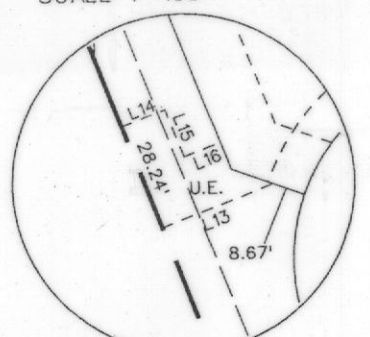
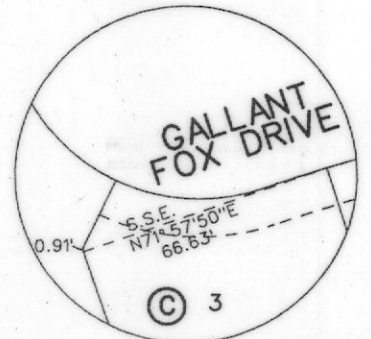


EASEMENT DETAIL C
SCALE: 1"=100'



EASEMENT DETAIL B
SCALE: 1"=100'



EASEMENT DETAIL A
SCALE: 1"=100'

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 75° 33' 00" W	26.84'
2.	N 60° 02' 18" W	29.29'
3.	N 60° 02' 25" W	16.25'
4.	N 72° 39' 44" E	28.18'
5.	N 89° 24' 13" E	38.25'
6.	N 26° 11' 48" E	12.92'
7.	S 69° 20' 29" W	55.00'
8.	N 77° 22' 45" E	31.64'
9.	N 69° 20' 29" E	90.28'
10.	N 69° 38' 44" W	20.00'
11.	N 49° 55' 31" E	39.86'
12.	N 69° 20' 29" E	25.00'
13.	N 69° 20' 29" E	30.73'
14.	N 69° 20' 29" E	12.08'
15.	N 20° 39' 31" W	13.24'
16.	N 69° 20' 29" E	10.10'

NOTES

- Bearing are referenced to RockwallDownes Phase I (Cab. I, Pgs. 187-188).
- 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
- 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.	14° 32' 24"	200.00'	50.75'	25.51'	50.62'	N08° 28' 16" W
2.	15° 08' 42"	225.00'	59.47'	29.91'	59.30'	N08° 10' 08" W
3.	16° 44' 30"	575.00'	168.01'	84.61'	167.42'	S81° 01' 58" W
4.	02° 03' 31"	2610.00'	93.78'	46.90'	93.78'	N19° 37' 46" W
5.	20° 03' 44"	225.00'	78.78'	39.80'	78.38'	N10° 37' 39" W
6.	81° 57' 44"	25.00'	35.76'	21.72'	32.79'	N61° 38' 23" W
7.	81° 57' 44"	50.00'	71.53'	43.44'	65.58'	N61° 38' 23" W
8.	81° 57' 44"	185.00'	264.64'	160.71'	242.65'	N61° 38' 23" W
9.	08° 02' 16"	250.00'	35.07'	17.56'	35.04'	S73° 21' 37" W
10.	85° 49' 50"	25.00'	37.45'	23.24'	34.05'	N62° 33' 43" W
11.	90° 00' 00"	25.00'	39.27'	25.00'	35.36'	N24° 20' 29" E
12.	88° 12' 22"	50.00'	76.97'	48.46'	69.60'	N63° 14' 05" W
13.	90° 00' 00"	50.00'	78.54'	50.00'	70.71'	N24° 20' 29" E

$\Delta = 04^{\circ} 47' 55''$
 $R = 2560.00'$
 $T = 107.26'$
 $L = 214.40'$
 $C = 214.34'$
 $B = N18^{\circ} 15' 34'' W$

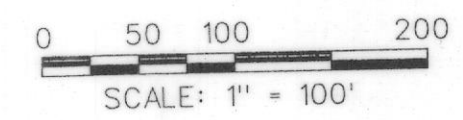
$\Delta = 34^{\circ} 11' 09''$
 $R = 642.50'$
 $T = 197.57'$
 $L = 383.35'$
 $C = 377.69'$
 $B = N87^{\circ} 21' 25'' W$

CITY OF ROCKWALL GRID SYSTEM COORDINATES

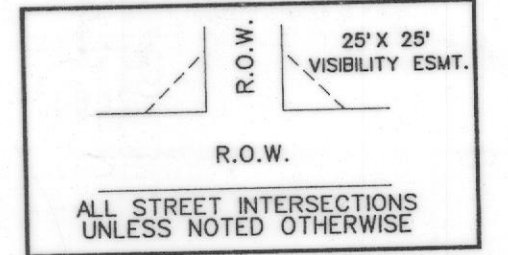
X	Y
2603045.9261	7020896.9431
ELEV = 546.0	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2603744.92	7020082.97
ELEV = 565.0	



LOCATION MAP
N.T.S.



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

J 093
 FINAL PLAT
 OF
**ROCKWALL DOWNES
 PHASE 2**
 OUT OF THE
J.M ALLEN SURVEY, ABSTRACT NO. 2
 IN THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**
 OWNER
ROCKWALL DOWNES DEVELOPMENT, LLC.
 8750 NORTH CENTRAL EXPRESSWAY, SUITE 1735
 DALLAS, TEXAS 75231
 214-691-2556

PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

TOTAL LOTS 30
 TOTAL ACRES 11.923

NOVEMBER 2015 SCALE 1" = 100'

CASE*P2015-024 SHEET 1 OF 2

Rockwall Downes
 Phase 2