GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

I.H. 30 — TXDOT

POINT OF COMMENCING

S45°46'24"E 174.06'

S45°46'24"E 471.59'

S45°55'48"E 18.58'

POINT OF BEGINNING

1/2" IRF ①

RAYMOND CAMERON

TRUSTEES OF THE
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOL. 137, PG. 217

TRUSTEES OF THE
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOL. 137, PG. 214

RPS REALTY III, LTD.

BILLY PEOPLES

RPS REALTY III, LTD.

S45°55'48"E 1047.10' MIMS ROAD ②

1/2" IRF

30' R.O.W. DEDICATION

15'X20' TXU SWITCHGEAR ESMT.

3' SCREENING WALL ESMT.

20' SIGHT ESMT.

DRNG. ESMT.

RALPH HALL PARKWAY
(85' R.O.W.)
VOL. 96142

1051.92'

TUBBS ROAD

DETAIL A
15' UTIL. ESMT.

SUNFLOWER TRAIL

BEVERLY DRIVE

HAMPSHIRE LANE

GOLDENWAVE

ANGIE LANE

PRIMROSE LANE

BLOCK H

BLOCK C

BLOCK F

BLOCK E

BLOCK B

BLOCK I

BLOCK A

S44°04'12"W 190.00'

S45°55'48"E 19.98'

S44°04'12"W 110.00'

S44°04'12"W 105.85'

S44°04'12"W 203.99'

S42°27'01"W 50.00'

S44°14'00"W 154.95

HIGHLAND MEADOWS NO. 1

HIGHLAND MEADOWS NO. 2

PAINT BRUSH TR.

FIREWHEEL DRIVE

BLOCK D

20' ALLEY

N44°12'38"E 1051.92'

N44°12'38"E 726.49'

N44°12'38"E 282.94'

N45°47'22"W 188.50'

N46°13'23"W 865.48'

N45°46'00"W 200.65'

1/2" IRF ⑯

1/2" IRF ⑰

CITY OF ROCKWALL
SURFACE ADJUSTED COORDINATES

Point	Northing	Easting
1	7017293.4455	2596353.4448
2	7016565.1490	2597105.7741
3	7016428.6360	2596973.6219
4	7016414.7374	2596987.9791
5	7016335.7040	2596911.4705
6	7016305.7555	2596870.5488
7	7016265.8247	2596815.1123
8	7016189.7703	2596742.3624
9	7016133.9410	2596704.2228
10	7016092.0694	2596675.6186
11	7015945.5075	2596533.7386
12	7015951.8056	2596527.0097
13	7015914.8545	2596493.3257
14	7015911.7188	2596496.7128
15	7015800.6932	2596386.6195
16	7015940.6634	2596244.8522
17	7016539.4478	2595619.9437

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	50.95'	25.73'	50.71'	N53°48'06"E	19°27'48"
C2	200.00'	67.94'	34.30'	67.61'	N53°48'06"E	19°27'47"
C3	200.00'	67.94'	34.30'	67.61'	N34°20'19"E	19°27'48"
C4	150.00'	50.95'	25.72'	50.71'	N34°20'19"E	19°27'47"
C5	350.00'	9.22'	4.61'	9.22'	S46°53'37"E	01°30'32"
C6	300.00'	4.62'	2.31'	4.62'	N47°13'26"W	00°52'54"
C7	325.00'	76.45'	38.40'	76.27'	N54°23'13"W	13°28'39"
C8	375.00'	100.52'	50.57'	100.22'	N53°26'46"W	15°21'33"
C9	175.00'	40.49'	20.34'	40.40'	N37°26'26"E	13°15'29"
C10	456.32'	106.05'	53.26'	105.82'	N37°26'26"E	13°18'29"
C11	456.22'	106.04'	53.26'	105.80'	N50°41'59"E	13°18'35"
C12	175.00'	40.50'	20.34'	40.41'	N50°41'59"E	13°15'33"
C13	50.00'	142.77'	346.96'	98.98'	N89°08'25"E	163°36'56"
C14	80.00'	27.91'	14.10'	27.77'	N34°04'31"E	19°59'28"
C15	180.00'	41.87'	21.15'	41.66'	N34°04'30"E	13°59'26"
C16	100.00'	34.89'	17.62'	34.71'	N34°04'30"E	19°59'26"
C17	100.00'	34.89'	17.62'	34.71'	N34°04'30"E	19°59'26"
C18	120.00'	41.87'	21.15'	41.66'	N34°04'30"E	19°59'25"
C19	80.00'	27.91'	14.10'	27.77'	N34°03'55"E	19°59'25"
C20	100.00'	34.89'	17.62'	34.71'	N34°03'55"E	19°59'25"
C21	100.00'	34.89'	17.62'	34.71'	N34°03'55"E	19°59'25"
C22	326.66'	104.04'	52.46'	103.60'	N33°11'39"E	18°14'55"
C23	40.00'	12.74'	6.42'	12.69'	N33°11'39"E	18°14'57"
C24	60.00'	19.11'	9.64'	19.03'	N33°11'39"E	18°14'55"
C25	306.66'	97.67'	49.25'	97.26'	N33°11'39"E	18°14'55"
C26	40.00'	12.74'	6.42'	12.69'	N34°56'46"E	18°14'55"
C27	326.66'	104.04'	52.46'	103.60'	N34°56'45"E	18°14'54"
C28	306.66'	97.67'	49.25'	97.26'	N34°56'46"E	18°14'55"
C29	60.00'	19.11'	9.64'	19.03'	N34°56'46"E	18°14'55"
C30	50.00'	142.87'	349.50'	98.99'	N00°46'41"W	163°43'21"
C31	150.00'	50.65'	25.57'	50.41'	N34°52'13"E	19°20'50"
C32	150.00'	50.86'	25.68'	50.62'	N34°34'40"E	19°25'43"
C33	40.00'	62.83'	40.00'	56.57'	N88°46'37"E	90°00'00"
C34	40.00'	71.73'	50.06'	62.50'	N05°09'03"E	102°44'51"
C35	50.00'	11.12'	5.59'	11.10'	N50°09'03"E	12°44'51"
C36	60.00'	13.35'	6.70'	13.32'	N50°09'03"E	12°44'51"

LOCATION MAP
N.T.S.

SITE

LOT LINE

DENOTES 10' X 10'
TRANSFORMER ESMT.

5' TXU ESMT.

9'

TYPICAL TXU EASEMENT LOCATION

PEOPLES ESTATE
VOL. 341, PG. 273

NOTE:
NO GARAGE DOORS OPENING
TOWARD FRONT OF LOTS

97 LOTS
25.52 ACRES

FINAL PLAT

1/2

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	8/14/99	9957

9957PLT

HIGHLAND MEADOWS NO. 2

E.P. GAINES CHISUM SURVEY, ABST. No. 64

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEPHERD PLACE HOMES, INC. ~ OWNER
620 ROWLETT ROAD, GARLAND, TEXAS 75043 (972 475-1100)