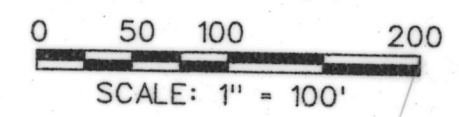


VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

2015000000387 1/2 PLAT 06/10/2015 03:37:15 PM



$\Delta = 18^\circ 39' 41''$
R = 1890.00'
T = 310.54'
L = 615.58'
C = 612.86'
B = N11°19'40"W

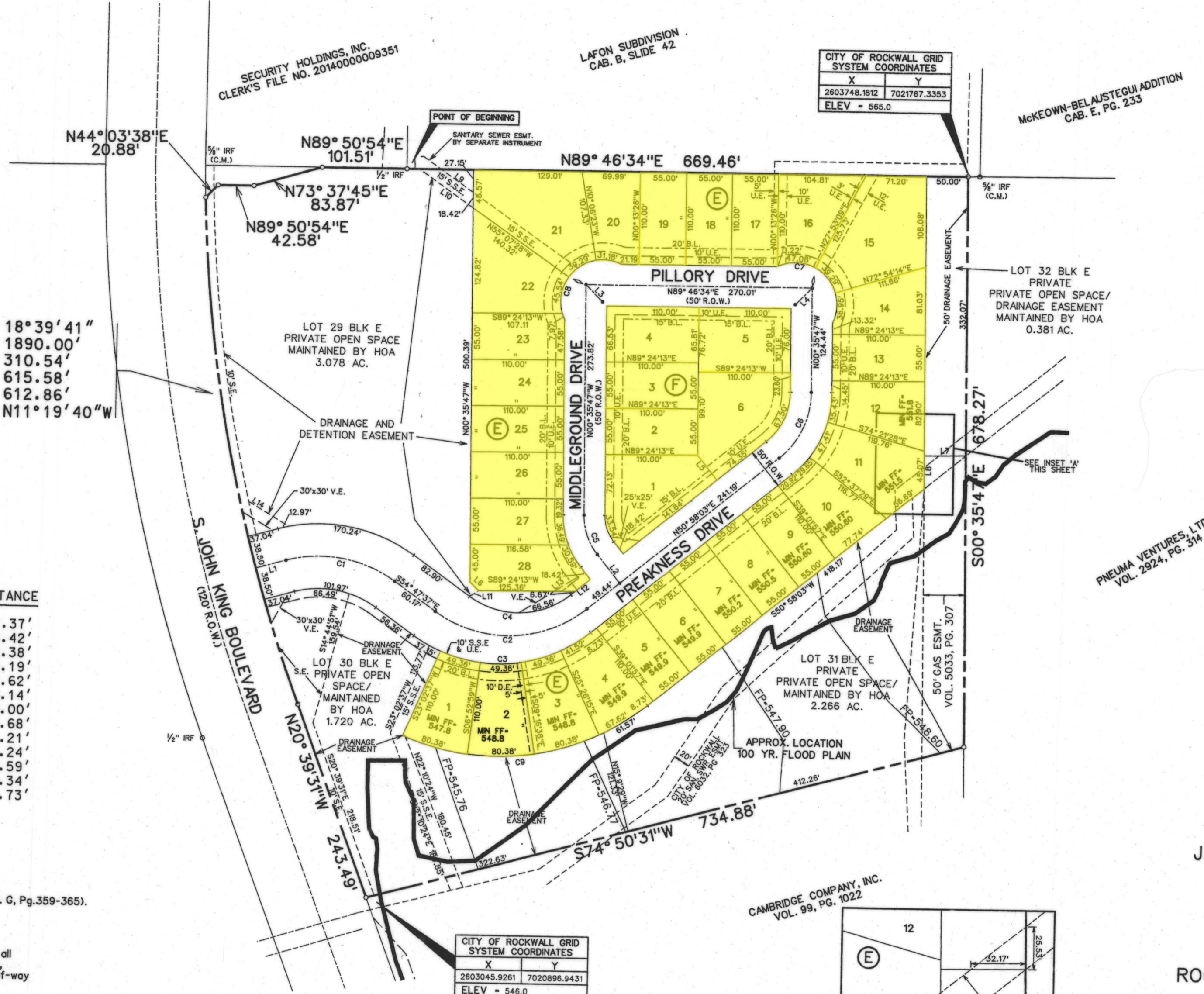
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 74°30'05" E	37.37'
2.	N 39°01'57" W	43.42'
3.	S 45°24'36" E	28.38'
4.	S 44°35'24" W	28.19'
5.	S 39°01'57" E	37.62'
6.	S 45°35'47" E	14.14'
7.	S 89°24'13" W	50.00'
8.	S 00°35'47" E	39.68'
9.	N 55°07'28" W	47.21'
10.	N 55°07'28" W	79.24'
11.	N 56°04'48" E	12.59'
12.	S 50°58'03" W	29.34'
13.	N 57°43'45" E	91.73'

- NOTES
- Bearing are referenced to Stone Creek Phase I (Vol. G, Pg.359-365).
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
S.S.E. - Sanitary Sewer Easement
F.F. - Finish Floor
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
BFE - Base Flood Elevation
S.E. - Sidewalk Easement
FP - 100 Year Flood Plain Elevation
P.O.E. - Positive Overflow Easement
V.E. - Visibility Easement
- Street Name Change
 - All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	50°48'06"	153.50'	136.10'	72.89'	131.69'	S80°11'40"E
2.	74°14'20"	150.00'	194.36'	113.52'	181.04'	N88°05'13"E
3.	74°14'20"	175.00'	226.75'	132.44'	211.22'	N88°05'13"E
4.	74°14'19"	100.00'	129.57'	75.68'	120.70'	N88°05'12"E
5.	38°26'10"	75.00'	50.31'	26.14'	49.37'	N19°48'52"W
6.	51°33'50"	100.00'	90.00'	48.30'	86.99'	N25°11'08"E
7.	141°18'40"	50.00'	123.32'	---	94.35'	N45°24'36"W
8.	142°03'23"	50.00'	123.97'	---	94.57'	N44°35'24"E
9.	62°04'34"	285.00'	308.78'	171.50'	293.90'	N82°00'20"E



LOCATION MAP
N.T.S.

FINAL PLAT OF
ROCKWALL DOWNES PHASE 1
OUT OF THE
J.M ALLEN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
ROCKWALL DOWNES DEVELOPMENT, L.L.C.
8750 NORTH CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TEXAS 75231
214-691-2556
SURVEYOR
RONNIE D, SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
APRIL 2015 SCALE 1" = 100'

TOTAL LOTS 34
TOTAL ACRES 15.135

7197

Rockwall Downes Phase 1
Final Plat