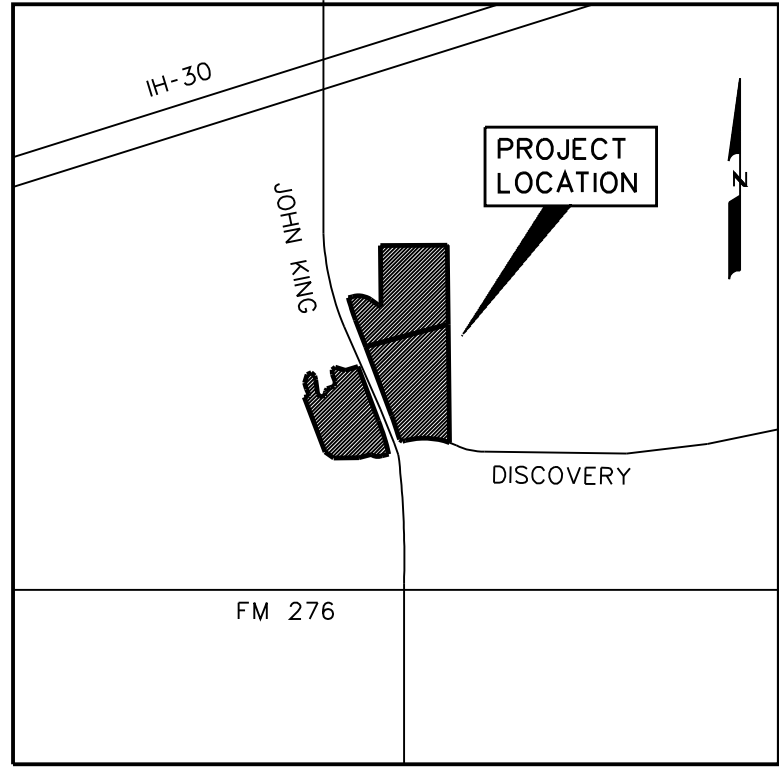
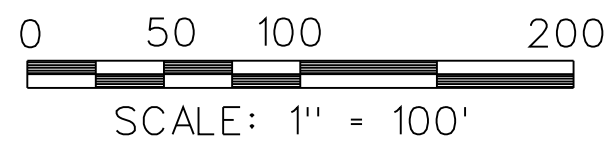


PHASE SUMMARY		
PHASE	LOTS	EST. COMP. DATE
PHASE 1	32	January 2014
PHASE 2	28	March 2015
PHASE 3	26	June 2016
TOTAL	86	

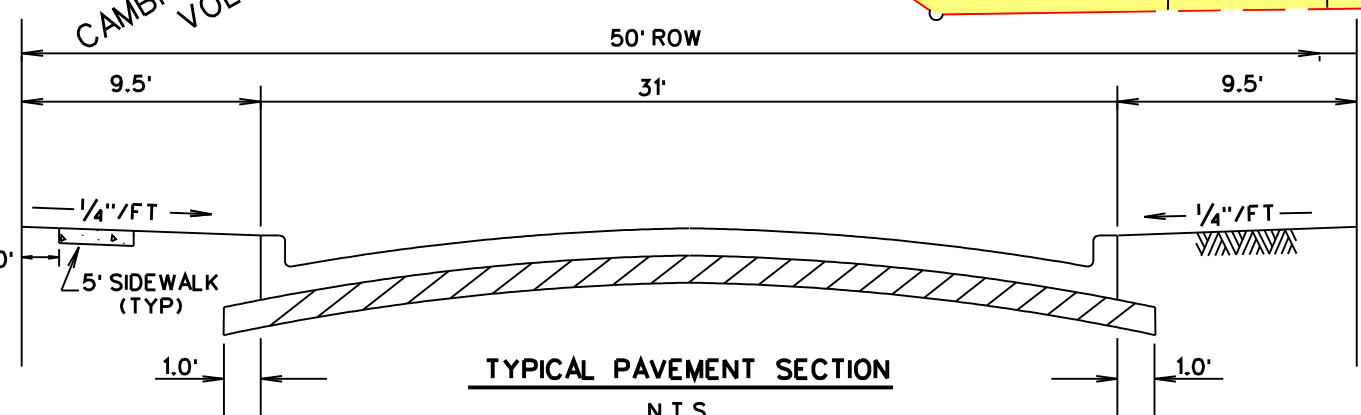


LEGEND	
TYPICAL LOT SIZES	
PHASE 1 - [Blue Box]	- 55' X 110' - 32 LOTS
PHASE 2 - [Purple Box]	- 55' X 110' - 28 LOTS
PHASE 3 - [Yellow Box]	- 55' X 110' - 26 LOTS
[Green Box]	- PRIVATE OPEN SPACE/ LANDSCAPE BUFFER
[Light Green Box]	- PRIVATE OPEN SPACE 5.0AC (TRACT I)



Number	Acres	Comments
1	3.4	Open Space
2	1.6	Open Space
3	0.1	Open Space
4	2.5	Open Space
5	4.5	Open Space
6	0.3	Open Space
7	0.6	Open Space
8	0.4	Open Space
9	2.2	Open Space
TOTAL	15.6 AC.	
10% REQUIRED OPEN SPACE - 3.56 AC.		

TOTAL LOTS	86
TOTAL ACRES	35.651
DENSITY	2.412



NOTES:

10' SIDEWALK WILL BE CONSTRUCTED BY DEVELOPER ALONG EAST SIDE OF JOHN KING BOULEVARD IN CONJUNCTION WITH THE CONSTRUCTION OF EACH PHASE.

ALL OPEN SPACES ARE FOR PRIVATE USE.

HOA WILL MAINTAIN MEDIANS ALONG JOHN KING BOULEVARD THAT ARE ADJACENT TO EACH PHASE.

AN EXISTING WATER LINE IN JOHN KING BOULEVARD WILL SERVE AS CONNECTION FOR WATERLINES FOR THESE PHASES. AN EXISTING SANITARY SEWER LINE IN BUFFALO CREEK WILL SERVICE THESE PHASES. DETENTION WILL BE REQUIRED FOR ALL PHASES. JOHN KING BOULEVARD AND DISCOVERY DRIVE WILL SERVE AS STREET CONNECTIONS FOR THESE PHASES.

Zoning: PD-10
DEVELOPED: DETACHED SINGLE FAMILY
TRACTS G, H & I

OWNER
CAMBRIDGE COMPANY, INC. TRUSTEE
8235 DOUGLAS AVE., SUITE 650
DALLAS, TEXAS 75225
214-691-2556

MASTER PLAT OF
**ROCKWALL DOWNS
PHASES 1, 2 & 3**
86 LOTS, BEING 35.651 ACRES
SITUATED IN THE
J.M. ALLEN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OCTOBER 2013 SCALE 1" = 100'
CASE #P2013-034