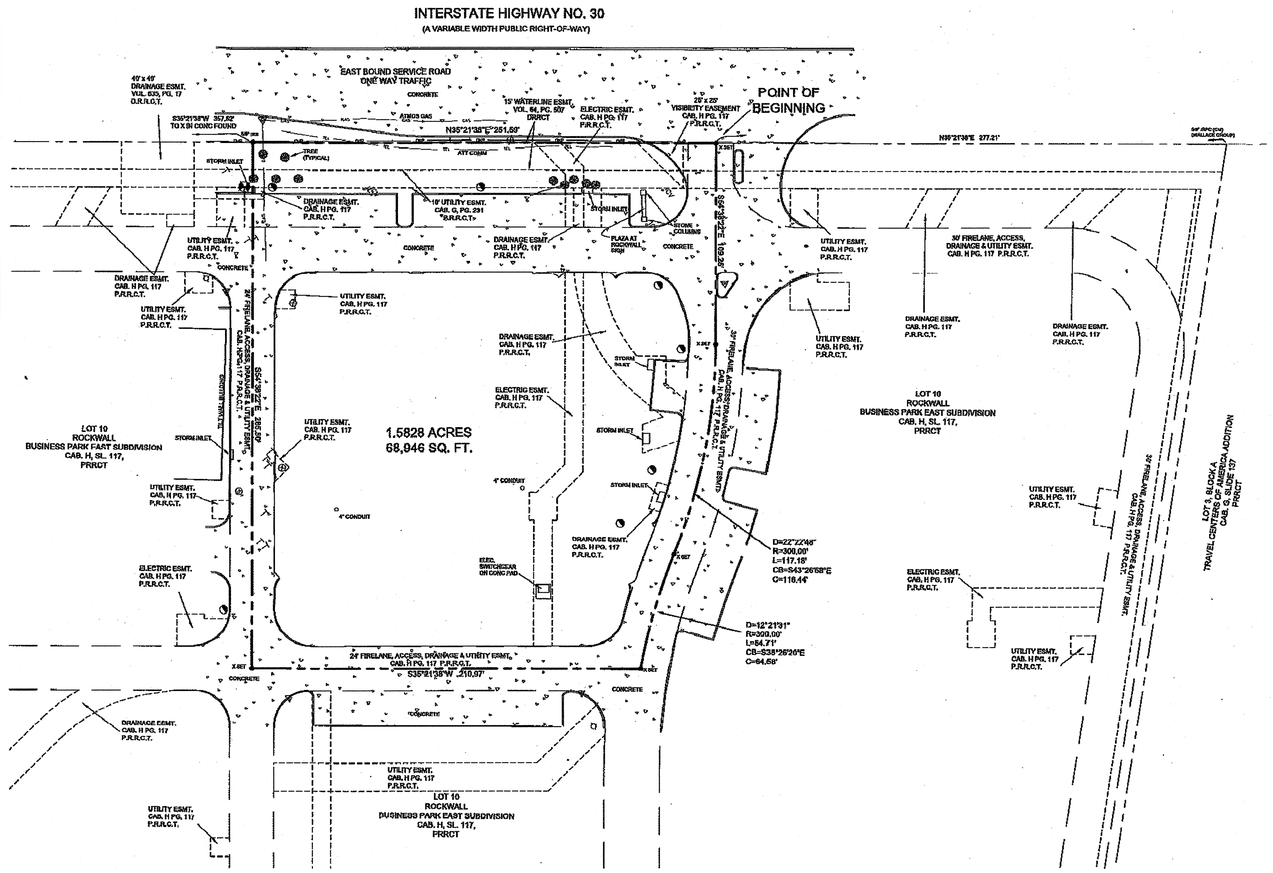
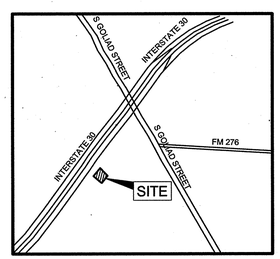
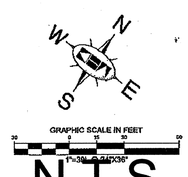




LOCATION MAP
NOT TO SCALE



N.T.S.

LEGEND	
IRF	IRON ROD FOUND
IRFC	CAPPED IRON ROD FOUND
IRS	5/8" IRON ROD WITH "JAN" CAP SET
CM	CONTROL MONUMENT
	LIGHT POLE
	POWER POLE
	GUY WIRE
	BURIED CABLE MARKER
	COMMUNICATIONS MANHOLE
	ELECTRIC MANHOLE
	GAS MANHOLE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER MANHOLE
	CLEAN OUT
	WATER VALVE
	AIR RELEASE VALVE
	GAS VALVE
	GAS METER
	WATER METER
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	CATV MANHOLE OR PEDESTAL
	TRAFFIC CONTROL BOX
	ELECTRIC BOX
	TRAFFIC SIGNAL
	SIGN
	HANDICAPPED RAMPER
	GAS MARKER
	ELECTRIC MARKER
	HANDICAPPED
	DIRECTIONAL FLOW ARROW

LEGAL DESCRIPTION
1.5828 ACRES

BEING a tract of land out of the J.D. McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, being part of LOT 10, ROCKWALL BUSINESS PARK EAST SUBDIVISION, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet H, Page 117 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an X in concrete set in the south right-of-way line of Interstate Highway 30 (variable width ROW) from which a 5/8" iron rod found with a plastic cap for the northeast corner of said Lot 10 bears North 35°21'38" East, 277.21 feet;

THENCE leaving the south right-of-way line of Interstate Highway 30, the following courses and distances to wit:
South 54°38'22" East, a distance of 109.26 feet to an X in concrete set at the beginning of a tangent curve to the right, with a radius of 300.00 feet, a central angle of 22°22'46", and a chord bearing and distance of South 43°26'59" East, 116.44 feet;
Southerlyly, with said curve, an arc distance of 117.18 feet to an X in concrete set at the beginning of a reverse curve to the left, with a radius of 300.00 feet, a central angle of 12°21'31", and a chord bearing and distance of South 38°26'20" East, 64.58 feet;
Southerlyly, with said curve, an arc distance of 64.71 feet to an X in concrete set for corner;
South 35°21'38" West, a distance of 210.97 feet to an X in concrete set for corner;
North 54°38'22" West, a distance of 285.59 feet to an X in concrete set for corner in the south right-of-way line of Interstate Highway 30 from which an X in concrete found for the northwest corner of said Lot 10 bears South 35°21'38" West, 357.52 feet;

THENCE with the south right-of-way line of Interstate Highway 30, North 35°21'38" East, a distance of 251.59 feet to the **POINT OF BEGINNING** and containing 1.5828 acres or 68,946 square feet of land.

Bearing system based on the monuments found in the north line of LOT 10, ROCKWALL BUSINESS PARK EAST SUBDIVISION, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet H, Page 117 of the Plat Records of Rockwall County, Texas

SURVEYORS CERTIFICATION

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 8, 9, and 11a of Table A thereof. The field work was completed on May 31, 2011.

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
972-770-1300

STATE OF TEXAS
DANA BROWN
5336
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
PROFESSIONAL LAND SURVEYOR

NOTES:

The surveyor did not abstract the subject property. This survey was performed without the benefit of a current title abstract.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

ALTA/ACSM LAND TITLE SURVEY
1.5828 ACRES
ROCKWALL BUSINESS PARK EAST SUBDIVISION
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1			
No.	DATE	REVISION OR ISSUE INFORMATION	

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	DAB	MBM	June, 2011	63887045	1 OF 1

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Drawing name: K:\SHA_CIVIL\063887045\CAD\PlanSheets\C-ALTA.dwg ALTA Mar 29, 2012 1:49pm by: jamie.kreek
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714 832-1834
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ARCHITECTS PROJECT #:
11194

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TBPE Firm No. 928

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KHA PROJECT # 063887045

THIS SHEET PROVIDED FOR REFERENCE ONLY

Olive Garden
ITALIAN RESTAURANT

Issue Date:	07/18/11

REVISION INFORMATION

Restaurant #:	11L0042

OLIVE GARDEN
PROTOTYPE OG-P-75R
ROCKWALL BUSINESS PARK EAST SUBDIVISION
1043 EAST IH-30

AUTHORIZED FOR: PERMIT/BID

ROCKWALL, TEXAS

DRAWING
ALTA SURVEY

C1.4