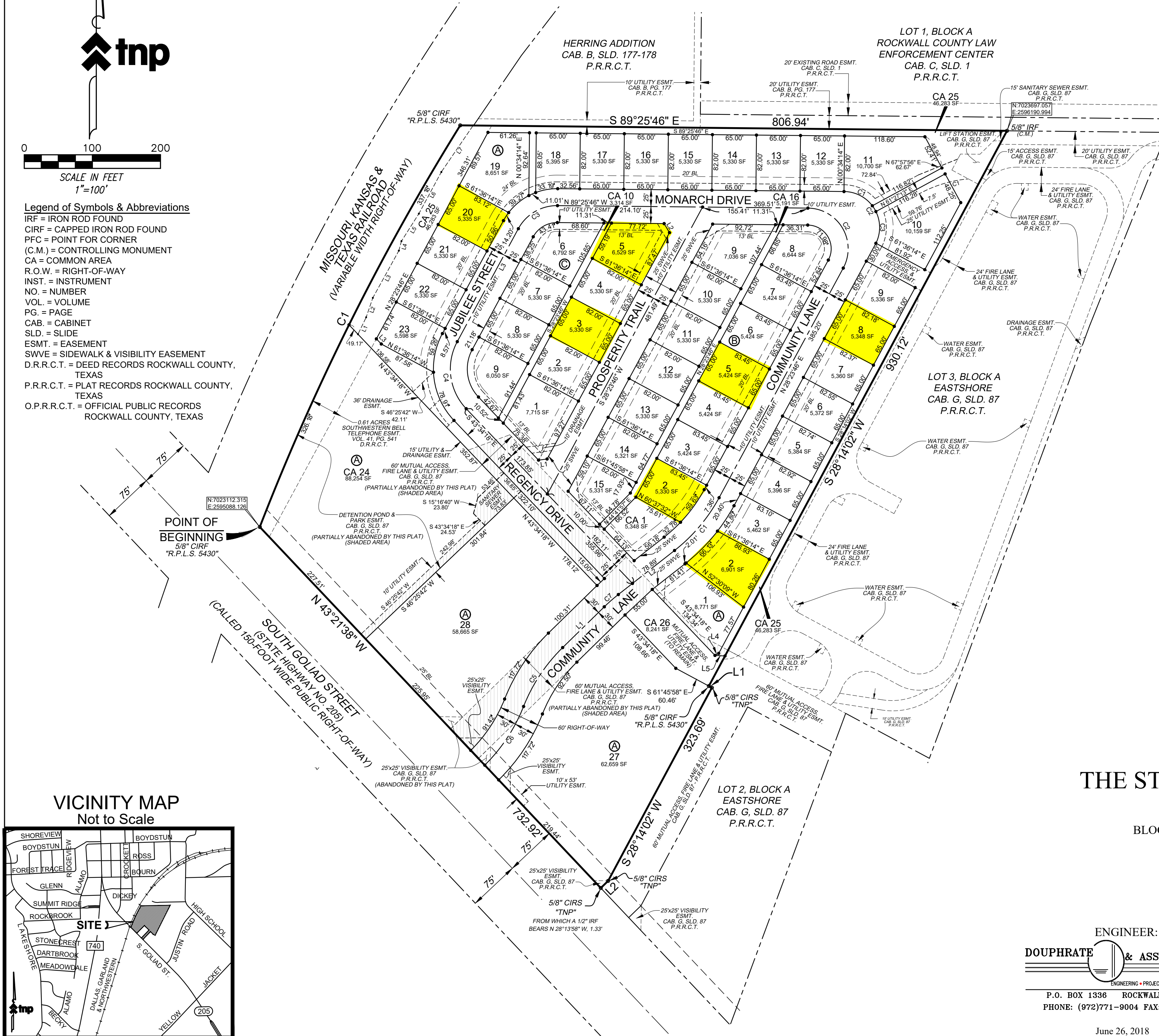
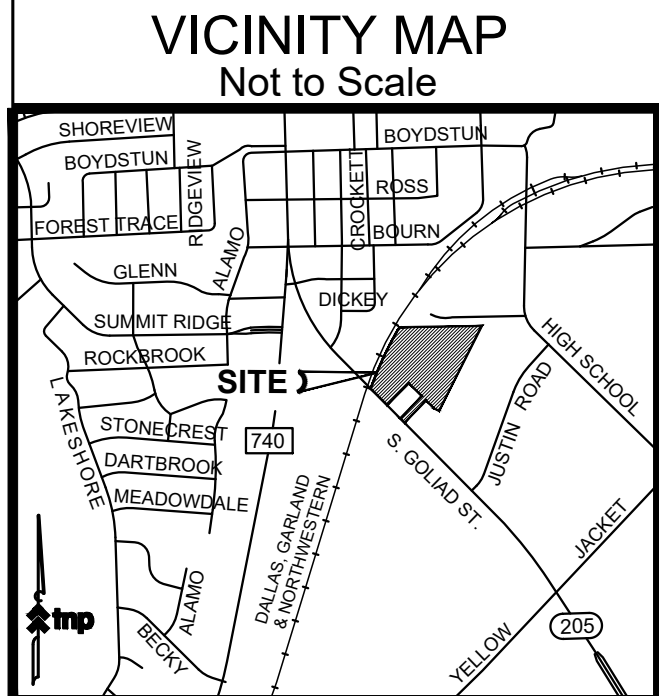


**Legend of Symbols & Abbreviations**

- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- PFC = POINT FOR CORNER
- (C.M.) = CONTROLLING MONUMENT
- CA = COMMON AREA
- R.O.W. = RIGHT-OF-WAY
- INST. = INSTRUMENT
- NO. = NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- SLD. = SLIDE
- ESMT. = EASEMENT
- SWVE = SIDEWALK & VISIBILITY EASEMENT
- D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



| BOUNDARY LINE TABLE |               |          |
|---------------------|---------------|----------|
| LINE                | BEARING       | DISTANCE |
| L1                  | S 61°45'58" E | 5.09'    |
| L2                  | S 45°57'51" W | 15.08'   |

| BOUNDARY CURVE TABLE |            |          |             |               |              |
|----------------------|------------|----------|-------------|---------------|--------------|
| CURVE                | ARC LENGTH | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1                   | 663.36'    | 3569.62' | 10°38'51"   | N 26°31'22" E | 662.41'      |

| CENTERLINE LINE TABLE |               |          |
|-----------------------|---------------|----------|
| LINE                  | BEARING       | DISTANCE |
| L1                    | N 45°36'55" E | 85.96'   |
| L2                    | N 51°55'39" E | 105.43'  |
| L3                    | S 28°23'46" W | 189.43'  |

| CENTERLINE CURVE TABLE |            |         |             |               |              |
|------------------------|------------|---------|-------------|---------------|--------------|
| CURVE                  | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1                     | 102.68'    | 250.00' | 23°31'53"   | N 40°09'42" E | 101.96'      |
| C2                     | 123.39'    | 60.00'  | 117°49'31"  | N 30°31'00" W | 102.77'      |
| C3                     | 70.53'     | 65.00'  | 62°10'29"   | S 59°29'00" W | 67.12'       |
| C4                     | 106.77'    | 85.00'  | 71°58'04"   | S 07°35'16" E | 99.88'       |
| C5                     | 105.11'    | 250.00' | 24°05'23"   | S 33°34'14" W | 104.34'      |
| C6                     | 104.57'    | 250.00' | 23°58'00"   | S 33°30'33" W | 103.81'      |
| C7                     | 27.54'     | 250.00' | 6°18'45"    | N 48°46'17" E | 27.53'       |

| LOT LINE TABLE |               |          |
|----------------|---------------|----------|
| LINE           | BEARING       | DISTANCE |
| L1             | S 82°24'44" W | 12.75'   |
| L2             | N 30°31'00" W | 15.49'   |
| L3             | N 43°34'18" W | 10.52'   |
| L4             | N 61°10'18" E | 6.25'    |
| L5             | N 86°48'47" W | 14.79'   |

| LOT CURVE TABLE |            |        |             |               |              |
|-----------------|------------|--------|-------------|---------------|--------------|
| CURVE           | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1              | 48.51'     | 53.00' | 52°26'35"   | S 63°17'13" E | 46.84'       |
| C2              | 10.03'     | 53.00' | 10°50'33"   | S 31°38'39" E | 10.01'       |
| C3              | 48.42'     | 53.00' | 52°20'43"   | S 00°03'01" E | 46.75'       |

| EASEMENT LINE TABLE |               |          |
|---------------------|---------------|----------|
| LINE                | BEARING       | DISTANCE |
| L1                  | N 25°49'41" E | 27.77'   |
| L2                  | N 18°51'50" E | 30.33'   |
| L3                  | N 28°54'09" E | 79.55'   |
| L4                  | N 15°03'13" E | 14.51'   |
| L5                  | N 32°24'46" E | 48.15'   |
| L6                  | N 28°17'51" E | 69.74'   |
| L7                  | N 34°21'45" E | 83.21'   |

| EASEMENT CURVE TABLE |            |         |             |               |              |
|----------------------|------------|---------|-------------|---------------|--------------|
| CURVE                | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1                   | 75.97'     | 185.00' | 23°31'38"   | N 73°13'01" E | 75.43'       |

**GENERAL NOTES:**

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK. ALL DISTANCES SHOWN ARE REPORTED AS SURFACE DISTANCE WITH A COMBINED SCALE FACTOR OF 0.999852050. (ALL COORDINATES SHOWN ARE GRID COORDINATES)
- 2) BY GRAPHIC SCALE ONLY NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), BUT DOES APPEAR TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 483970004L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
- 6) THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.
- 7) PROPERTY OWNER/HOA IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL OPEN SPACE, DRAINAGE, DETENTION, COMMON AREA, AND PARK EASEMENTS OR LOTS.
- 8) ALL STREETS ARE DEDICATED AS CITY RIGHT-OF-WAY.

# FINAL PLAT

## THE STANDARD-ROCKWALL ADDITION

BEING 46 SINGLE FAMILY LOTS  
ON 15.826 ACRES  
BLOCK A, LOTS 1-28, BLOCK B, LOTS 1-15 & BLOCK C, LOTS 1-9  
SITUATED IN THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

BEING A REPLAT OF  
THE EASTSHORE ADDITION  
LOTS 4, 5, 6 & 7, BLOCK A  
AS RECORDED IN CABINET G, SLIDE 87 OF THE P.R.R.C.T  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Dallas, Texas 75231  
(214) 369-9066

SURVEYOR:  
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TBPLS Registration No. 10194381  
Project No. msm17-1887  
Case No. P2018-019  
Sheet 1 of 2