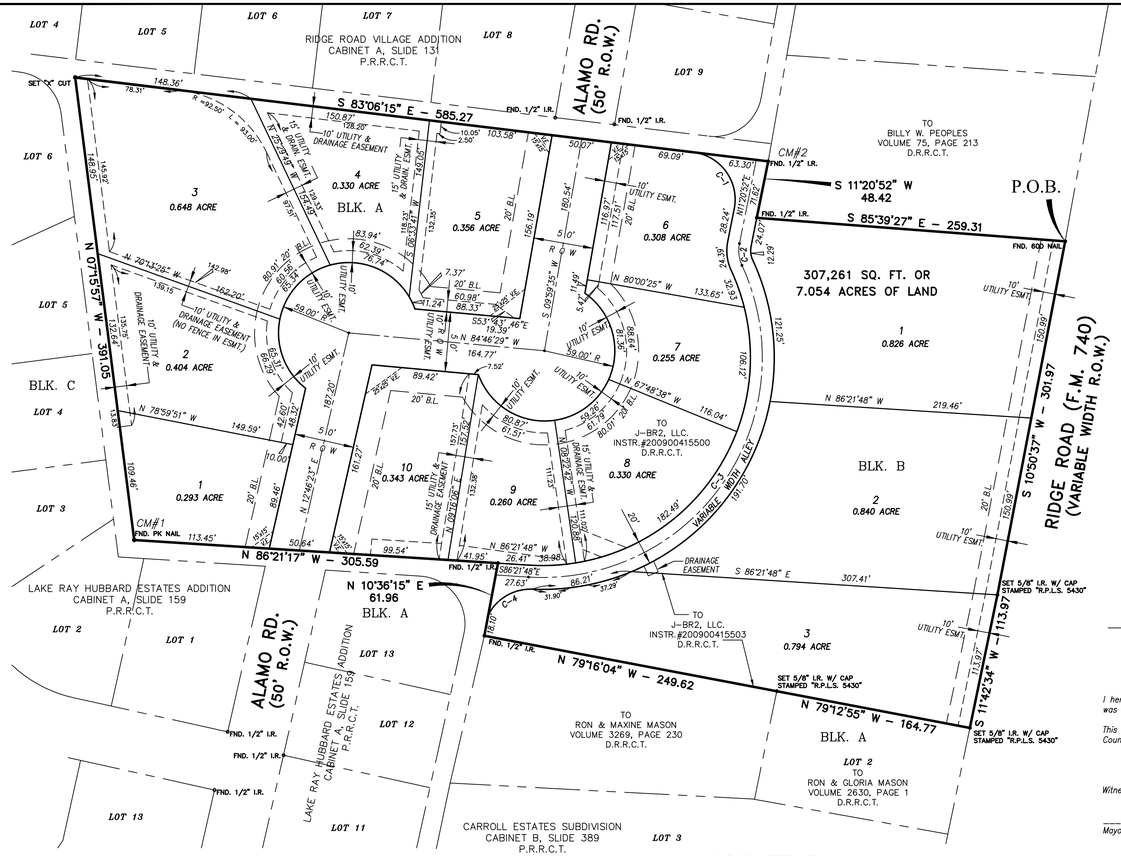


0 60 120

SCALE IN FEET

CONTROL MONUMENTS

CM#1:
N: 7021381.27
E: 2593122.14
DESC: P.K. NAIL FOUND

CM#2:
N: 7021698.91
E: 2593653.70
DESC: 1/2" I.R. FOUND

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of Eagle Point Estates to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the ____ day of _____, 2012.

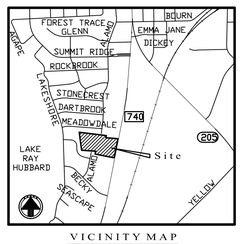
This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Witness our hands this the ____ day of _____, 2012.

Mayor, City of Rockwall City Secretary City Engineer

FLOODPLAIN STATEMENT:

The property shown hereon is located in Zone "X" which is not a flood hazard area according to Map No. 48397C0040L, dated September 26, 2008 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.



VICINITY MAP

NTS

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C–1	40.00'	94°27'07"	43.24'	65.94'	58.72'	S 35°52'41" E
C–2	29.11'	36°46'48"	9.68'	18.69'	18.37'	N 06°28'38" W
C–3	184.31'	118°30'14"	309.82'	381.21'	316.80'	S 34°23'05" W
C–4	40.00'	62°53'23"	24.46'	43.91'	41.73'	N 59°17'13" E

NOTES:

1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE ON MARCH 5, 2010.

2. ALL 5/8" IRON RODS SET HAVE A PLASTIC CAP STAMPED R.P.L.S. 5430.

3. INDIVIDUAL LOT GRADING PLANS WILL BE SUBMITTED TO THE CITY OF ROCKWALL BY THE BUILDER / ARCHITECT / ENGINEER, PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

4. LOTS 1–3 OF BLOCK A TO POTENTIALLY REQUIRE SPLIT LEVEL FOUNDATIONS.
5. V.E. = VISIBILITY EASEMENT

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT–OF–WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2012.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2012.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Final Plat
EAGLE POINT ESTATES

~13 Lots~

BEING A 7.054 AC. TRACT OF LAND SITUATED IN THE D. ATKINS SURVEY, ABST. NO. 1
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:	Surveyor:	Engineer:
DAN BOBST	MADDOX SURVEYING	F.C. CUNY CORP.
1400 Ridge Rd.	P.O. Box 2109	#2 Horizon Ct.
Rockwall, Texas 75087	Forney, Texas 75126	Heath, Texas 75032
(469) 402-0390	(972) 564-4416	(469) 402-7700

February 13, 2012 1"=60' Sheet 1 of 2

Z:\Projects\5-Residential\Dan Bobst\AS BUILT\02 - 03 FINAL PLAT.dwg