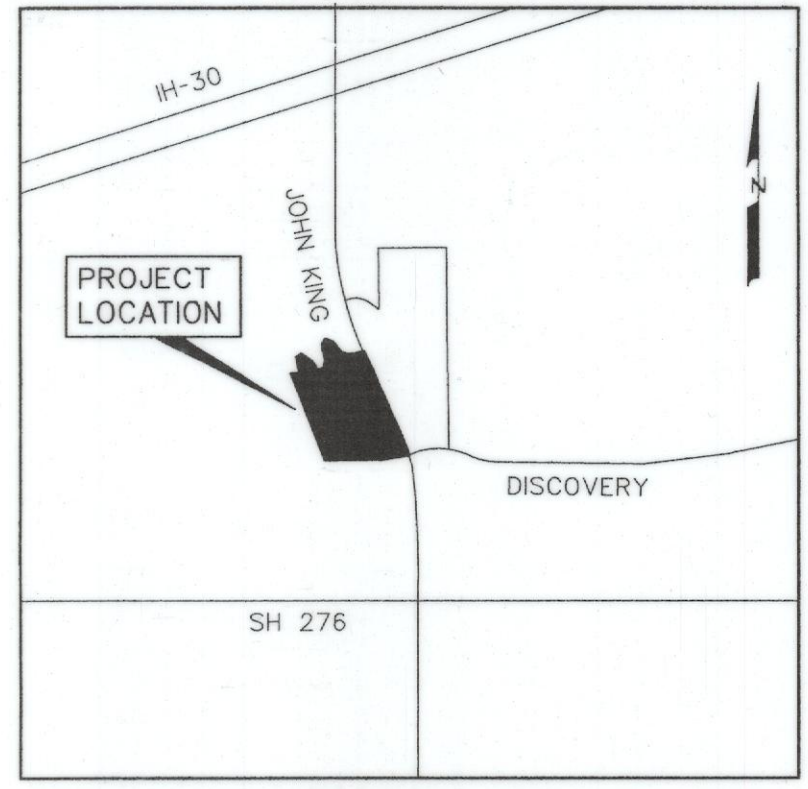
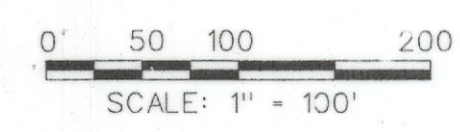
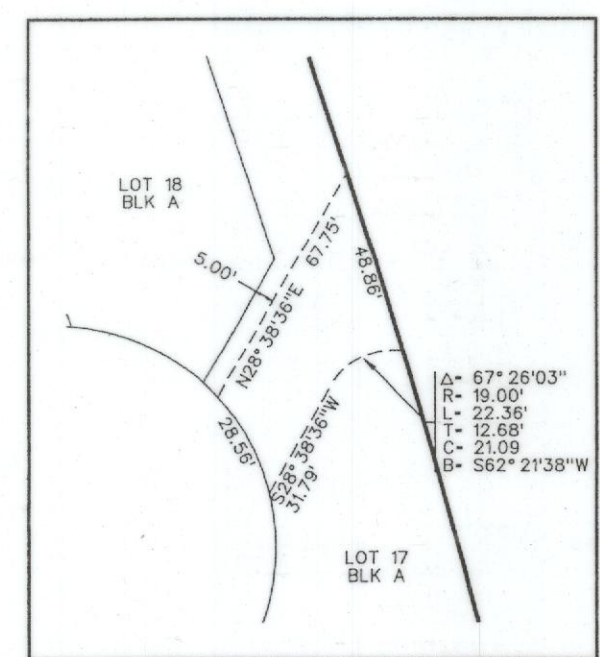


VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.



24' FIRELANE EASEMENT

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 82°08'01" E	28.88'
2.	N 45°38'11" E	13.91'
3.	N 02°44'36" E	13.91'
4.	N 25°58'17" W	42.88'
5.	N 15°43'07" W	58.28'
6.	N 16°52'17" W	73.78'
7.	N 65°36'29" E	39.28'
8.	S 47°03'26" E	39.28'
9.	S 16°00'52" E	35.67'
10.	S 06°59'49" E	122.44'
11.	S 46°09'07" E	29.88'
12.	S 76°08'29" E	20.02'
13.	N 55°23'58" E	20.02'
14.	N 23°59'08" E	26.52'
15.	N 03°31'06" E	14.68'
16.	N 25°04'52" E	25.43'
17.	N 76°56'24" E	30.42'
18.	N 67°31'04" E	37.25'
19.	N 14°38'54" E	37.25'
20.	N 23°28'03" W	67.39'
21.	N 04°00'39" W	43.03'
22.	N 53°49'58" E	34.08'
23.	S 73°58'24" E	93.78'
24.	N 73°56'42" E	111.30'
25.	N 72°21'06" E	12.26'
26.	S 20°39'31" E	38.81'
27.	N 67°35'10" W	20.53'
28.	S 78°02'49" E	17.82'
29.	N 34°12'46" E	24.43'
30.	N 75°33'16" E	57.53'
31.	S 15°07'32" W	8.59'
32.	S 28°38'36" W	37.01'
33.	S 76°50'46" E	23.72'
34.	N 69°15'18" W	90.68'
35.	N 62°41'26" W	84.19'
36.	N 69°20'29" E	44.50'
37.	N 69°20'29" E	59.95'
38.	N 20°39'31" W	13.81'
39.	N 17°41'07" E	21.72'
40.	S 37°23'56" W	28.58'

NOTES

- Bearing are referenced to Rockwall Downes Phase 1 (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.	172°14'49"	50.00'	150.31'	---	99.77'	S35°25'13"W
2.	28°32'42"	225.00'	112.10'	57.24'	110.94'	S18°58'02"E
3.	87°44'46"	25.00'	38.29'	24.04'	34.65'	N25°28'05"E
4.	12°34'53"	125.00'	27.45'	13.78'	27.39'	S26°56'27"E
5.	165°44'54"	50.00'	144.64'	---	99.23'	N25°09'51"E
6.	24°41'39"	225.00'	96.97'	49.25'	96.22'	S56°59'40"W
7.	139°07'42"	50.00'	121.41'	---	93.71'	S11°57'11"W
8.	121°46'34"	50.00'	106.27'	---	87.37'	S55°47'14"E
9.	13°36'44"	175.00'	41.58'	20.89'	41.48'	N82°21'38"E
10.	29°34'16"	125.00'	64.51'	32.99'	63.80'	S89°39'36"E
11.	55°44'31"	57.50'	305.34'	---	53.76'	N12°10'57"E

$\Delta = 70^\circ 05' 39''$
 $R = 80.00'$
 $T = 56.11'$
 $L = 97.87'$
 $C = 91.88'$
 $B = N55^\circ 47' 14'' W$

$\Delta = 43^\circ 48' 13''$
 $R = 125.00'$
 $T = 50.25'$
 $L = 95.56'$
 $C = 93.25'$
 $B = N82^\circ 32' 53'' W$

$\Delta = 07^\circ 01' 50''$
 $R = 2440.00'$
 $T = 149.89'$
 $L = 299.40'$
 $C = 299.22'$
 $B = S17^\circ 08' 36'' E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602978.22	7020734.22
ELEV = 550.85	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2603242.26	7019979.31
ELEV = 572.56	

POINT OF BEGINNING

J 085
 FINAL PLAT
 OF
ROCKWALL DOWNES
PHASE 3
 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 26
 TOTAL ACRES 8.559

NOVEMBER 2015 SCALE 1" = 100'

Rockwall Downes
 Phase 3
 Final Plat