

15' DRAINAGE ESMT. SEE DETAIL THIS SHEET POSITIVE OVERFLOW

NOTE: J SWING DRIVES ON ALL LOTS WITHOUT ALLEY ACCESS.

20' LANDSCAPE & UTILITY EASEMENT

MATCH LINE SHEET 2 OF 3

STATE HIGHWAY HIGHWAY NO. 276

POINT OF BEGINNING

LOT 14A BLOCK 6 15' ACCESS R.O.W. DEDICATED TO THE CITY OF ROCKWALL

LOT 7A BLOCK F 15' ACCESS R.O.W. DEDICATED TO THE CITY OF ROCKWALL

OWNER/DEVELOPER
TAYLOR DUNCAN INTERESTS, INC.
5000 QUORUM DRIVE, SUITE 395
DALLAS, TEXAS 75240
(972) 404-8500

MATCH LINE SHEET 2 OF 3

80.42 AC. MC CLENDON CORP. VOL. 91, PG. 526

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ALLEY R.O.W. PER SEPARATE INSTRUMENT

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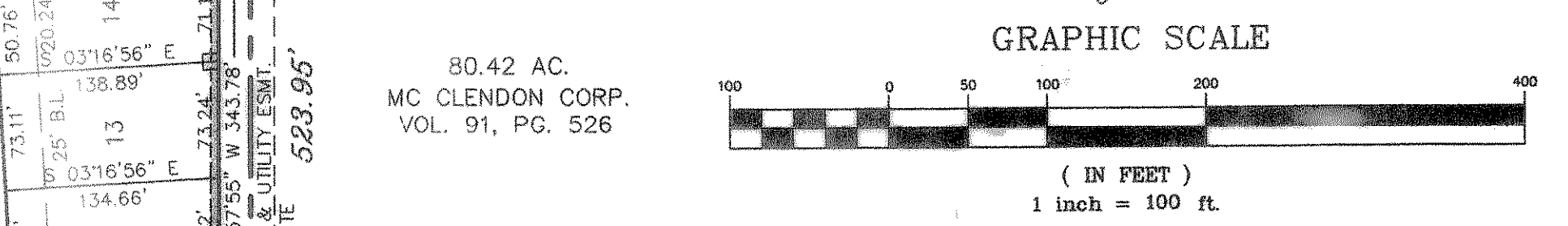
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92.146 AC. GROSS
- 1.458 AC. IN STREET R.O.W.
8.266 AC. IN DRAINAGE R.O.W.
82.422 AC. NET

CORRECTED FINAL PLAT
TIMBER CREEK ESTATES
235 LOTS-82.422 AC.
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 9913PFLT
DATE: MAY 2000
SCALE: 1"=100'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRAE & ASSOCIATES, INC.
ENGINEERING • CONSTRUCTION MANAGEMENT • SURVEYING
P.O. BOX 1388 ROCKWALL, TEXAS 75087
PHONE: (972)771-8004 FAX: (972)771-9005

REV. 10/18/00
SHEET 1 OF 3

WEST UNION INVESTMENT CO.
81.49 AC.
VOL. 377, PG. 273

TYPICAL 5' TXU ELEC. CO. ESMT. UNLESS OTHERWISE NOTED

D.E. = DRAINAGE EASEMENT