



LEGEND

IRF IRON ROD FOUND
 IRS IRON ROD SET
 ESMT EASEMENT
 DRRCT DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 PRRCT PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

BENCHMARK

CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
 MONUMENT NAME: R017
 NAD-83 TX. STATE PLANE, NORTH CENTRAL ZONE
 NORTHING: 7012743.174
 EASTING: 2592281.742
 ELEVATION: 549.461

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	41°14'38"	35.00'	13.17'	25.19'	S35°21'41"E	24.65'
C2	57°40'14"	65.00'	35.79'	65.43'	N27°08'52"W	62.70'
C3	57°40'14"	35.00'	19.27'	35.23'	N27°08'52"W	33.76'
C4	41°14'38"	65.00'	24.46'	46.79'	S35°21'41"E	45.79'
C5	90°00'00"	20.00'	20.00'	31.42'	N07°21'49"W	28.28'
C6	90°00'00"	20.00'	20.00'	31.42'	S82°38'11"W	28.28'
C7	89°58'07"	20.00'	19.99'	31.40'	S07°20'52"E	28.28'
C8	14°58'07"	74.00'	9.72'	19.33'	N44°50'52"W	19.28'
C9	15°00'00"	50.00'	6.58'	13.09'	S44°51'49"E	13.05'
C10	90°00'00"	20.00'	20.00'	31.42'	N82°38'11"E	28.28'
C11	62°22'12"	20.00'	12.11'	21.77'	S68°49'18"W	20.71'
C12	127°02'46"	20.00'	40.15'	44.35'	S11°09'34"W	35.80'
C13	52°57'14"	20.00'	9.96'	18.48'	S78°50'26"E	17.83'
C14	90°00'00"	20.00'	20.00'	31.42'	N07°21'49"W	28.28'
C15	58°08'51"	20.00'	11.11'	20.29'	N66°41'37"E	19.43'
C16	84°24'07"	20.00'	18.14'	29.46'	S85°28'01"W	26.87'
C17	14°58'07"	50.00'	6.57'	13.06'	N44°50'52"W	13.03'
C18	15°00'00"	74.00'	9.74'	19.37'	S44°51'49"E	19.32'
C19	90°00'00"	45.00'	45.00'	70.69'	N82°38'11"E	63.64'
C20	45°05'40"	45.00'	18.68'	35.42'	S89°10'02"E	34.51'
C21	31°06'40"	20.00'	5.57'	10.86'	S58°49'18"W	10.73'
C22	81°17'01"	45.00'	3.26'	6.51'	N41°46'42"E	6.50'
C23	23°48'12"	155.00'	32.67'	64.39'	N03°24'57"W	63.93'
C24	21°34'29"	145.00'	27.63'	54.60'	N04°31'48"W	54.28'

LINE TABLE

LINE	LENGTH	BEAR
L1	19.66	N37°38'
L2	61.83	S14°44'
L3	49.30	S55°59'
L4	85.40	S01°41'
L5	30.00	N88°18'
L6	85.40	N01°41'
L7	49.30	N55°59'
L8	68.52	N14°44'
L9	23.62	S52°23'
L10	149.50	N37°38'
L11	126.50	N52°21'
L12	140.16	S37°38'
L13	30.05	S52°19'
L14	19.70	S37°21'
L15	45.38	S52°21'
L16	148.50	S37°38'
L17	26.28	S37°38'
L18	173.36	S52°21'49"E
L19	109.30	S74°40'57"W
L20	24.00	S15°19'03"E
L21	156.98	N74°40'57"E
L22	16.84	S52°21'49"E
L23	12.02	N37°38'11"E
L24	24.78	N52°21'49"W
L25	140.73	N37°38'11"E
L26	21.16	S52°23'33"E
L27	45.00	S37°38'11"W
L28	12.37	N52°23'33"W
L29	30.01	N52°19'56"W
L30	19.70	N37°21'49"W
L31	44.38	N52°21'49"W
L32	18.01	N37°36'27"E
L33	10.00	N52°23'33"W
L34	18.00	S37°36'27"W
L35	56.53	S52°21'49"E
L36	16.02	S37°38'11"W
L37	11.50	S52°21'49"E
L38	19.23	N37°38'11"E
L39	99.26	S15°19'03"E
L40	10.00	S74°40'57"W
L41	99.26	N15°19'03"W
L42	18.28	N10°11'54"E
L43	19.64	N74°40'57"E
L44	16.50	S15°19'03"E
L45	7.19	N37°38'13"E
L46	28.98	N01°40'28"E
L47	152.60	N52°23'33"W
L48	201.13	S52°23'33"E
L49	11.19	S52°21'49"E
L50	21.00	S37°38'13"W
L51	10.72	S52°21'49"E
L52	14.52	S37°38'11"W
L53	11.58	S52°21'49"E
L54	74.45	S15°19'03"E
L55	10.00	S74°40'57"W
L56	74.45	N15°19'03"W
L57	10.00	S74°40'57"W
L58	14.00	N15°19'03"W
L59	7.42	S74°40'57"W
L60	15.50	N15°19'03"W
L61	21.00	N74°40'57"E
L62	15.50	S15°19'03"E
L63	3.58	S74°40'57"W
L64	14.00	S15°19'03"E
L65	27.52	N74°40'57"E

TXU EASEMENT LINE TABLE

LINE	LENGTH	BEARING
TX1	10.00	S52°21'49"E
TX2	10.00	N37°38'11"E
TX3	10.00	N52°21'49"W
TX4	10.00	S37°38'11"W

GENERAL NOTES:

- BASIS OF BEARING FOR SUBJECT TRACT IS ACCORDING TO THE MONUMENTED SOUTHEASTERLY LINE OF THE MR. M ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO PLAT RECORDED IN SLIDE C, PAGE 24, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (S 74°40'57" W).
- EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 68, PAGE 627, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, IS TOO AMBIGUOUS TO PLOT ACCORDING TO DEED DESCRIPTION. IT IS AN EASEMENT FOR CONSTRUCTION OF 4 POLES AND 2 GUY ANCHORAGES ALONG COURSE OF DESCRIBED LINE.
- EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 63, PAGE 82, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, IS TOO AMBIGUOUS TO PLOT ACCORDING TO DEED DESCRIPTION. IT IS AN EASEMENT FOR CONSTRUCTION OF 2 POLES AND 2 GUY ANCHORAGES ALONG COURSE OF DESCRIBED LINE.
- EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 46, PAGE 613, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, APPEARS TO AFFECT SUBJECT TRACT. EXACT LOCATION IS NOT PLOTTED HEREON DUE TO AMBIGUOUS DESCRIPTION. IT IS AN EASEMENT OF UNDEFINED WIDTH FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE.
- EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 165, PAGE 807, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, APPEARS TO AFFECT SUBJECT TRACT. IT IS AN EASEMENT FOR CONSTRUCTION OF 4 POLES ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 740.
- SUBJECT TRACT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480547-0005-C, MAP REVISION DATE JUNE 16, 1992.

FINAL PLAT
RDI RETAIL ADDITION
LOT 1, BLOCK "A"
2.0034 ACRE TRACT
A PORTION OF THE
EDWARD TEAL SURVEY,
ABSTRACT NUMBER 207
IN THE
CITY OF ROCKWALL,
ROCKWALL CO., TEXAS

OWNER REPRESENTATIVE:
 RDI DEVELOPMENT, INC.
 3000 WESTLAWN, SUITE 225
 HOUSTON, TEXAS 77027
 713-850-1047
 CONTACT: JONATHAN KAGAN

ENGINEER AND SURVEYOR:
 NATHAN D. MAIER, INC.
 8080 PARK LANE, SUITE 600
 DALLAS, TEXAS 75231
 214-739-4741
 CONTACT: C. MICHAEL DANIEL

CAB D SLIDE 369
 DATE FILED Feb 29, 2001

RDI-walgreens

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