

MELVIN HURDLE
VOL. 725, PG. 262, D.R.R.C.T.
EXISTING 15' SANITARY SEWER ESM'T.
VOL. 126, PG. 307
TO BE REDefined AS
15' UTILITY EASEMENT
BY THIS PLAT.

RICHARD HARRIS SUBDIVISION
CAB. A, SLIDE 224, P.R.R.C.T.

LOT 1
BLOCK 1
22798 SQ FT
0.523 ACRES

REX CAMERON
VOL. 372, PG. 41
D.R.R.C.T.

BOUNDARY LINE
AGREEMENT
VOL. 231, PG. 185, D.R.R.C.T.

ROBERT THOMAS
VOL. 175, PG. 863, D.R.R.C.T.

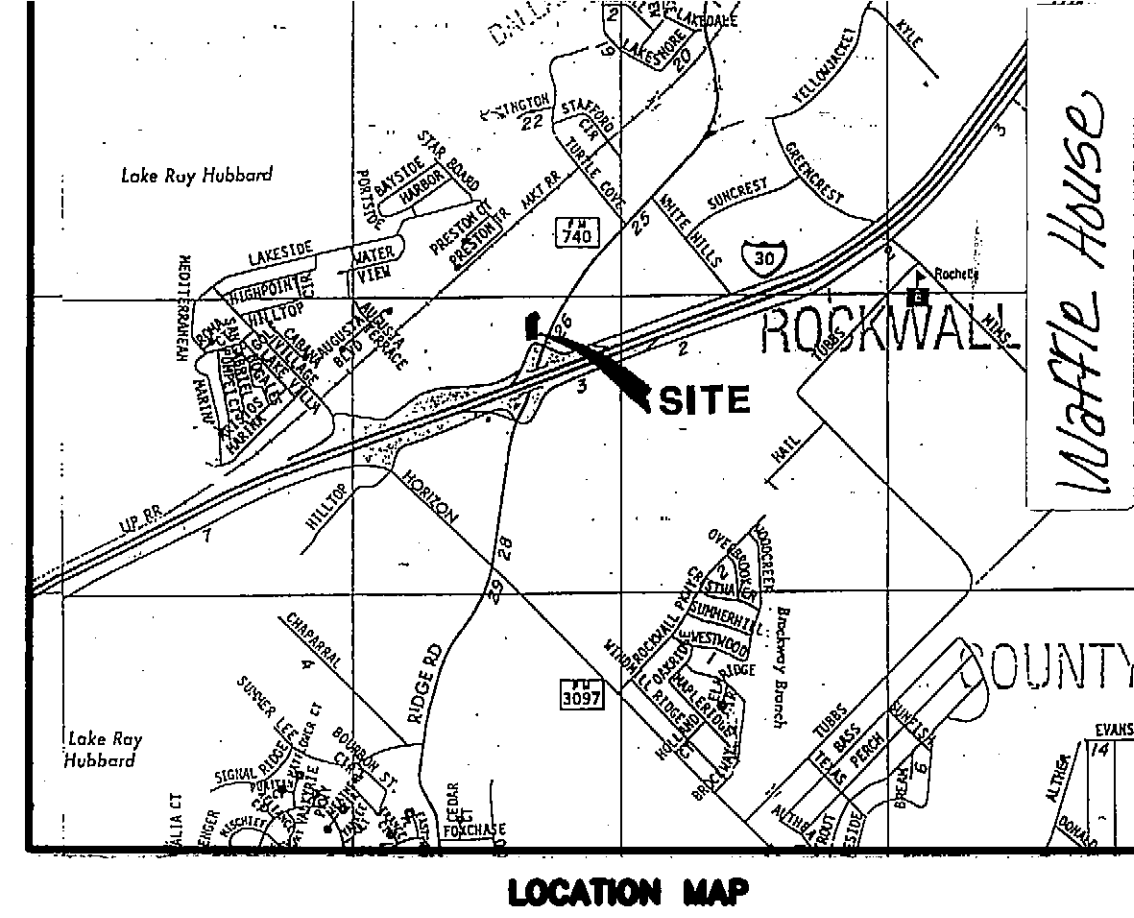
10' WATER LINE ESM'T.
VOL. 126, PG. 306, D.R.R.C.T.

COMMON ACCESS ESM'T.
VOL. 507, PG. 25
D.R.R.C.T.

(RIDGE ROAD - VARIABLE WIDTH R.O.W.)
FM No. 740

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
96 DEC -4 PM 2:52
LAULETTE BURKS
CLERK
BY: [Signature] DEPUTY



OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS WAFFLE HOUSE, A GEORGIA CORPORATION, BEING THE OWNER OF A TRACT OF LAND
in the County of Rockwall, State of Texas, said tract being described as follows:

BOUNDARY DESCRIPTION

BEING A PART OF I-30 & 740 ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 384 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING PART OF THE WILLIAM BLEVINS SURVEY, ABSTRACT 9, AND THE JAMES SMITH SURVEY, ABSTRACT 200, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERMOST CORNER OF A CORNER CLIP AT THE INTERSECTION OF THE NORTHWEST R.O.W. LINE OF F.M. 740 (VARIABLE WIDTH R.O.W.) WITH THE NORTH R.O.W. LINE OF INTERSTATE HIGHWAY 30 (VARIABLE WIDTH R.O.W.); THENCE NORTH 76°26'02" WEST, 60.75 FEET TO A 3/4 INCH IRON ROD W/DAVIS CAP FOUND FOR CORNER AT THE POINT OF BEGINNING;

THENCE SOUTH 76°04'36" WEST, ALONG SAID NORTH LINE OF I-30 FOR A DISTANCE OF 92.08 FEET TO A 3/4 INCH IRON ROD W/DAVIS CAP FOUND AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO ROBERT THOMAS AND RECORDED IN VOLUME 175, PAGE 863 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 09°15'25" WEST, ALONG THE EAST LINE OF SAID THOMAS PROPERTY, FOR A DISTANCE OF 207.35 FEET TO A 3/4 INCH IRON ROD W/DAVIS CAP FOUND FOR CORNER IN THE SOUTHEAST LINE OF THAT TRACT OF LAND CONVEYED TO MELVIN HURDLE AND RECORDED IN VOLUME 725, PAGE 262 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 47°05'00" EAST, ALONG SAID SOUTHEAST LINE OF THE HURDLE PROPERTY FOR A DISTANCE OF 108.34 FEET TO A 3/4 INCH IRON ROD W/DAVIS CAP FOUND AT THE WEST CORNER OF THE RICHARD HARRIS SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, RECORDED IN CABINET A, SLIDE 224, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

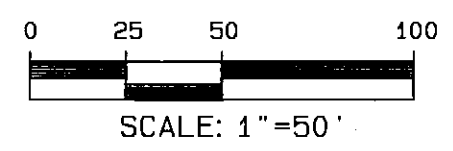
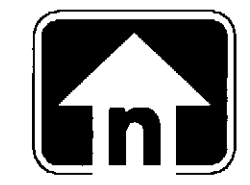
THENCE SOUTH 45°50'41" EAST, ALONG THE SOUTHWEST LINE OF SAID RICHARD HARRIS SUBDIVISION, FOR A DISTANCE OF 61.97 FEET TO A CROSS FOUND ON A WALL FOR CORNER IN THE REMAINDER OF THAT TRACT OF LAND CONVEYED TO REX CAMERON AND RECORDED IN VOLUME 372, PAGE 41 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 44°09'19" WEST, ALONG THE NORTHWEST LINE OF SAID CAMERON PROPERTY FOR A DISTANCE OF 43.93 FEET TO A 3/4 INCH IRON ROD W/DAVIS CAP FOUND FOR CORNER;

THENCE SOUTH 09°14'10" EAST, ALONG THE WEST LINE OF SAID CAMERON PROPERTY FOR A DISTANCE OF 183.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22,798 SQUARE FEET, OR 0.523 ACRES OF LAND, MORE OR LESS.

WAFFLE HOUSE

GOOD FOOD FAST
P.O. BOX 6450, NORCROSS, GA. 30091
EXECUTIVE OFFICES:
5986 FINANCIAL DRIVE
NORCROSS, GA. 30071
(770) 729-5700



FINAL PLAT WAFFLE HOUSE ADDITION	
A REPLAT OF A PART OF I-30 & 740 WEST ADDITION	
JAMES SMITH SURVEY, ABSTRACT NO. 200 WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 ROCKWALL COUNTY, TEXAS	
	Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS 616 SIX FLAGS DRIVE, SUITE 400 ARLINGTON, TEXAS 76011 (817) 640-8535
	Date: JAN., 1996 File: 9806- 60
Drawn By: J.P.K.	Sheet: 1 OF 2

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