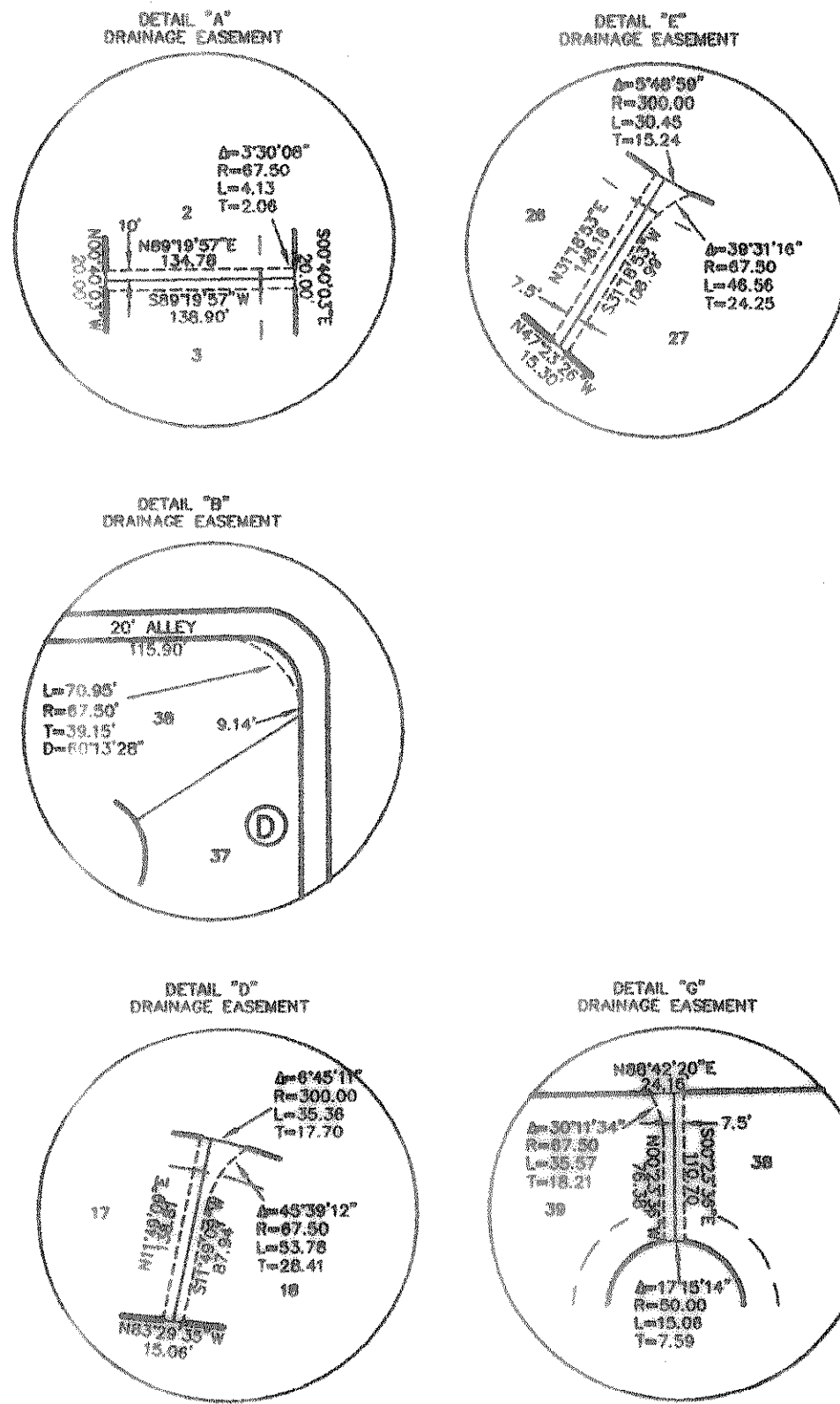


DRAINAGE EASEMENT DETAILS



PROMENADE HARBOR
THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 00000000
DATE: JULY 2001
SCALE: 1"=100'
DRAWN: D.L.B.
CHECKED: S.L.O.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERS - PROJECT MANAGERS - SURVEYORS
P.O. BOX 1800 ROCKWALL, TEXAS 75087
PHONE: (972)771-0004 FAX: (972)771-0005

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH DIST	CH BRG
C1	78.54	50.00	90°00'00"	50.00	70.71	S44°36'24"W
C2	281.51	189.48	85°24'33"	174.46	266.06	S43°10'27"E
C3	10.84	90.00	6°54'01"	5.43	10.83	N03°03'25"E
C4	401.47	500.71	45°58'22"	212.23	360.80	S81°37'32"E
C5	74.10	110.00	38°35'45"	38.52	72.71	S19°41'28"E
C6	78.13	50.00	80°24'04"	50.79	71.26	N43°53'38"W
C7	13.26	1211.53	0°37'40"	8.84	13.26	N88°01'07"E
C8	36.14	25.00	82°49'32"	22.05	33.07	S42°04'49"E
C9	39.23	25.00	89°33'51"	24.98	35.32	N45°27'46"W
C10	69.64	225.00	14°32'31"	35.01	69.45	S82°12'57"W
C11	53.70	225.00	13°40'28"	26.98	53.67	N81°48'53"E
C12	19.03	325.00	3°21'20"	9.52	19.03	S00°18'47"W
C13	210.98	275.00	43°57'27"	110.89	205.84	S89°22'10"E
C14	224.78	325.00	38°58'10"	105.92	201.41	N85°26'31"W
C15	356.37	225.00	80°54'04"	228.57	320.60	N49°50'38"W
C16	11.21	1025.00	0°37'37"	5.81	11.21	N89°01'08"E
C17	105.87	400.00	15°08'54"	53.25	105.86	N07°11'21"E
C18	16.76	400.00	2°24'04"	8.38	16.76	N00°48'28"E
C19	589.17	375.00	80°01'06"	376.12	630.62	S42°24'02"E
C20	50.07	250.00	11°28'34"	25.12	48.99	N80°42'56"E
C21	62.88	250.00	14°24'37"	31.61	62.71	S82°18'51"W
C22	68.05	300.00	13°11'16"	34.68	68.00	S82°53'32"W
C23	26.00	200.00	7°28'34"	13.02	25.86	N84°58'40"E
C24	7.47	60.00	7°07'46"	3.74	7.46	N28°28'43"E
C25	60.98	60.00	58°13'57"	33.42	56.39	N03°12'08"W
C26	48.86	60.00	46°45'41"	25.84	47.61	N55°41'44"W
C27	47.02	60.00	44°53'47"	24.79	45.82	S78°38'46"W
C28	10.84	1000.00	0°37'36"	5.47	10.84	N89°01'09"E
C29	48.79	250.00	10°43'26"	23.46	46.72	N85°55'57"W
C30	63.14	250.00	13°47'03"	30.22	60.50	N73°49'42"W
C31	96.13	250.00	22°01'53"	48.67	95.84	N55°46'14"W
C32	34.20	50.00	39°11'31"	17.80	33.54	S10°34'49"W
C33	85.33	50.00	97°47'03"	57.30	75.35	S79°04'05"W
C34	112.83	50.00	129°51'46"	104.97	90.28	N12°26'56"E
C35	29.64	50.00	33°57'41"	15.27	29.20	S85°58'47"E
C36	126.21	200.00	38°59'24"	65.29	124.13	N66°27'04"W
C37	124.47	200.00	35°39'33"	64.53	122.47	N50°32'36"W
C38	43.01	200.00	12°21'37"	21.59	42.92	N86°33'12"W
C39	62.58	40.00	88°38'24"	39.73	56.37	N45°11'48"W
C40	62.20	40.00	89°05'58"	39.38	56.12	S44°09'22"W
C41	63.46	40.00	80°54'04"	40.63	57.01	N45°50'38"W
C42	25.68	40.00	36°38'59"	13.24	25.15	N65°56'32"W
C43	25.38	40.00	36°21'01"	13.13	24.95	N30°26'47"W
C44	80.83	50.00	92°37'45"	52.35	72.31	N13°17'32"E
C45	50.07	50.00	57°22'15"	27.36	48.00	N61°42'28"W
C46	69.07	50.00	57°56'15"	27.35	48.00	S05°51'77"W
C47	72.58	50.00	63°08'45"	44.35	66.36	S09°20'13"E
C48	8.28	50.00	9°28'01"	4.15	8.27	S55°39'05"E
C49	56.76	60.00	64°12'06"	30.70	54.67	S02°03'47"W
C50	52.48	60.00	60°38'58"	28.05	50.82	S49°25'33"E
C51	44.82	60.00	49°53'41"	23.57	43.88	N84°23'49"E
C52	76.05	375.00	11°37'11"	38.16	75.82	N08°57'43"E
C53	112.49	425.00	15°09'54"	56.58	112.16	N07°11'21"E
C54	114.49	1050.00	0°37'36"	5.74	114.49	N89°01'09"E
C55	13.14	1201.52	0°37'36"	8.57	13.14	N89°01'09"E
C56	25.47	350.00	4°10'06"	12.74	25.46	N81°24'31"W
C57	27.61	300.00	5°18'44"	13.92	27.80	N80°50'13"W
C58	108.22	300.00	20°05'42"	53.15	104.88	N69°08'00"W
C59	56.00	300.00	10°41'43"	28.08	55.92	N52°44'18"W
C60	43.88	350.00	7°11'01"	21.97	43.85	N50°58'56"W
C61	101.15	350.00	16°33'29"	50.93	100.80	N62°51'11"W
C62	59.14	300.00	11°17'44"	28.67	60.04	N89°01'09"E
C63	66.60	300.00	12°43'10"	33.44	66.46	S65°02'42"E
C64	66.60	300.00	12°43'10"	33.44	66.46	S77°45'51"E
C65	57.63	300.00	7°12'37"	16.94	57.80	S87°44'10"E
C66	66.04	250.00	17°44'16"	38.57	70.65	N82°38'45"E
C67	111.99	250.00	25°39'31"	56.93	111.02	S61°05'50"E
C68	63.40	510.71	7°06'47"	31.74	63.36	S78°37'08"E
C69	54.70	510.71	6°08'10"	27.57	54.67	S71°59'39"E
C70	66.04	510.71	7°44'07"	33.05	65.96	S80°31'19"E
C71	78.20	510.71	8°42'24"	39.16	78.13	S57°07'51"E
C72	80.24	510.71	9°00'07"	40.20	80.16	S48°14'36"E
C73	92.62	480.71	10°50'15"	46.55	92.66	S49°42'54"E
C74	94.01	480.71	11°02'07"	47.40	94.37	S00°30'05"E
C75	135.05	480.71	15°46'06"	67.95	134.62	S74°03'12"E
C76	67.85	400.00	9°43'06"	34.00	67.76	S57°14'33"E
C77	67.85	400.00	9°43'06"	34.00	67.76	S86°57'28"E
C78	67.89	400.00	12°29'22"	44.12	67.71	S78°58'24"E
C79	147.31	350.00	24°05'54"	74.76	148.23	S71°49'38"E
C80	92.58	350.00	15°09'18"	46.56	92.31	S82°11'31"E
C81	92.58	350.00	15°09'18"	46.56	92.31	S37°02'33"E
C82	92.58	350.00	15°09'18"	46.56	92.31	S41°24'51"E
C83	84.98	350.00	13°54'40"	42.70	84.77	S07°20'58"E
C84	80.30	400.00	8°38'16"	30.21	80.24	S08°57'02"E
C85	23.80	400.00	4°42'32"	14.81	23.69	N89°01'09"E
C86	67.85	400.00	9°43'06"	34.00	67.76	S18°07'47"E
C87	67.85	400.00	9°43'06"	34.00	67.76	S27°50'53"E
C88	69.52	400.00	9°57'26"	34.85	69.42	S27°41'10"E
C89	67.65	400.00	9°43'06"	34.00	67.56	S18°07'47"E
C90	66.24	198.48	19°07'15"	33.43	65.93	S69°19'48"E
C91	52.50	198.48	15°09'18"	26.40	52.35	S52°11'31"E
C92	52.50	198.48	15°09'18"	26.40	52.35	S37°02'33"E
C93	52.50	198.48	15°09'18"	26.40	52.35	S21°52'51"E
C94	48.19	198.48	13°54'40"	24.21	48.07	S07°20'58"E
C95	233.45	178.48	74°56'35"	136.81	217.16	S40°06'33"E
C96	55.05	120.00	31°32'19"	28.24	54.35	S43°11'11"E
C97	55.44	120.00	16°52'16"	17.85	55.31	S18°07'47"E
C98	25.91	120.00	12°22'22"	13.01	25.86	S32°48'10"E
C99	19.48	120.00	9°18'05"	9.76	19.46	S05°02'38"E
C100	12.32	100.00	7°03'26"	6.17	12.31	S03°50'18"E
C101	75.28	250.00	17°51'29"	37.93	75.00	N89°01'09"E
C102	68.20	250.00	15°37'48"	34.31	67.96	N25°27'42"E
C103	62.83	40.00	80°00'00"	40.00	56.57	S44°36'24"W
C104	17.57	300.00	3°21'20"	8.79	17.57	S00°18'47"W
C105	18.10	200.00	4°06'11"	8.56	18.00	N87°15'54"W
C106	4.21	40.00	6°01'53"	2.11	4.21	N88°15'43"W
C107	17.57	300.00	3°21'20"	8.79	17.57	S00°18'47"W
C108	45.45	490.71	5°18'26"	22.74	45.44	S41°38'34"E
C109	42.37	510.71	4°46'11"	21.20	42.36	S41°15'74"E
C110	8.29	40.00	11°52'41"	4.16	8.28	N06°18'58"W
C111	8.63	80.00	6°54'01"	4.82	8.63	N03°03'25"E
C112	12.04	100.00	6°54'01"	6.03	12.04	N03°03'25"E
C113	26.53	67.50	22°31'01"	13.44	26.36	N80°04'26"E

LEGAL DESCRIPTION

BEGIN, A TRACT OF LAND SITUATED IN THE THOMAS DEAN SURVEY, ABSTRACT NO. 69, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT AS CONVEYED TO CHESTER R. GREEN, ET UX, DORIS M. GREEN AS RECORDED IN VOLUME 216, PAGE 189 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID GREEN TRACT;

THENCE, NORTH 88°39'07" WEST, A DISTANCE OF 976.77 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, NORTH 17°15'06" WEST, A DISTANCE OF 36.39 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, NORTH 47°23'20" WEST, A DISTANCE OF 746.93 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, NORTH 83°29'35" WEST, A DISTANCE OF 305.66 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, SOUTH 50°14'26" WEST, A DISTANCE OF 118.83 FEET TO A CONCRETE MONUMENT FOUND ON THE EAST TAKE LINE OF LAKE RAY HUBBARD;

THENCE, ALONG THE EAST TAKE LINE OF LAKE RAY HUBBARD, THE FOLLOWING:

NORTH 50°49'32" WEST, A DISTANCE OF 117.18 FEET TO A CONCRETE MONUMENT FOUND;

NORTH 132°74'33" WEST, A DISTANCE OF 112.69 FEET TO A CONCRETE MONUMENT FOUND;

NORTH 21°06'32" EAST, A DISTANCE OF 215.38 FEET TO A CONCRETE MONUMENT FOUND;

NORTH 38°49'51" WEST, A DISTANCE OF 189.55 FEET TO A CONCRETE MONUMENT FOUND;

NORTH 21°33'33" EAST, A DISTANCE OF 59.96 FEET TO A 1/2 INCH IRON ROD FOUND;

SOUTH 81°23'03" EAST, A DISTANCE OF 148.09 FEET TO AN IRON ROD FOUND;

NORTH 01°51'34" WEST, A DISTANCE OF 40.41 FEET TO AN IRON ROD FOUND;

NORTH 69°26'47" EAST, A DISTANCE OF 122.37 FEET TO AN IRON ROD FOUND;

NORTH 53°51'30" EAST, A DISTANCE OF 140.08 FEET TO A POINT FOR CORNER;

NORTH 02°40'43" WEST, A DISTANCE OF 378.00 FEET TO A 3/8 INCH IRON ROD FOUND;

NORTH 08°24'17" EAST, A DISTANCE OF 66.71 FEET TO A 1/2 INCH IRON ROD FOUND IN THE CENTER OF DALTON ROAD;

THENCE, SOUTH 89°12'28" EAST, LEAVING THE EAST TAKE LINE AND ALONG THE CENTER OF DALTON ROAD, A DISTANCE OF 284.53 FEET TO A 60D NAIL FOUND;

THENCE, NORTH 88°42'20" EAST, A DISTANCE OF 383.13 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, NORTH 89°40'34" EAST, A DISTANCE OF 721.90 FEET TO A 3/8 INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DAVID HODGSON AS RECORDED IN VOLUME 132, PAGE 804, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, SOUTH 00°23'36" EAST, LEAVING DALTON ROAD, A DISTANCE OF 925.00 FEET TO A 1/2 INCH IRON ROD FOUND, BEING THE ELL CORNER OF SAID HODGSON TRACT;

THENCE, SOUTH 00°30'30" EAST, A DISTANCE OF 781.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.70 ACRES OF LAND.

LINE	LENGTH	BEARING
L1	123.80	N89°35'24"E
L2	531.44	S00°23'36"E
L3	388.27	S00°23'36"E
L4	194.16	S06°30'25"W
L5	605.87	S00°08'50"W
L6	271.70	N38°59'21"W
L7	378.63	S00°23'36"E
L8	315.25	N88°42'20"E
L9	143.72	S89°19'52"W
L10	360.81	S00°30'50"E
L11	83.08	S89°29'10"W
L12	22.72	S74°58'36"W
L13	556.27	N69°35'19"E
L14	1050.53	S00°23'36"E
L15	303.82	S02°00'47"W
L16	87.78	S01°20'53"E
L17	473.35	N4°23'28"W
L18	617.49	S86°39'02"W
L19	255.04	N82°29'35"W
L20	146.94	S00°09'03"W
L21	277.71	S00°23'36"E
L22	326.98	N88°42'20"E
L23	143.73	S89°19'52"W
L24	939.21	N00°40'03"W
L25	352.21	S00°23'36"E
L26	43.50	S14°48'18"W

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as PROMENADE HARBOR, a subdivision an addition to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in PROMENADE HARBOR, have been notified and signed this plat.