

CONVEYANCE PLAT
LOTS 1-3, BLOCK A
BOARDWALK DEVELOPMENT
ADDITION

BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.

SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 3

SYMBOL LEGEND											
TV	CHS	EL	FIH	PP	TELEVISION	GAS	PHONE	WATER	POWER	POLE	POLE
CABLE	WATER	WATER	WATER	WATER	ELEC	BOX	WATER	WATER	WATER	WATER	WATER
ELEC	BOX	WATER	WATER	WATER	ELEC	BOX	WATER	WATER	WATER	WATER	WATER
ELEC	BOX	WATER	WATER	WATER	ELEC	BOX	WATER	WATER	WATER	WATER	WATER
ELEC	BOX	WATER	WATER	WATER	ELEC	BOX	WATER	WATER	WATER	WATER	WATER
ELEC	BOX	WATER	WATER	WATER	ELEC	BOX	WATER	WATER	WATER	WATER	WATER
ELEC	BOX	WATER	WATER	WATER	ELEC	BOX	WATER	WATER	WATER	WATER	WATER
ELEC	BOX	WATER	WATER	WATER	ELEC	BOX	WATER	WATER	WATER	WATER	WATER
ELEC	BOX	WATER	WATER	WATER	ELEC	BOX	WATER	WATER	WATER	WATER	WATER
ELEC	BOX	WATER	WATER	WATER	ELEC	BOX	WATER	WATER	WATER	WATER	WATER

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 7, 2024
SCALE 1" = 60' FILE# 20240108
CLIENT RPC

ROCKWALL PROPERTY CORPORATION
V. 2002, P. 150

SFC
N 70248966.91
E 2600613.22

JOHN KING BOULEVARD
S.H. 205 BYPASS
V. 2013, P. 125

ROCKWALL PROPERTY CORPORATION
V. 2002, P. 145

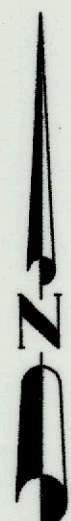
LOT 1
196.450 ACRES
196.450 SQ. FT.

LOT 2
63.540 ACRES
63.540 SQ. FT.

SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

CURVE DATA TABLE

LINE TABLE

LINE TABLE

CITY CASE NO P2024-036

(5) **Street Appurtenances.** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

