ROCKWALL PARKWAY

60' R.O.W.

365.35'

125.00'

BLOCK E
WINDMILL RIDGE ESTATES
(CAB. B, SLIDE 26)

LOT 1 75.00' | LOT 2 60.00' | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 60.00'

JAMES SMITH SURVEY – ABSTRACT 200
EDWARD TEAL SURVEY – ABSTRACT 207

HORIZON ROAD (F.M. ROAD NO. 3097)

POINT OF COMMENCING

POINT OF BEGINNING

1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET (1/2" IRON ROD FOUND S 47° 01' W – 0.5')

S 45°46'04" E 214.85'

5' RIGHT OF WAY DEDICATION (7,702 SQ. FT) 0.176 ACRE

CONCRETE MONUMENT FOUND (C.M.)

5' SIDEWALK ESMN'T

15' BUILDING SETBACK

S 45°46'04" E 270.50'

1/2-INCH IRON ROD FOUND W/R.C.S.I. R.P.L.S. # 5034 (C.M.)

N 44°15'22" E 32.99'

MURPHY ROAD, LTD. (VOL. 1605, PG. 182)

16'X45' FIRE LANE AND MUTUAL ACCESS EASEMENT (VOL. 4045, PG. 283)

16'X45' FIRE LANE AND MUTUAL ACCESS EASEMENT (VOL. 4045, PG. 291) (TO BE ABANDONED BY SEPARATE INSTRUMENT)

80.33' | L157 | 134.54' | 10' WATER ESMN'T | L158 | 116.07' | L160 | L159

60' R.O.W.

ALLEN ANDERSON ADDITION (CAB. E, SLIDE. 149)

ALLEN ANDERSON (VOL. 950, PG. 309)

TEMPORARY DRAINAGE AND ACCESS EASEMENT (VOL. 4310, PG. 298)

FIRE LANE AND MUTUAL ACCESS EASEMENT (VOL. 4310, PG. 293) (TO BE ABANDONED BY SEPARATE INSTRUMENT)

15' SANITARY SEWER ESMN'T

N 44°13'56" E 265.00'

LOT 1, BLOCK A (21,368 S.F.) 0.491 ACRES

N43°16'22"E 258.62'

LOT 2, BLOCK A (64,076 S.F.) 1.471 ACRES

N43°16'22"E 261.33' | L163 | L165

MATCH LINE (SEE SHEET 2)

26' MUTUAL ACCESS EASEMENT (VOL. 4045, PG. 291)

26' MUTUAL ACCESS EASEMENT (VOL. 4045, PG. 283)

80'X265' DRAINAGE EASEMENT (VOL. 4045, PG. 278)

FIRE LANE AND MUTUAL ACCESS EASEMENT (VOL. 4310, PG. 288) (TO BE ABANDONED BY SEPARATE INSTRUMENT)

S 45°46'04" E 236.01'

15' DRAINAGE ESMN'T

L178 | L177 | L176 | 15' DRAINAGE ESMN'T | L3 | 65.78' | 250.49' | 444.47' | L26

L182 | L181 | L183 | C2 | N46°43'38"W 84.58' | L2 | C3

Δ=5°08'26"
R=795.00'
L=71.33'
T=35.69'
CB=N 24°43'14" E
CD=71.30'

1/2-INCH IRON ROD FOUND | C1 | L1 | C35 | L27 | 36.55' | C34 | L28

C37 | C36 | L184 | L185 | 25' DRAINAGE ESMN'T

1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET

TEMPORARY DRAINAGE AND ACCESS EASEMENT (VOL. 4310, PG. 298)

1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET (1/2" IRON ROD FOUND N 83° 59' W – 0.5')

L179 | 24' FIRELANE, ACCESS & UTILITY ESMT.

L180 | 25' DRAINAGE ESMN'T

L162 | L166

LOT 2, BLOCK A
M.R.P. ADDITION
(CAB. D, SLIDE. 327)

109.11'

LOT 14, BLOCK A
(77,542 S.F.)
1.780 ACRES

253.97'
429.99'

LOT 11, BLOCK A
(235,474 S.F.)
5.406 ACRES

203.63'

15' BUILDING SETBACK

ROCKWALL PARKWAY

60' R.O.W.

15' SANATARY SEWER EASEMENT (PER WASTEWATER IMPROVEMENTS PLANS BY HUITT-ZOLLARS, INC., DATED 4/5/2000)

ALLEN ANDERSON (VOL. 950, PG. 309)

N46°43'37"W 254.68'

S43°16'22"W

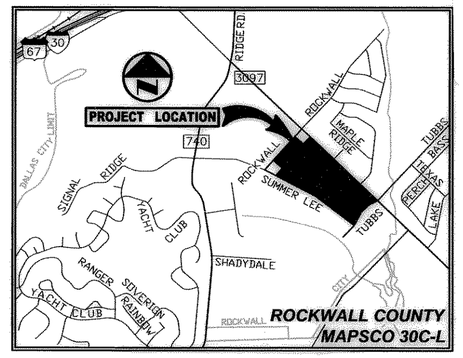
219.19'

LOT 13, BLOCK A
(56,556 S.F.)
1.298 ACRES

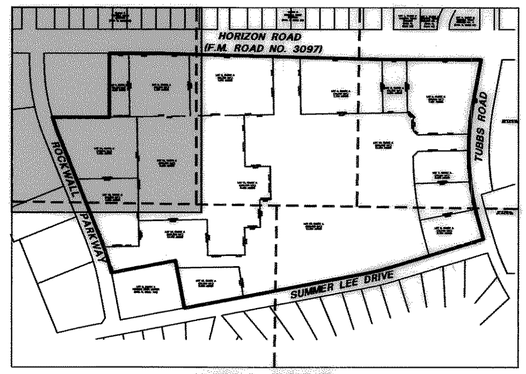
LOT 1, BLOCK A
M.R.P. ADDITION
(CAB. D, SLIDE. 327)

MATCH LINE (SEE SHEET 5)

0 25 50 100 150
GRAPHIC SCALE IN FEET



VICINITY MAP
(NOT TO SCALE)



KEY MAP
SHEET 1 OF 5

FILED FOR RECORD
ROCKWALL CO., TEX.
06 OCT 10 PM 3:12
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

SHEET 1 OF 7

FINAL PLAT

LOT'S 1 THRU 14, BLOCK A PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

33.201 ACRES, ZONED GR
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
ROCKWALL COUNTY, TEXAS

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
RRL	EMH	1"=50'	09/06/2006	1567-06.023

PRESBYTERIAN HOSPITAL OF ROCKWALL

RLEWIS
09/07/2006 – 12:17PM
M:\DWG-15\1567-06-023\DWG\1567-06-023PP.DWG

943

DWG FILE: 1567-06-023PP.DWG