


LEGEND

B.L. - BUILDING LINE
 S.S.E. - SANITARY SEWER EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION
 - STREET NAME CHANGE

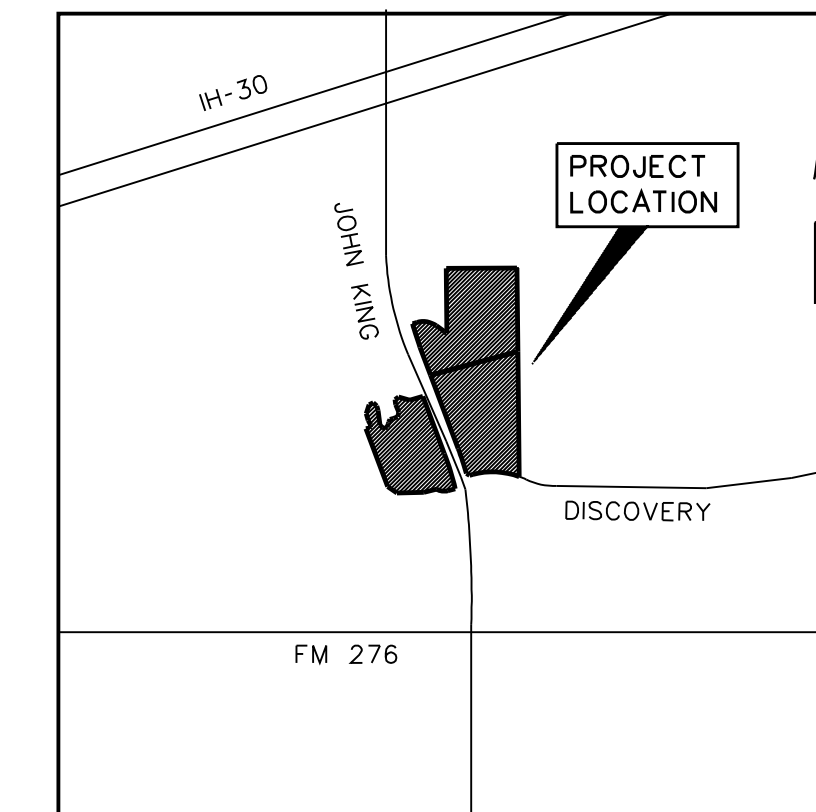
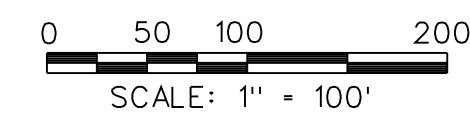
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 82° 08' 01" W	28.88'
2.	N 45° 38' 11" E	13.91'
3.	N 02° 44' 36" E	13.91'
4.	N 25° 58' 17" W	42.88'
5.	N 15° 43' 07" W	58.28'
6.	N 16° 52' 17" E	73.18'
7.	N 65° 36' 29" E	39.28'
8.	S 47° 03' 26" E	39.28'
9.	S 16° 00' 52" E	35.57'
10.	S 06° 59' 49" E	122.44'
11.	S 46° 09' 07" W	29.88'
12.	S 76° 08' 29" E	20.02'
13.	N 55° 23' 58" E	20.02'
14.	N 23° 59' 08" E	76.52'
15.	N 03° 31' 06" E	14.58'
16.	N 25° 04' 52" E	25.43'
17.	N 76° 56' 24" E	30.42'
18.	N 67° 31' 04" E	37.25'
19.	N 14° 38' 54" E	37.25'
20.	N 23° 28' 03" W	67.39'
21.	N 04° 00' 39" W	43.03'
22.	N 53° 49' 58" E	34.08'
23.	S 73° 58' 24" E	93.78'
24.	N 73° 56' 42" E	111.22'
25.	S 75° 33' 00" W	26.84'
26.	N 60° 02' 18" W	29.29'

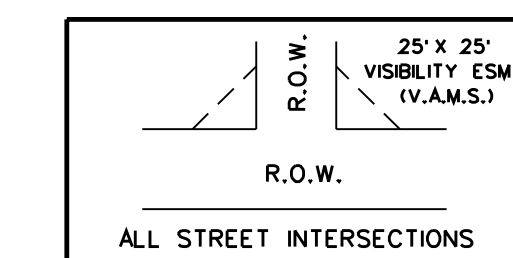
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	04° 47' 55"	2560.00'	214.70'	107.26'	214.34'	N18° 15' 34" W
2.	07° 02' 50"	2440.00'	299.40'	149.89'	299.22'	S17° 08' 36" E

$\Delta = 32^\circ 49' 32''$
 $R = 1890.00'$
 $T = 330.29'$
 $L = 653.98'$
 $C = 650.72'$
 $B = N10^\circ 44' 44'' W$



LOCATION MAP
N.T.S.



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

Reviewed for preliminary Approval:

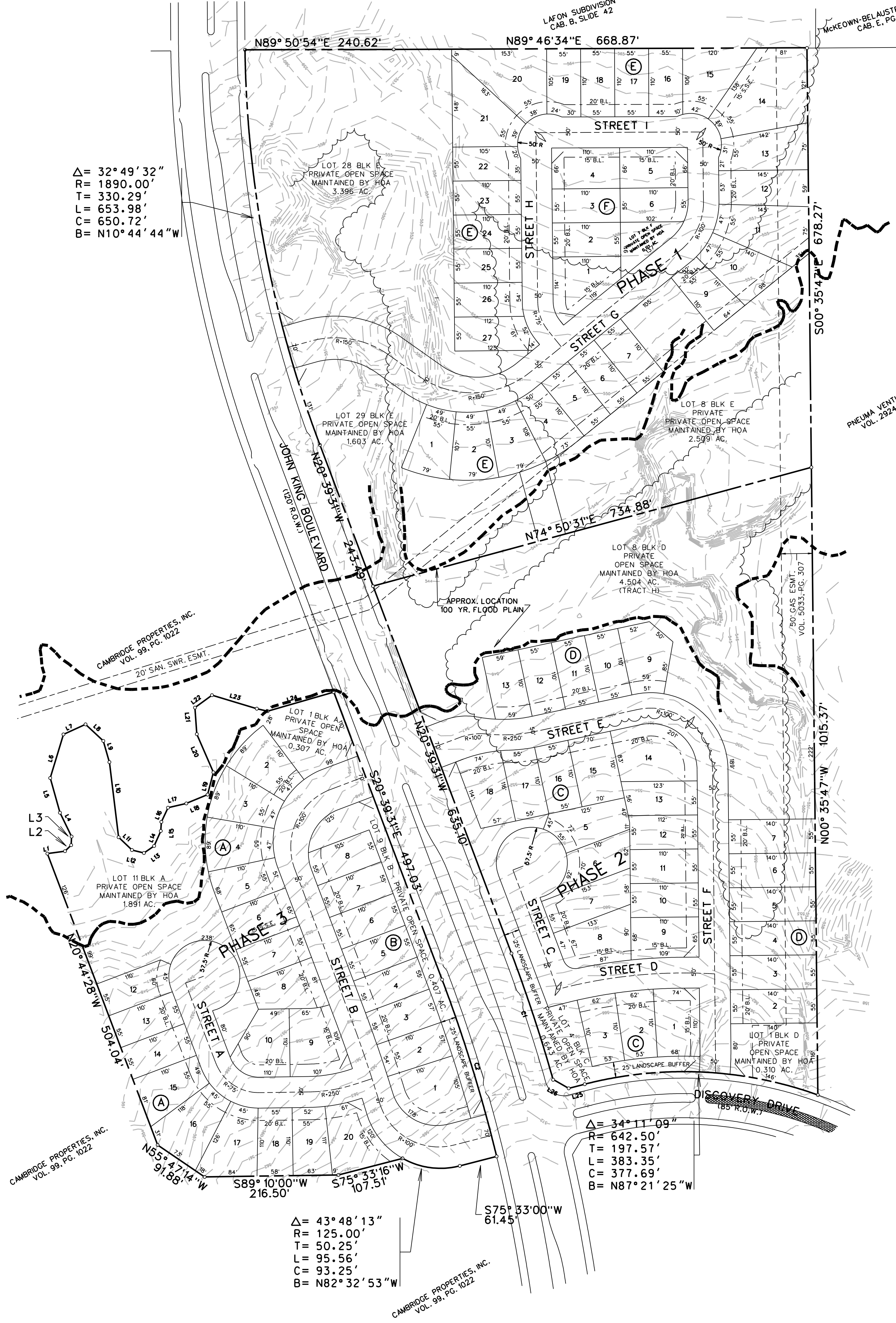
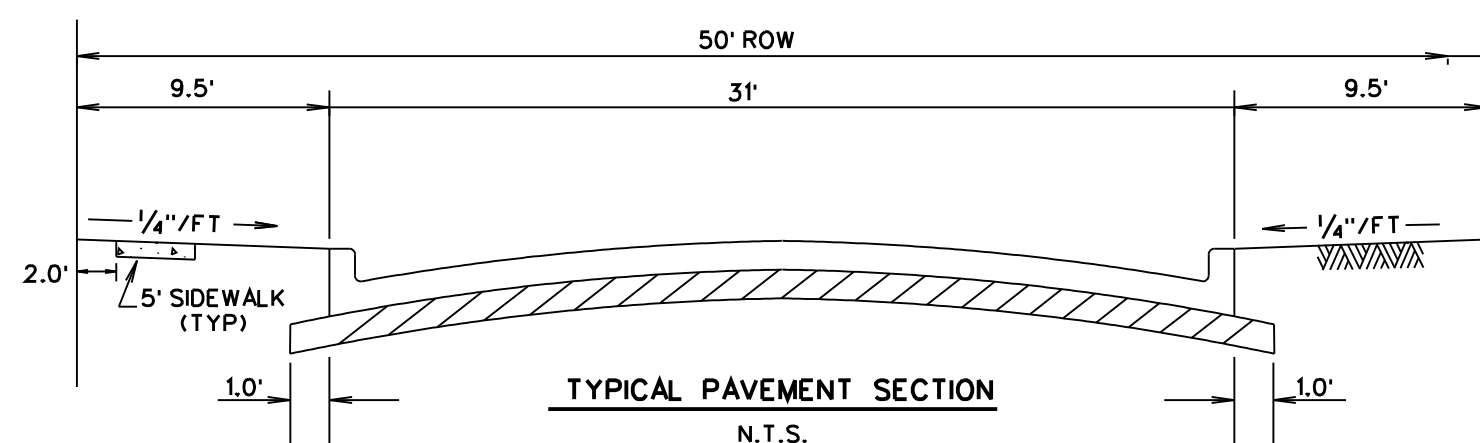
 Planning & Zoning Commission Chairman

 Date

Approved for Preparation of Final Plat:

 Mayor, City of Rockwall

 Date



$\Delta = 34^\circ 11' 09''$
 $R = 642.50'$
 $T = 197.57'$
 $L = 383.35'$
 $C = 377.69'$
 $B = N87^\circ 21' 25'' W$

$\Delta = 43^\circ 48' 13''$
 $R = 125.00'$
 $T = 50.25'$
 $L = 95.56'$
 $C = 93.25'$
 $B = N82^\circ 32' 53'' W$

PRELIMINARY 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

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

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

TOTAL LOTS 86
 TOTAL ACRES 35.651

OCTOBER 2013 SCALE 1" = 100'
 CASE #P2013-035

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