

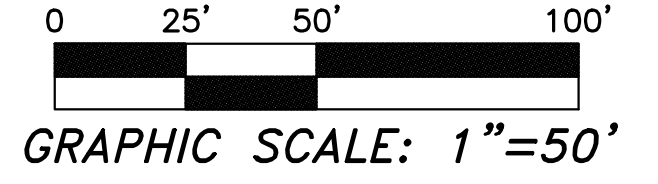
RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH R.O.W.)

OAK DRIVE
(VARIABLE WIDTH R.O.W.)

SUMMER LEE DRIVE
(65' R.O.W.)

FLOOD NOTE:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
2. ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
3. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



Legend of Symbols & Abbreviations

- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT-OF-BEGINNING
- W.E. = WATER EASEMENT
- U.E. = UTILITY EASEMENT
- DOC = DOCUMENT
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET

LINE	BEARING	DISTANCE
L1	S 16°57'35" W	4.73'
L2	N 28°02'25" W	26.25'
L3	S 61°57'35" W	15.00'
L4	S 28°02'25" E	20.04'
L5	S 16°57'35" W	43.83'
L6	S 16°57'35" W	50.58'
L7	S 73°02'25" E	267.07'
L8	N 16°57'35" E	121.10'
L9	N 16°57'35" E	192.75'
L10	N 73°02'25" W	24.00'
L11	N 73°02'25" W	233.68'
L12	S 34°36'17" W	13.71'
L13	S 16°57'35" W	50.58'
L14	S 12°13'21" W	29.33'
L15	N 73°02'25" W	58.50'
L16	S 16°57'35" W	14.32'
L17	N 80°53'27" W	15.14'
L18	S 16°57'35" W	27.25'
L19	S 73°02'25" E	73.50'
L20	N 16°57'35" E	15.00'
L21	N 73°02'25" W	253.13'
L22	S 34°36'17" W	18.64'
L23	S 16°57'35" W	50.58'
L24	S 12°13'21" W	28.61'
L25	S 73°02'25" E	13.02'
L26	N 16°57'35" E	19.89'
L27	N 61°57'35" E	2.80'
L28	S 76°13'43" E	52.15'
L29	N 59°15'15" E	10.39'
L30	N 14°15'15" E	7.63'
L31	N 61°13'00" E	17.58'
L32	S 73°02'25" E	117.00'
L33	N 16°57'35" E	23.93'
L34	N 16°57'35" E	22.50'
L35	S 73°02'25" E	74.50'
L36	N 73°02'25" W	193.50'
L37	S 16°57'35" W	22.50'
L38	S 76°26'09" E	21.77'
L39	S 13°33'51" W	15.92'
L40	S 12°45'10" W	14.64'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16.54'	148°24'55"	42.28'	N 31°10'01" E	31.68'
C2	20.00'	90°00'00"	31.42'	S 28°02'25" E	28.28'
C3	20.00'	30°44'51"	10.73'	S 32°20'01" W	10.60'
C4	18.92'	90°26'52"	31.45'	N 61°57'35" E	28.28'
C5	20.00'	25°31'22"	8.91'	N 04°11'54" E	8.84'
C6	20.00'	90°00'00"	31.42'	N 28°02'25" W	28.28'
C7	5.00'	72°21'18"	6.31'	S 70°46'56" W	5.90'
C8	30.00'	17°38'42"	9.24'	S 25°46'56" W	9.20'
C9	30.00'	4°44'14"	2.48'	S 14°35'28" W	2.48'
C10	10.00'	85°15'46"	14.88'	S 30°24'32" E	13.55'
C11	24.00'	72°21'18"	30.31'	S 70°46'56" W	28.33'
C12	50.00'	17°38'42"	15.40'	S 25°46'56" W	15.34'
C13	2.00'	152°59'04"	5.34'	N 88°42'53" E	3.89'
C14	21.36'	26°17'21"	9.80'	S 01°38'55" E	9.72'

FINAL PLAT
TEMUNOVIC ADDITION
LOT 4, 5, AND 6 BLOCK A

BEING A REPLAT OF
LOTS 1, 2, AND 3 BLOCK A, OF THE TEMUNOVIC ADDITION,
RECORDED IN CABINET I, SLIDE 201
P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Surveyor: **MADDOX SURVEYING & MAPPING INC.**
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

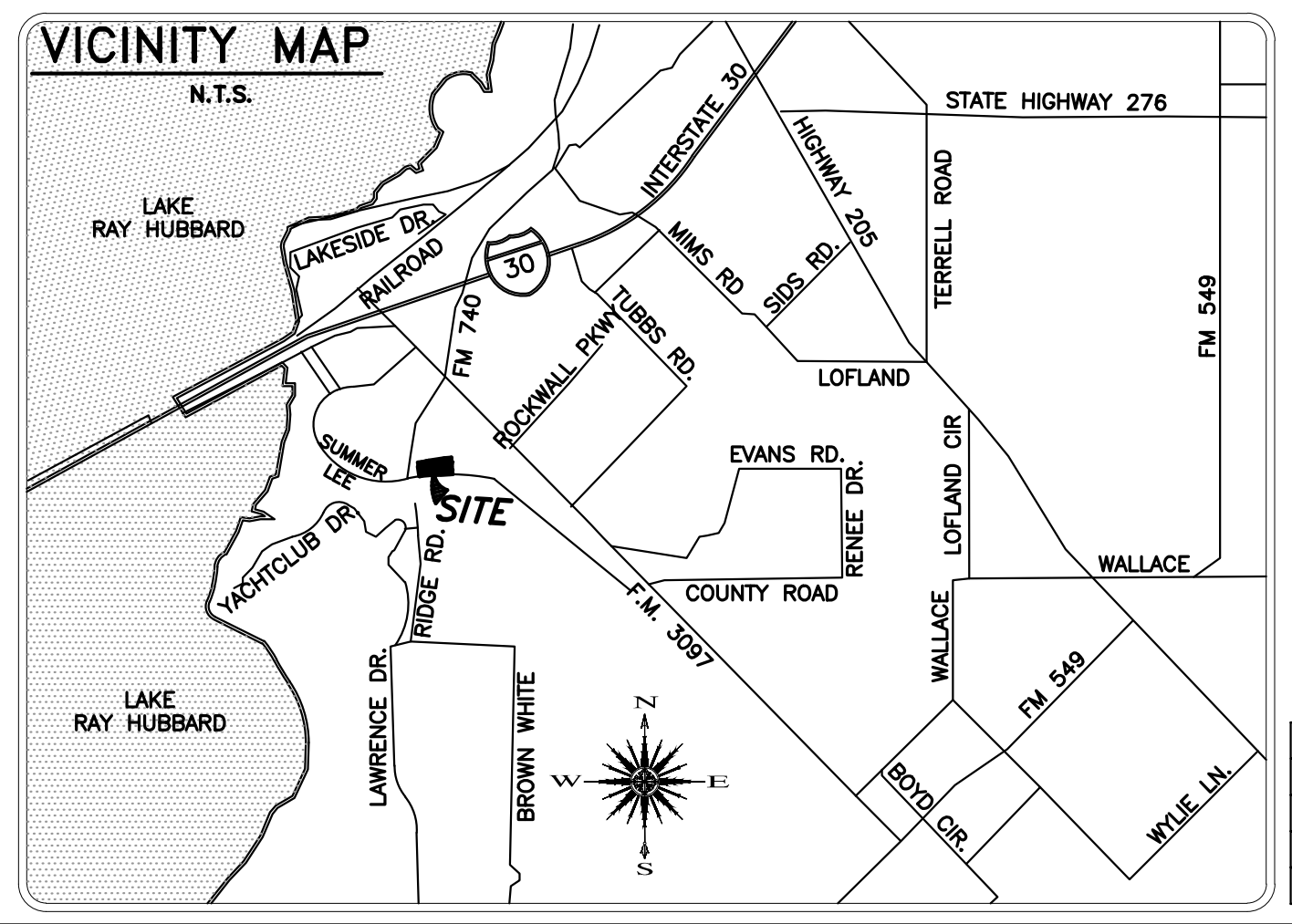
Owner Lot 4: **LOWDENT, LLC**
17393 Adams Trail
Forney, TX 75126

Owner Lot 5: **HALL AND LEE LAND COMPANY, LLC**
217 Rush Creek
Heath, TX 75032

Owner Lot 6: **TEMUNOVIC PARTNERSHIP LTD**
3021 Ridge Road Suite A57
Rockwall, Texas 75032

11-6-2015

SHEET 1 OF 2
CASE NO. P2015-032



NOTE:
1. PROPERTY OWNERS OF LOT 4 AND LOT 5 ARE JOINTLY AND EQUALLY RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF THE DETENTION SYSTEM LOCATED WITHIN THE VARIABLE WIDTH DRAINAGE AND DETENTION EASEMENT AS SHOWN IN THIS REPLAT.

LINE	BEARING	DISTANCE
L1	N 34°21'34" E	28.41'
L2	N 12°22'14" E	38.10'
L3	S 74°21'03" E	47.33'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3074.27'	8°19'56"	447.07'	S 77°19'17" E	446.67'
C2	4243.50'	3°44'10"	276.70'	N 71°10'43" W	276.65'
C3	1512.50'	8°00'30"	211.41'	N 73°18'03" W	211.24'

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS TO LOTS 4, 5, & 6 BLOCK A IN ORDER TO CREATE DEVELOPABLE LOTS.

NOTES:
1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

