

Hitt Family Limited Partnership
Vol. 1875, Pg. 238
20' Sanitary Sewer Easement
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PNEUMA VENTURES LTD.
2924/31
DRR.CT.

24' Fire Lane, Public Access, Utility & Drainage Easement
2019-3678

10' P.A.E.
2019-3680

McKeown-Belaustegui Addition
Cab. E., Slide 233

Approximate limits of 100-Year Fully Developed Floodplain per corrected Rockwall Downes ultimate model. Refer to Hydrologic and Hydraulic study in support of SWBC Phase I Development prepared by DHR Engineering, Inc.

50' Pipeline Easement
2015000001949
25' TCE
2015-1949
10' Building Setback
20' S.S.E.
Vol. 1256, Pg. 314

Nissan of Rockwall Addition
Inst. No. 2015000008394
5/8" CRF (MADDOX 5430)
N 7,021,767.2
E 2,603,747.9

Lot 32, Block E

Lot 31, Block E

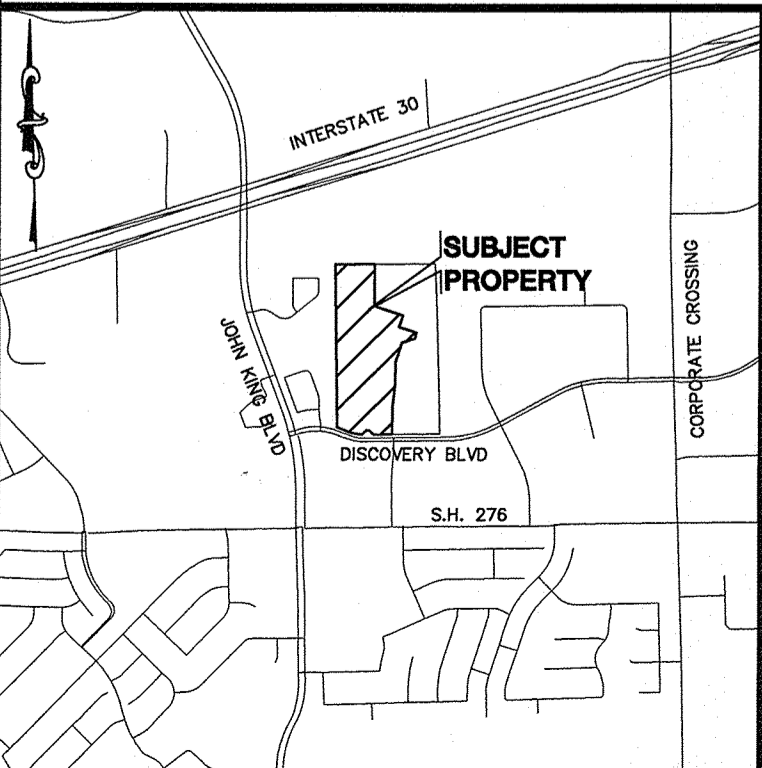
N 00'38'35" W 1694.41'

The Cambridge Companies, Inc.
Trustee
Vol. 99, Pg. 1022

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

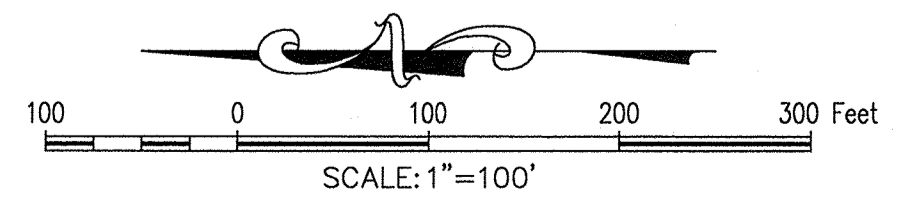
Rockwall Downes, Phase 1
Inst. No. 20150000008387

VICINITY MAP T=2000'



LEGEND

RF	REBAR FOUND
CRS	CAPPED REBAR SET
BL	BUILDING LINE
CRF	CAPPED REBAR FOUND
POB	POINT OF BEGINNING
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT
LS	LANDSCAPE
P.A.E.	PEDESTRIAN ACCESS EASEMENT
EHS	EROSION HAZARDOUS SETBACK
	Drainage & Detention Esmt
	FIRE LANE, UTILITY, & DRAINAGE EASEMENT
	DRAINAGE EASEMENT



1/3

DRAWN BY: CC DATE: 03/21/18 SCALE: 1"=100' JOB. No. 17193

OWNER/DEVELOPER
SWBC ROCKWALL LP
5949 SHERRY LANE #750
DALLAS, Texas 75225

Contact: SPENCER BYINGTON

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