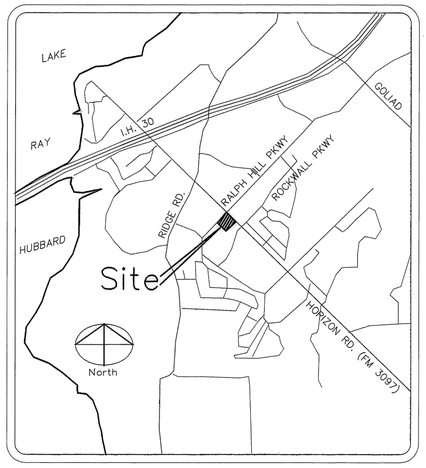
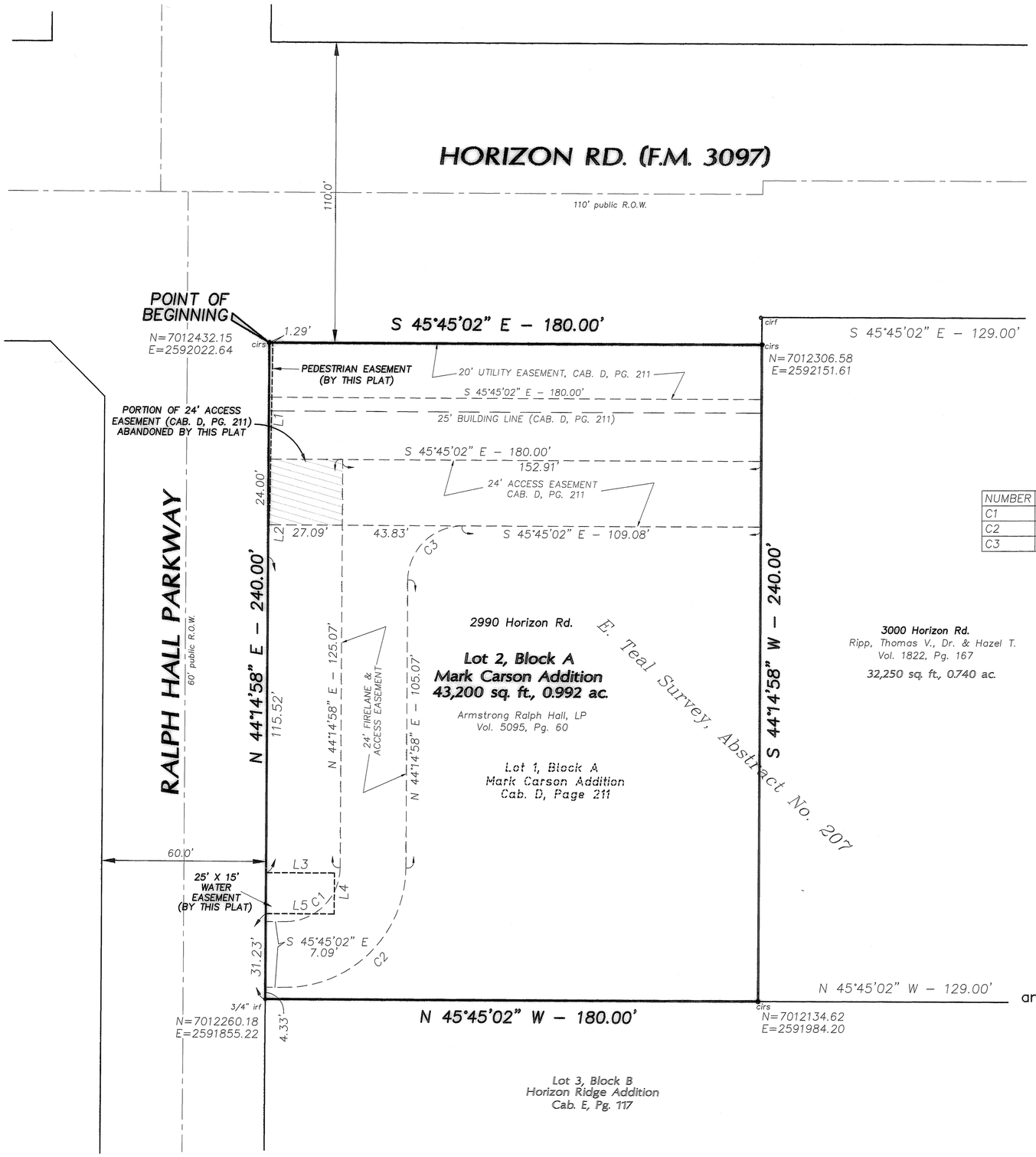
0 30 60 feet

SCALE: 1" = 30

VICINITY MAP
not to scale





LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 44°57'13" W	56.92'
L2	N 45°49'21" E	21.34'
L3	S 45°45'02" E	25.00'
L4	N 44°14'58" E	15.00'
L5	S 45°45'02" E	25.00'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	20.00	31.42	S 89°14'58" W	28.28
C2	90°00'00"	44.00	69.12	S 89°14'58" W	62.23
C3	89°31'07"	20.00	31.25	N 89°00'32" E	28.17

FILED FOR RECORD
ROCKWALL CO., TEXAS
08 MAY -1 AM 11:35
LISA CONSTANT
COUNTY CLERK
BY: _____ DEPUTY

The purpose of this replat is to add easements required for development.

FINAL REPLAT
MARK CARSON ADDITION
LOT 2, BLOCK A

BEING A REPLAT OF MARK CARSON ADDITION
an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet D, Page 211, Plat Records, Rockwall County, Texas

0.992 ACRES
SITUATED IN THE
E. TEAL SURVEY, ABSTRACT No. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

APRIL, 2008 Sheet 1 of 2

NOTES:

P.O.B. is tied to City of Rockwall Bench Survey Control Monument #R017, NAD83, Texas State Plane, North Central Zone.
(N=7012743.174, E=2592281.742, ELEV=549.461 feet)

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 4805470005C, dated 06/16/1992. Property is in zone X.

Bearings are based on the southwesterly line of F.M. 3097 (Horizon Rd.), as shown in MARK CARSON ADDITION, recorded in Slide D, Page 211, Plat Records, Rockwall County, Texas.

—LEGEND—

CIRS – 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found

OWNER
ARMSTRONG RALPH HALL LP
2100 WHARTON STREET
Pittsburgh, PA, 15203
(412) 381-1122

ENGINEER
O'DONALD ENGINEERING, LLC
1601 E. Lamar Blvd., Suite 210
Arlington, Texas 76011
(817) 794-0202

SURVEYOR
PIBURN & PARTNERS, LLC
9535 Forest Lane, Suite 229
Dallas, Texas 75243
(214) 328-3500

Project No.: 07141