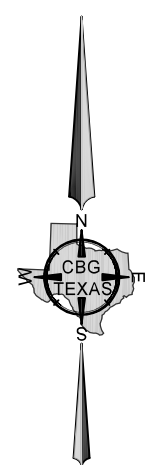
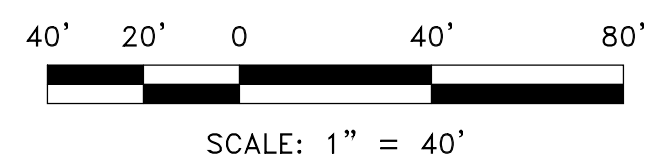
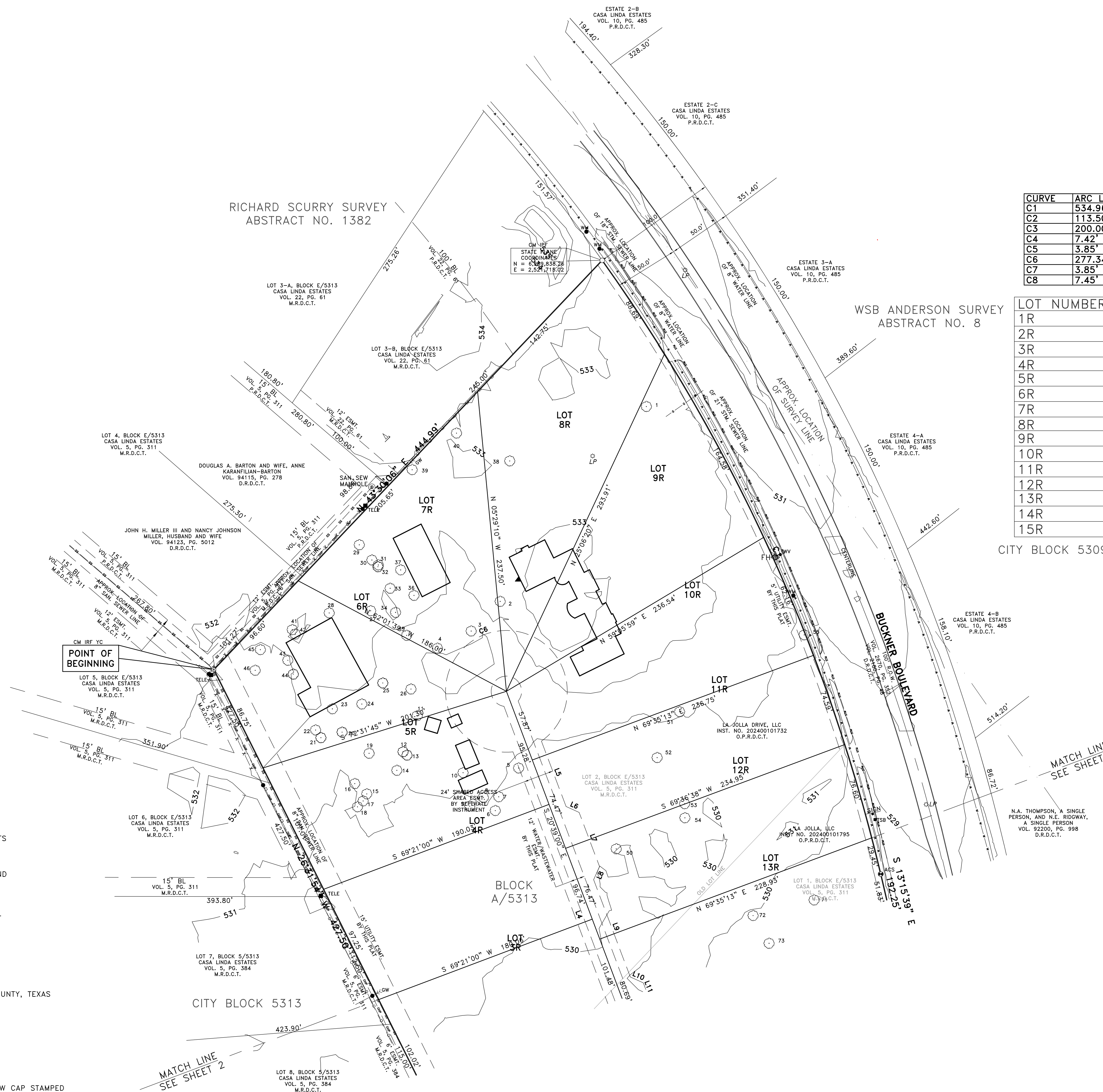


VICINITY MAP
NOT TO SCALE



RICHARD SCURRY SURVEY
ABSTRACT NO. 1382



LINE	BEARING	DISTANCE
L1	S 37°50'46" E	39.68'
L2	S 31°32'37" E	34.51'
L3	S 37°50'46" E	124.02'
L4	S 20°39'00" E	277.19'
L5	S 20°39'00" E	55.13'
L6	N 65°39'00" W	11.31'
L7	N 20°39'00" W	45.66'
L8	N 24°21'00" E	11.31'
L9	N 20°39'00" W	82.00'
L10	S 65°39'00" E	11.31'
L11	N 20°39'00" W	45.66'
L12	N 24°22'14" E	11.31'
L13	N 20°39'00" W	13.12'
L14	N 37°50'46" W	120.39'
L15	S 44°08'55" E	34.51'
L16	N 37°50'46" W	41.65'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	534.96'	1382.70'	22°10'02"	N 24°24'49" W	531.63'
C2	113.50'	87.90'	73°58'57"	N 23°58'59" E	105.78'
C3	200.00'	644.60'	17°46'38"	N 51°55'47" E	199.20'
C4	7.42'	5.00'	84°58'59"	N 04°38'43" E	6.75'
C5	3.85'	35.00'	6°18'09"	S 34°41'41" E	3.85'
C6	277.34'	48.00'	331°02'42"	S 69°21'00" W	24.00'
C7	3.85'	35.00'	6°18'09"	S 40°59'50" E	3.85'
C8	7.45'	5.00'	85°19'13"	N 80°30'22" W	6.78'

LOT NUMBER	GROSS ACREAGE	NET ACREAGE
1R	18,790.66 SF/0.43 AC.	16,872.38 SF/0.39 AC.
2R	19,762.10 SF/0.45 AC.	18,596.45 SF/0.43 AC.
3R	17,742.95 SF/0.41 AC.	16,525.14 SF/0.38 AC.
4R	17,901.01 SF/0.41 AC.	16,740.15 SF/0.38 AC.
5R	19,689.26 SF/0.45 AC.	17,242.34 SF/0.40 AC.
6R	17,277.97 SF/0.40 AC.	16,364.28 SF/0.38 AC.
7R	18,427.60 SF/0.42 AC.	17,290.76 SF/0.40 AC.
8R	23,975.32 SF/0.55 AC.	23,360.24 SF/0.54 AC.
9R	19,703.97 SF/0.45 AC.	19,020.48 SF/0.44 AC.
10R	18,744.92 SF/0.43 AC.	16,604.44 SF/0.38 AC.
11R	17,601.11 SF/0.40 AC.	16,492.88 SF/0.38 AC.
12R	17,753.08 SF/0.41 AC.	16,620.68 SF/0.38 AC.
13R	18,073.87 SF/0.41 AC.	16,783.17 SF/0.39 AC.
14R	18,191.13 SF/0.42 AC.	17,001.14 SF/0.39 AC.
15R	19,953.18 SF/0.46 AC.	17,937.27 SF/0.41 AC.

GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 15 LOTS FROM 2 EXISTING LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 6) NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.

LEGEND

M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
F.K.A. = FORMERLY KNOWN AS
APPROX. = APPROXIMATE
IRF = 1 INCH IRON ROD FOUND
IPF = 1 INCH IRON PIPE FOUND
IRF YC = 5/8 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "RPLS 5111"
ACS = 3-1/4 INCH ALUMINUM DISC STAMPED "LJA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

SHEET 1 OF 3
REVISED PLAT
SHARED ACCESS DEVELOPMENT
LA JOLLA ADDITION
LOTS 1-15, BLOCK E/5313
BEING A REPLAT OF LOTS 1 & 2,
BLOCK E/5313, CASA LINDA ESTATES
RICHARD SCURRY SURVEY, ABSTRACT NO. 1382
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-073R
ENGINEERING NUMBER DP-_____

CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxl.com

OWNER: LA JOLLA DRIVE, LLC
AGENT: JEFF BARON
6440 N. CENTRAL EXPRESSWAY, SUITE 713
DALLAS, TEXAS, 75206
PHONE: 214-256-5835
EMAIL: JEFF@JEFFBARONHOMES.COM