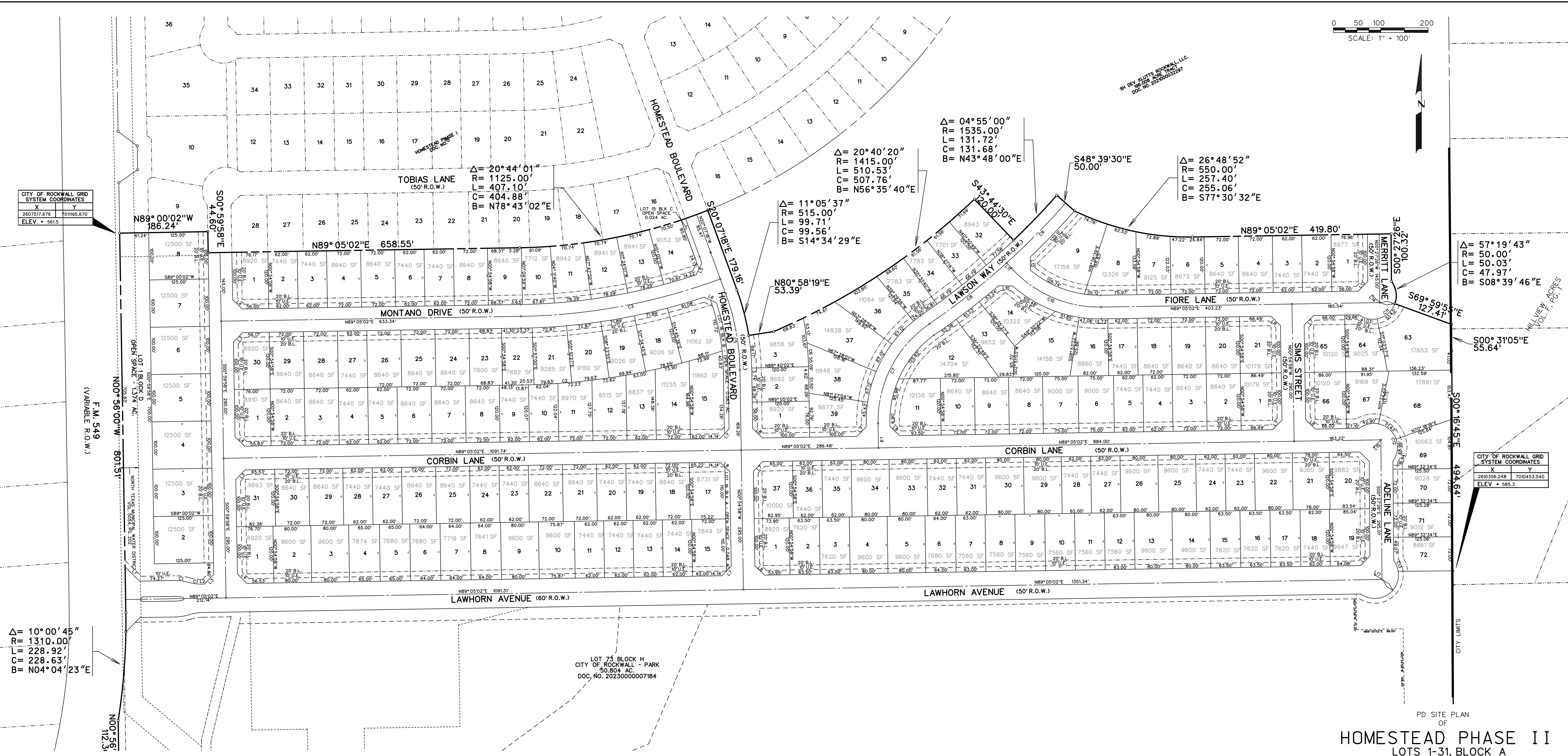


CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
260757.676	701195.670
ELEV = 581.5	

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
260356.248	700453.540
ELEV = 585.3	



**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°45'51"	100.00'	29.26'	29.15'	S82°32'02"E
2.	17°06'53"	1415.00'	422.61'	421.10'	N80°31'35"E
3.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
4.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
5.	15°48'22"	1005.00'	217.25'	216.31'	S08°49'09"E
6.	09°12'19"	1145.00'	183.96'	183.76'	N05°31'07"W
7.	56°38'26"	250.00'	247.14'	237.20'	N27°24'15"E
8.	07°51'51"	1560.00'	214.12'	213.95'	N51°47'32"E
9.	06°31'07"	1560.00'	177.48'	177.38'	N44°36'03"E
10.	48°46'34"	250.00'	212.83'	206.46'	S66°31'41"E
11.	105°57'09"	50.00'	32.46'	32.46'	N72°58'39"E
12.	164°11'55"	50.00'	143.29'	143.29'	N45°41'12"W
13.	28°44'16"	50.00'	25.08'	24.82'	S22°57'30"E

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	S 45°55'29" E	42.43'
2.	N 89°05'02" E	5.15'
3.	N 44°02'32" E	28.26'
4.	N 45°57'28" W	28.30'
5.	N 26°17'51" E	28.29'
6.	N 61°34'42" W	27.34'
7.	S 44°05'02" W	28.28'
8.	S 45°54'58" E	28.28'
9.	N 00°54'58" W	48.22'
10.	S 88°30'05" E	29.65'
11.	S 42°08'24" E	15.17'
12.	N 00°20'59" W	27.39'
13.	N 44°18'48" E	28.40'
14.	N 45°41'12" W	21.13'
15.	S 44°18'48" W	21.30'
16.	S 44°18'48" W	24.40'
17.	N 57°05'07" W	17.96'
18.	S 00°54'58" E	63.00'

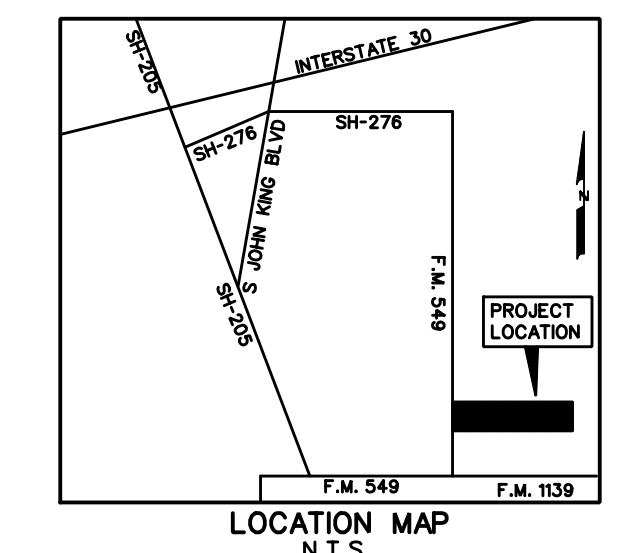
- NOTES:**
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
  - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
  - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
  - B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
D.E. - Drainage Easement  
City Limits Line  
Street Name Change
  - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
  - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
  - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
  - Please refer to Sheet 1 of plan set for NTMWD notes.

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2024.

WITNESS OUR HANDS, the \_\_\_\_\_ day \_\_\_\_\_, 2024.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning & Zoning



PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

PD SITE PLAN OF  
**HOMESTEAD PHASE II**  
LOTS 1-31, BLOCK A  
LOTS 1-30, BLOCK B  
LOTS 1-15, BLOCK C  
LOTS 1-8 & 42, BLOCK D  
LOTS 63-72, BLOCK H  
LOTS 1-3 & 32-39, BLOCK K  
LOTS 1-9, BLOCK O  
LOTS 1-21, BLOCK P  
LOTS 1-37, BLOCK Q  
BEING 48.170 ACRES OR 2,098,330.11 SF  
TOTAL RESIDENTIAL LOTS 168  
TOTAL OPEN SPACE LOTS 5  
BEING A REPLAT  
OF  
LOT 74 BLOCK H  
OUT OF  
HOMESTEAD PHASE I  
SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SH DEV KLUTTS ROCKWALL, LLC.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093  
DECEMBER 2024 SCALE 1"=100'