

Vicinity Map

Not to Scale

LEGEND

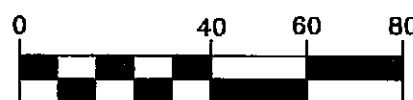
- e EAST
- n NORTH
- s SOUTH
- w WEST
- BOUNDARY LINE
- ⊕ BENCHMARK
- IRON PIPE FOUND
- IRON PIPE SET
- CM CONTROL MONUMENT

BENCH MARK: CONCRETE MONUMENT WITH BRASS CAP LOCATED AT THE SOUTHWEST INTERSECTION OF THE ROAD TO THE MARINA AND VILLAGE ROAD. BENCH MARK IS ONE FOOT WEST OF VILLAGE ROAD AND EIGHT FEET NORTHEAST OF AN EXISTING WYE INLET. ELEVATION = 506.0486

*BASIS FOR STATE PLANE COORDINATES ARE CITY OF ROCKWALL MONUMENTS NO. 5 AND 7

Lot 3, Block B
La Jolla Pointe Addition
Phase 2
Cabinet E, Slide 279
P.R.R.C.T.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LINE	LENGTH	BEARING
L1	33.18	S11°17'01"W
L2	120.15	S66°13'27"W
L3	20.84	S18°44'06"E
L4	30.15	N66°13'27"E
L5	63.26	S18°34'33"E
L6	3.83	S66°13'27"W
L7	146.65	S18°34'33"E
L8	29.46	S18°34'33"E
L9	23.63	S71°25'27"W
L10	21.24	N44°02'46"W
L11	8.12	N18°34'33"W
L12	46.69	N66°13'27"E
L13	113.01	S18°34'33"E
L14	22.00	S71°25'27"W
L15	21.24	N44°02'46"W
L16	35.84	N18°34'33"W
L17	15.08	S66°13'27"W
L18	246.45	S18°34'33"E
L19	29.20	S71°25'27"W
L20	15.00	N18°34'33"W
L21	14.20	N71°25'27"E
L22	230.09	N18°34'33"W
L23	39.50	N23°46'33"W
L24	15.00	N66°13'27"E
L25	39.50	S23°46'33"E
L26	15.00	S66°13'27"W
L27	42.98	S44°36'49"W
L28	13.01	N45°23'11"W
L29	23.09	N44°36'49"E
L30	179.85	N67°31'24"W
L31	14.39	S44°02'46"E
L32	10.11	N45°57'14"E
L33	187.36	S67°31'24"E
L34	72.66	S18°34'33"E
L35	15.00	N71°25'27"E
L36	87.71	S18°34'33"E
L37	8.64	S66°13'27"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CH. BEARING	CHORD
C1	29.66	20.00	18.31	84°57'33"	S23°44'41"W	27.01
C2	29.60	20.00	18.26	84°48'00"	N23°49'27"E	26.97
C3	33.42	20.00	22.11	95°44'26"	N66°26'46"W	29.67
C4	43.33	42.00	23.82	59°06'31"	N88°36'56"W	41.43
C5	34.57	40.00	18.45	49°30'52"	S83°49'07"E	33.50
C6	98.77	52.00	72.68	108°49'54"	N54°09'36"W	84.58
C7	15.46	20.00	8.14	44°18'07"	S21°53'42"E	15.08
C8	19.56	44.00	9.94	25°28'13"	N31°18'39"W	19.40
C9	50.46	40.00	29.21	72°16'47"	S54°42'56"E	47.18
C10	33.23	20.00	21.90	95°12'00"	S66°10'33"E	29.54
C11	39.27	25.00	25.00	90°00'00"	S26°25'27"W	35.36
C12	53.19	28.00	39.13	108°49'54"	N54°09'36"W	45.54
C13	34.02	44.00	17.91	44°18'07"	S21°53'42"E	33.18
C14	8.89	20.00	4.52	25°28'13"	N31°18'39"W	8.82
C15	29.60	20.00	18.26	84°48'00"	N23°49'27"E	26.97

Lot 1, Block A
La Jolla Pointe Addition
Phase 2
Cabinet E, Slide 279
P.R.R.C.T.

20' DRAINAGE EASEMENT
(BY SEPARATE INSTRUMENT)

1/2 IRS

*Y=7015792.3264
X=2591251.8422

IHOP No. 9448 Addition
Lot 1, Block 1
Cabinet 198, Slide 200
P.R.R.C.T.

10' Water Line & Utility
Easement
Cabinet 198, Slide 306
P.R.R.C.T.

LOT 1
50,017 S.F.
1.148 ACRES

POINT OF BEGINNING

*Y=7015598.6654
X=2591439.1599

10' T.P. & L. Easement
Volume 127, Page 385
Volume 128, Page 940
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

BLOCK A
134,176 S.F.
3.080 ACRES

LOT 2
84,159 S.F.
1.932 ACRES

Catfish Subdivision
Cabinet A, Slide 270
P.R.R.C.T.

**LOTS 1 AND 2, BLOCK A
STEAK 'N SHAKE ADDITION**
BEING A REPLAT OF ALL OF
CATFISH SUBDIVISION
CAB. A, SLIDE 270 P.R.R.C.T.
3.080 ACRES
OUT OF
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
AND
JAMES SMITH SURVEY, ABSTRACT NO. 200

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
05 JUN 15 PM 3:12
LAULETTE BURKS
CO. CLERK
DEPUTY

N 54°31'00" W
52.09'

S 89°08'13" W 215.08'

S 66°13'27" W
347.30'

INTERSTATE HIGHWAY 30
(Variable Width R.O.W.)

<p>OWNER: STEAK 'N SHAKE OPERATIONS, INC. 500 CENTURY BUILDING 36 S. PENNSYLVANIA ST. INDIANAPOLIS, IN. 46204 (317) 633-4100 (317) 655-7317 FAX CONTACT: JAY KAMMEYER</p>	<p>CEI ENGINEERING ASSOCIATES, INC ENGINEERS • PLANNERS • SURVEYORS</p> <p>12300 Ford Road, Suite 110 (972) 488-3737 Dallas, TX 75235 FAX (972) 488-6732</p> <p>LOTS 1 & 2, BLOCK A STEAK 'N SHAKE ADDITION INTERSTATE HIGHWAY 30 Rockwall, Rockwall County, Texas</p>	<p>JOB NO.: 19434 DWG NAME: 9434plat</p> <p>DATE: 05/10/05 SHEET NO.: 1 OF 2</p>
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