

Bearings based on the subject tract
Special Warranty Deed recorded in
Vol. 1422, Pg. 225(LRRCT)

STATE PLANE COORDINATES based
on City of Rockwall monument
numbers 2,3,5 and 7.

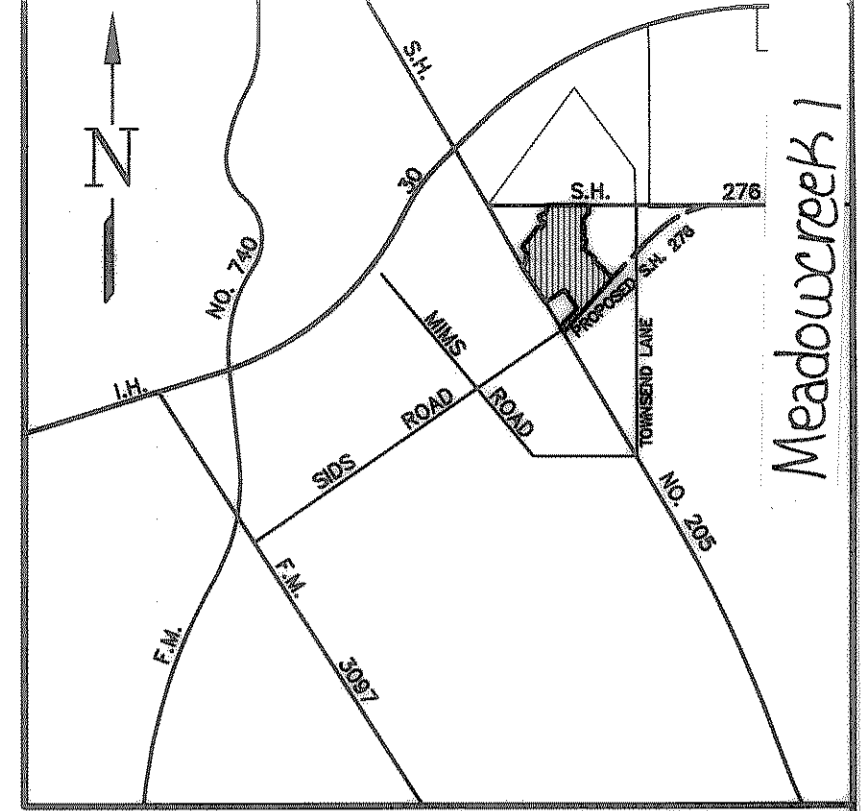
THE CAMBRIDGE COMPANIES, INC., TRUSTEE
Vol. 119, Pg. 1019

STATE HIGHWAY
NO. 205

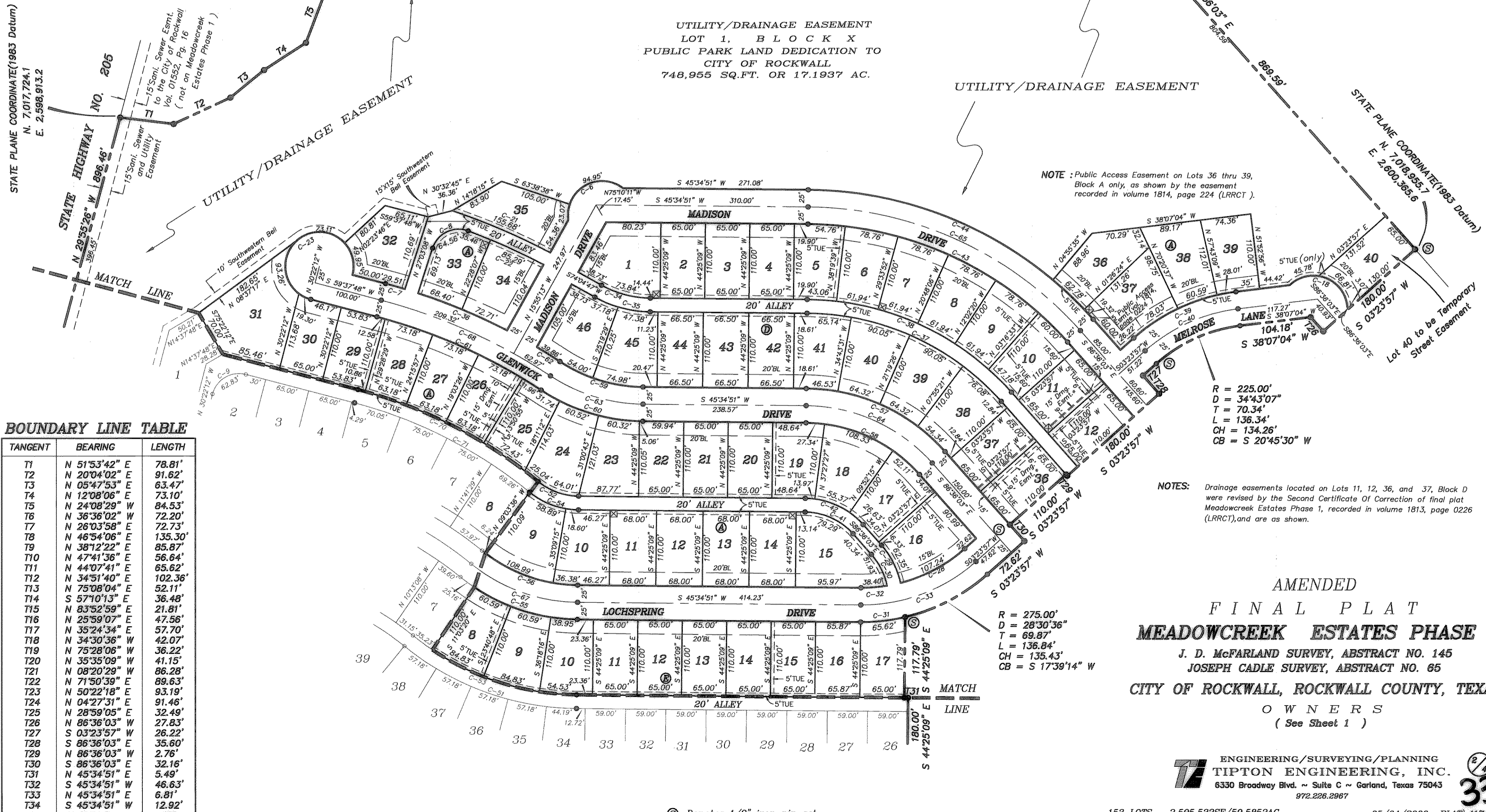
STATE PLANE COORDINATE(1983 Datum)
N. 7,018,989.9
E. 2,599,496.9

PLACE OF BEGINNING

STATE HIGHWAY NO. 276
S 86°36'03" E 2694.59'



LOCATION MAP
NO SCALE



UTILITY/DRAINAGE EASEMENT
LOT 1, BLOCK X
PUBLIC PARK LAND DEDICATION TO
CITY OF ROCKWALL
748,955 SQ.FT. OR 17.1937 AC.

UTILITY/DRAINAGE EASEMENT

NOTE: Public Access Easement on Lots 36 thru 39,
Block A only, as shown by the easement
recorded in volume 1814, page 224 (LRRCT).

BOUNDARY LINE TABLE

TANGENT	BEARING	LENGTH
T1	N 51°53'42" E	78.81'
T2	N 20°04'02" E	91.62'
T3	N 05°47'53" E	63.47'
T4	N 12°08'06" E	73.10'
T5	N 24°08'29" W	84.53'
T6	N 36°36'02" W	72.20'
T7	N 26°03'58" E	72.73'
T8	N 46°54'06" E	135.30'
T9	N 38°12'22" E	85.87'
T10	N 47°41'36" E	56.64'
T11	N 44°07'41" E	65.62'
T12	N 34°51'40" E	102.36'
T13	N 75°08'04" E	52.11'
T14	S 57°10'13" E	36.48'
T15	N 83°52'59" E	21.81'
T16	N 25°59'07" E	47.56'
T17	N 35°24'34" E	57.70'
T18	N 34°30'36" W	42.07'
T19	N 75°28'06" W	36.22'
T20	N 35°35'09" W	41.15'
T21	N 08°20'29" W	86.28'
T22	N 71°50'39" E	89.63'
T23	N 50°22'18" E	93.19'
T24	N 04°27'31" E	91.46'
T25	N 28°59'05" E	32.49'
T26	N 86°36'03" W	27.83'
T27	S 03°23'57" W	26.22'
T28	S 86°36'03" E	35.60'
T29	N 86°36'03" W	2.76'
T30	S 86°36'03" E	32.16'
T31	N 45°34'51" E	5.49'
T32	S 45°34'51" W	46.63'
T33	N 45°34'51" E	6.81'
T34	S 45°34'51" W	12.92'

R = 225.00'
D = 34°43'07"
T = 70.34'
L = 136.34'
CH = 134.26'
CB = S 20°45'30" W

NOTES: Drainage easements located on Lots 11, 12, 36, and 37, Block D
were revised by the Second Certificate Of Correction of final plat
Meadowcreek Estates Phase 1, recorded in volume 1813, page 0226
(LRRCT), and are as shown.

R = 275.00'
D = 28°30'36"
T = 69.87'
L = 136.84'
CH = 135.43'
CB = S 17°39'14" W

AMENDED
FINAL PLAT
MEADOWCREEK ESTATES PHASE I
J. D. McFARLAND SURVEY, ABSTRACT NO. 145
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNERS
(See Sheet 1)

ENGINEERING/SURVEYING/PLANNING
TIPTON ENGINEERING, INC.
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043
972.226.2967



Ⓢ Denotes 1/2" iron pin set

153 LOTS 2,595,532SF/59.5852AC

05/04/2000 PLAT 4174-1