

City of Rockwall

Planning & Zoning Department
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 Rockwall, Texas 75032
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The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



THE OAKS OF BUFFALO WAY
CABINET D, SLIDE 27
P.R.R.C.T.

KENNETH SUTTON AND
HANK STANLEY
VOLUME 2015, PAGE 41
D.R.R.C.T.

R 6337.94'
Δ 3°26'29"
A 380.68'
CB N 48°32'25" E
CL 380.63'
F.M. ROAD NO. 549
(VARIABLE WIDTH R.O.W.)

1/2" CIRF
NORTHING 7008060.596
EASTING 2605260.703
AS TIED TO CITY OF ROCKWALL GPS
MONUMENTS R015 & R017

20' FARMERS ELECTRIC EASEMENT.
VOLUME 1743, PAGE 21
D.R.R.C.T.

15' RCH WATER SUPPLY EASEMENT.
VOLUME 928, PAGE 271
D.R.R.C.T.

25' ACCESS EASEMENT.
BY THIS PLAT

15' RCH WATER SUPPLY EASEMENT
VOLUME 64, PAGE 320 &
VOLUME 64, PAGE 323
D.R.R.C.T.

10' TEXAS UTILITIES
ELECTRIC EASEMENT
VOL. 1510, PG. 1
D.R.R.C.T.

SCOTT W. BLACKWOOD AND
GLENITA BLACKWOOD
VOLUME 2884, PAGE 250
D.R.R.C.T.

**LOT 1
BLOCK A**
4.739 AC
206,424 SF
J-BR2, LLC.
VOLUME 5288, PAGE 148
O.P.R.R.C.T.

**LOT 2
BLOCK A**
2.590 AC
112,811 SF

573.15'

N 45°22'22" W

1/2" CIRF

367.13'
S 44°32'11" W

POINT IN
POND

234.93'
602.06'

DR. MOHIUDIN ZEB,
NASREEN ZEB
VOLUME 1059, PAGE 14
D.R.R.C.T.

CONCRETE HIGHWAY
MONUMENT

POINT OF
BEGINNING
CONCRETE HIGHWAY
MONUMENT

N 50°36'24" E
103.37'

S 85°10'23" E
151.23'

CONCRETE HIGHWAY
MONUMENT

S 43°23'49" E
35.69'

CONCRETE HIGHWAY
MONUMENT

12.67'

31.03'

CONCRETE HIGHWAY
MONUMENT

99.29'

S 46°13'09" E

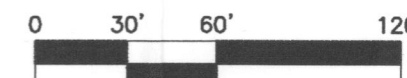
S 51°37'27" E

201.34'

84.17'

STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W.)

1/2" IRF
NORTHING 7008087.117
EASTING 2608090.870
AS TIED TO CITY OF ROCKWALL GPS
MONUMENTS R015 & R017



GRAPHIC SCALE
1"=60'

Legend of Symbols & Abbreviations

(C.M.) = CONTROLLING MONUMENT

1/2" CIRF = 1/2" IRON ROD WITH CAP STAMPED
"R.S.C.L. R.P.L.S. 5034" FOUND

5/8" IRS = 5/8" IRON ROD WITH CAP STAMPED
"MADDOX SURVEYING R.P.L.S. 5430" SET

IRF = IRON ROD FOUND

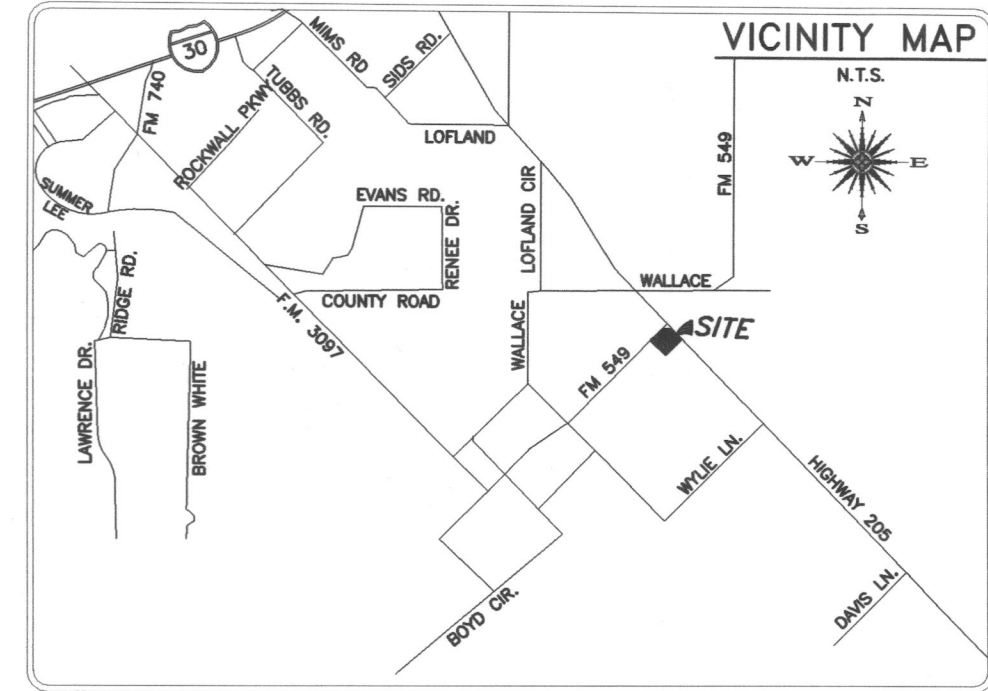
R.O.W. = RIGHT-OF-WAY

AC = ACRES

SF = SQUARE FEET

O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL
COUNTY, TEXAS

P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY,
TEXAS



FLOOD NOTE:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48085C0575 J, DATED JUNE 2, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
2. ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
3. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	93°44'32"	57.26'	S 87°07'14" E	51.09'
C2	60.00'	94°19'04"	98.77'	N 87°24'30" W	87.99'
C3	6337.94'	00°13'34"	25.00'	N 49°45'11" E	25.00'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°14'58" E	35.00'
L2	S 45°22'22" E	25.00'
L3	N 40°14'58" W	35.00'

FINAL PLAT
J BR2 ADDITION
LOT 1 AND 2 BLOCK A
BEING ALL OF A TRACT OF LAND TO
J BR2, LLC,
RECORDED IN VOLUME 5288, PAGE 148
OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
ROCKWALL COUNTY, TEXAS

Surveyor:
**MADDOX SURVEYING &
MAPPING INC.**
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
J BR2, LLC
2701 Sunset Ridge Drive
Suite 610
Rockwall, Texas 75032

03-25-2016

CASE NO. _____
SHEET 1 OF 2

