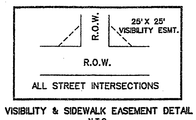
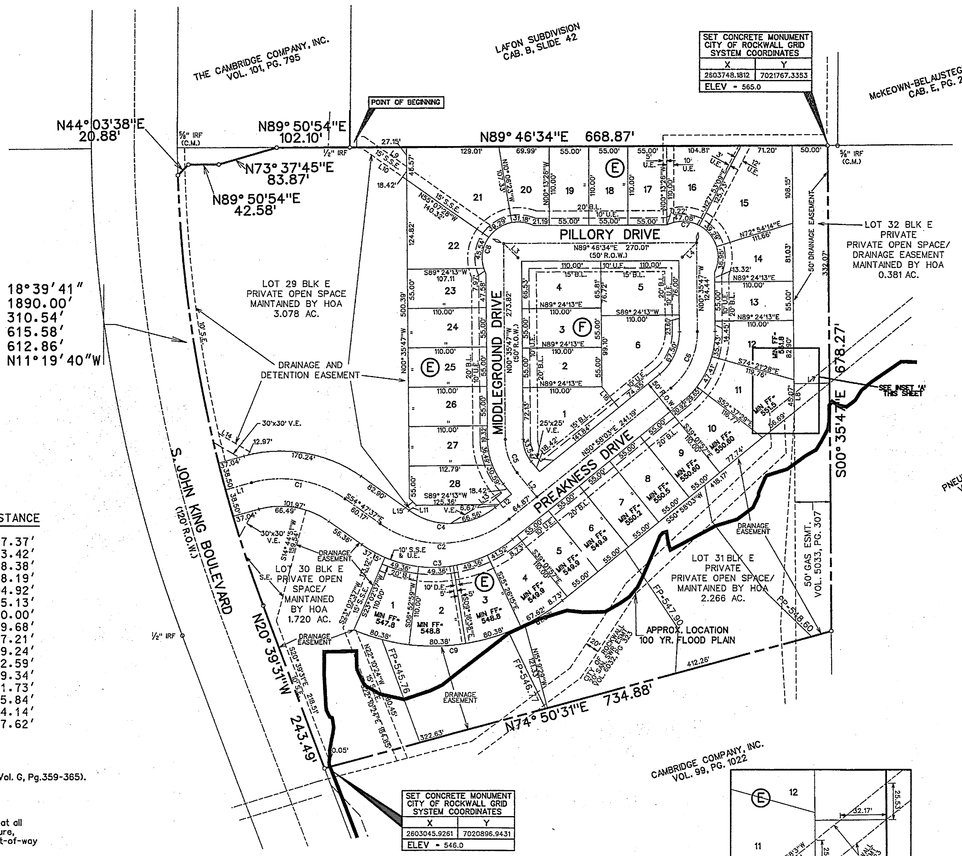
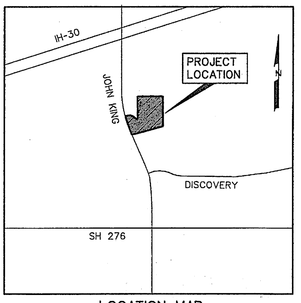


VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.

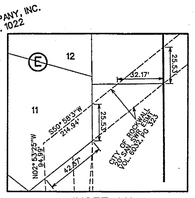
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 74°30'05" E	37.37'
2.	N 39°01'57" W	43.42'
3.	S 45°24'36" E	28.38'
4.	S 44°35'24" W	28.19'
5.	N 89°46'34" W	204.92'
6.	N 00°13'26" W	15.13'
7.	S 89°24'13" W	50.00'
8.	S 00°35'47" E	39.68'
9.	N 55°07'28" W	47.21'
10.	N 55°07'28" W	79.24'
11.	N 56°04'48" E	12.59'
12.	S 50°58'03" W	29.34'
13.	N 57°43'45" E	91.73'
14.	S 59°15'42" E	55.84'
15.	S 45°35'47" E	14.14'
16.	S 39°01'57" E	37.62'

NOTES
1. Bearing are referenced to Stone Creek Phase I (Vol. C, Pg.359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
S.S.E.- Sanitary Sewer Easement
F.F. - Finish Floor
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
BFE - Base Flood Elevation
S.E. - Sidewalk Easement
FP - 100 Year Flood Plain Elevation
P.O.E. - Positive Overflow Easement
V.E. - Visibility Easement
() - Street Name Change
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	50°42'18"	153.50'	136.10'	72.73'	131.69'	S80°11'40"E
2.	74°14'20"	150.00'	194.36'	113.52'	181.04'	N88°05'13"E
3.	74°14'20"	175.00'	226.75'	132.44'	211.22'	N88°05'13"E
4.	74°14'19"	100.00'	129.57'	75.68'	120.70'	N88°05'12"E
5.	38°26'10"	75.00'	50.31'	26.14'	49.37'	N19°48'52"W
6.	51°33'50"	100.00'	90.00'	48.30'	86.99'	N25°11'08"E
7.	141°18'40"	50.00'	123.32'	------'	94.35'	N45°24'36"W
8.	142°03'23"	50.00'	123.97'	------'	94.57'	N44°35'24"E
9.	62°04'34"	285.00'	308.78'	171.50'	293.90'	N82°00'20"E



INSET 'A'
SCALE: 1"=50'

TOTAL LOTS 34
TOTAL ACRES 15.135

FINAL PLAT
OF
ROCKWALL DOWNES PHASE 1
OUT OF THE
J.M ALLEN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
ROCKWALL DOWNES DEVELOPMENT, LLC.
8750 NORTH CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TEXAS 75231
214-691-2556
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JANUARY 2014 SCALE 1" = 100'

CASE#P2014-XXX SHEET 1 OF 2

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL DOWNES PHASE 1, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL DOWNES PHASE 1, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Rockwall Downes

_____ _____
Rockwall Downes Development, LLC. Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2014.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____Day of_____, 2014.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

WHEREAS, CAMBRIDGE COMPANY, INC., is the owner a tract of land situated in the J.M. Allen Survey, Abstract No. 2 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in deed to Cambridge Company Inc., in Volume 99, Page 1022 in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner of Lafon Subdivision, an addition to the City of Rockwall, as described in Cab. B, Pg. 42, in the Plat Records of Rockwall County, Texas, and being in the north line of said Cambridge Company, Inc. tract;

THENCE, North 89° 46'34" East, along south line of said Lafon Subdivision and the north line of said Cambridge Company, Inc. tract, for a distance of 668.87 feet, to a ½ inch iron rod set at the northeast corner of said Cambridge Company, Inc. tract;

THENCE, South 00° 35' 47" East, departing said south line and along the east line of said Cambridge Company, Inc. tract, for a distance 678.27 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, South 74° 50'31" West, departing south east line, for a distance of 734.88 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being in the east line of John King Boulevard;

THENCE, North 20° 39'31" West, along the east line of said John King Boulevard, for a distance of 243.49 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of curvature of a curve to the right, having a radius of 1890.00 feet, a central angle of 18° 39'41" , and a tangent of 310.54 feet;

THENCE, continuing along said east line and with said curve to right for an arc distance of 615.58 feet (Chord Bearing North 11° 19'40" West - 612.86 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, North 44° 03'38" East, departing said east line, for a distance of 20.88 feet to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, North 89° 50'54" East, for a distance of 42.58 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, North 73° 37'45" East, for a distance of 83.87 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, North 89° 50'54" East, for a distance of 102.10 feet, to the POINT OF BEGINNING and containing 15.135 acres of land.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2014.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2014.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2014.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of_____, 2014.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
ROCKWALL DOWNES PHASE 1
OUT OF THE
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