FINAL PLAT
LOFLAND FARMS, PHASE 1
83 RES. LOTS – 27.973 ACRES

Winkelmann & Associates, Inc.

Lofland Farms 1

W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CONTINENTAL HOMES
821 WEST COLLEGE STREET
GRAPEVINE, TEXAS 76051

STATE HIGHWAY NO. 276
(120' Right-of-Way)

DAYBREAK DRIVE (50' ROW)

GALEWAY DR (50' ROW)

WAGONWHEEL DRIVE (50' ROW)

FIELDCREST DRIVE (50' ROW)

STABLEGLEN DRIVE (65' ROW)

TRAIL GLEN (50' ROW)

LOFLAND FARMS, LTD.
VOLUME 1392, PAGE 271
(DRRCT)

CONTINENTAL HOMES
VOLUME 01780, PAGE 0257
(DRRCT)

POINT OF BEGINNING

POINT OF COMMENCING

S 88°59'05" W 1154.59'

1635.98'

S 01°00'39" E 111.35'

N 01°00'39" W 311.76'

N 88°59'05" E 1055.71'

BLOCK A
BLOCK B
BLOCK C
BLOCK B
BLOCK G
BLOCK G

20' SETBACK
15' SETBACK
10' ELEC. ESMT.
10' TRANS. ESMT.
10' FARMERS ELEC. CO-OP ESMT VOL. 216, PG. 176
10' SCREENING, LANDSCAPE & SIDEWALK ESMT. (TO BE MAINT. BY THE H.O.A.)
10' FOR SCREENING, LANDSCAPE & SIDEWALK PURPOSES (TO BE DEDICATED TO AND MAINT. BY THE H.O.A.)
40' DRAIN & UTIL. ESMT.
15' UTIL. ESMT.
10' LANDSCAPE ESMT.

R = 425.00'
D = 22°48'43" SWIM CLUB LOT 22
T = 85.74' (TO BE MAINT.
L = 169.21' BY THE H.O.A.)
CH = 168.10'
CB = N 12°25'01" W

R = 530.00'
D = 45°52'44"
T = 224.31'
L = 424.39'
CH = 413.14'
CB = S 21°55'43" W

R = 970.00'
D = 22°18'29"
T = 191.26'
L = 377.67'
CH = 375.29'
CB = S 33°42'50" W

N 23°49'22" W 139.04'
N 66°10'38" E 9.50'
N 23°49'22" W 50.00'
S 66°10'38" W 9.50'
N 23°49'22" W 260.00'
N 66°10'38" E 9.50'
N 23°49'22" W 50.00'
S 66°10'58" W 230.66'
S 88°59'21" W 40.00'
N 88°08'52" W 50.00'
S 88°59'21" W 278.91'
N 87°42'01" W 50.00'
S 88°59'21" W 3.65'
N 65°32'23" W 61.43'
N 67°26'24" W 60.00'

SUBJECT PROPERTY
S.H. 276
F.M. 549
S.H. 205

N

0' 50' 100' 200'
SCALE 1"=100'

TANGENT TABLE

TANGENT	BEARING	LENGTH
T1	N 88°59'21" E	25.00'
T2	N 01°00'39" W	23.74'
T3	N 01°00'39" W	23.74'
T4	N 01°00'39" W	22.06'
T5	S 01°00'39" E	153.23'
T6	N 88°59'05" E	1370.00'
T7	S 88°59'05" W	1278.00'
T8	S 01°00'39" E	128.90'
T9	N 88°59'21" E	778.00'
T10	N 88°59'21" E	824.00'
T11	S 88°59'21" W	397.00'
T12	N 88°59'21" E	443.00'
T13	N 66°10'38" E	171.16'
T14	N 66°10'38" E	171.16'
T15	N 88°59'21" E	597.20'
T16	N 88°59'21" E	643.20'

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	1030.00'	00°30'33"	4.58'	9.16'	9.16'	N 22°48'53" E
C-2	225.00'	25°28'16"	50.85'	100.02'	99.20'	N 78°16'31" W
C-3	275.00'	02°41'49"	6.47'	12.94'	12.94'	S 00°57'04" W
C-4	225.00'	02°33'38"	5.03'	10.06'	10.05'	N 01°01'10" E
C-5	275.00'	02°35'59"	6.24'	12.48'	12.48'	S 00°33'08" E
C-6	225.00'	02°32'28"	4.99'	9.98'	9.98'	N 00°34'54" W
C-7	225.00'	22°48'43"	45.39'	89.58'	88.99'	S 77°34'59" W
C-8	400.00'	22°48'43"	80.70'	159.26'	158.21'	N 12°25'01" W
C-9	36.00'	89°59'44"	36.00'	56.55'	50.91'	N 43°59'13" E
C-10	36.00'	90°00'16"	36.00'	56.55'	50.91'	S 46°00'47" E
C-11	36.00'	90°00'00"	36.00'	56.55'	50.91'	S 46°00'39" E
C-12	36.00'	90°00'00"	36.00'	56.55'	50.91'	N 43°59'21" E
C-13	560.00'	22°48'43"	112.98'	222.96'	221.49'	N 77°34'59" E
C-14	405.00'	22°48'43"	81.71'	161.25'	160.19'	N 77°34'59" E
C-15	36.00'	90°00'00"	36.00'	56.55'	50.91'	N 43°59'21" E
C-16	250.00'	22°48'43"	50.44'	99.54'	98.88'	N 77°34'59" E
C-17	250.00'	25°28'16"	56.50'	111.14'	110.23'	S 78°16'31" E
C-18	500.00'	45°52'44"	211.61'	400.37'	389.76'	S 21°55'43" W
C-19	1000.00'	02°18'29"	197.17'	389.35'	386.89'	S 33°42'50" W
C-20	405.00'	00°10'44"	0.63'	1.26'	1.26'	N 00°55'17" W
C-21	250.00'	03°18'38"	7.22'	14.44'	14.44'	N 00°38'40" E
C-22	250.00'	02°51'47"	6.25'	12.49'	12.49'	N 00°25'14" E
C-23	36.00'	89°59'44"	36.00'	40.84'	36.77'	N 43°59'13" E
C-24	26.00'	90°00'16"	26.00'	40.84'	36.77'	S 46°00'47" E
C-25	50.00'	26°38'00"	11.83'	23.24'	23.03'	N 42°18'21" E
C-26	50.00'	248°37'36"	73.26'	216.96'	82.60'	S 24°40'33" W
C-27	26.00'	90°00'00"	26.00'	40.84'	36.77'	N 46°00'39" W
C-28	26.00'	90°00'00"	26.00'	40.84'	36.77'	N 43°59'21" E
C-29	585.00'	22°48'43"	118.02'	232.91'	231.38'	N 77°34'59" E
C-30	50.00'	300°00'00"	28.87'	261.80'	50.00'	S 01°00'39" E
C-31	535.00'	22°48'43"	107.93'	213.01'	211.60'	N 77°34'59" E
C-32	375.00'	22°48'43"	75.65'	149.30'	148.32'	N 12°25'01" W
C-33	415.00'	22°48'43"	83.72'	165.23'	164.14'	N 77°34'59" E
C-34	26.00'	90°00'00"	26.00'	40.84'	36.77'	S 43°59'21" W
C-35	395.00'	22°48'43"	79.69'	157.27'	156.23'	N 77°34'59" E
C-36	275.00'	22°48'43"	55.48'	109.49'	108.77'	N 77°34'59" E
C-37	275.00'	25°28'16"	62.15'	122.25'	121.25'	S 78°16'31" E
C-38	1030.00'	19°01'01"	172.52'	341.87'	340.30'	S 35°21'34" W
C-39	470.00'	45°52'44"	198.92'	376.34'	366.37'	S 21°55'43" W

COORDINATE TABLE

NUMBER	NORTHING	EASTING
1	7019022.0643	2606075.6791
2	7018910.7254	2606077.2522
3	7018528.0180	2605921.6180
4	7018412.6340	2605805.9545
5	7018101.1984	2605596.5572
6	7018124.4120	2605541.2298
7	7018132.8388	2605544.8095
8	7018158.4702	2605488.9840
9	7018178.9703	2605391.9226
10	7018178.9187	2605388.2715
11	7018165.9778	2605388.0112
12	7018168.1596	2605338.0588
13	7018178.2123	2605338.2730
14	7018174.2720	2605059.3936
15	7018161.7965	2605059.2295
16	7018163.5882	2605009.2616
17	7018173.5656	2605009.3980
18	7018173.0005	2604969.4055
19	7018154.1708	2604882.4284
20	7018061.7460	2604671.0923
21	7018107.5566	2604651.0577
22	7018111.3632	2604659.7617
23	7018349.5785	2604555.5816
24	7018345.7719	2604546.8776
25	7018391.5825	2604526.8430
26	7018395.3891	2604535.5470
27	7018522.7780	2604479.8353
28	7018687.0681	2604444.2680
29	7018998.8249	2604439.8632

LOT AREA TABLE

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	1	11589	B	1	9908	C	1	8520	G	1	8520
A	2	9182	B	2	8495	C	2	8400	G	2	8400
A	3	9327	B	3	8760	C	3	8400	G	3	8414
A	4	9327	B	4	8760	C	4	8400	G	4	8417
A	5	9328	B	5	8760	C	5	8400	G	5	8417
A	6	9328	B	6	8760	C	6	8495	G	6	8410
A	7	9328	B	7	8760	C	7	13438	G	7	8400
A	8	9329	B	8	8760	C	8	15023	G	8	8400
A	9	9329	B	9	8760	C	9	9056	G	9	8400
A	10	9330	B	10	8760	C	10	8435	G	10	8400
A	11	9330	B	11	8760	C	11	8400	G	11	8400
A	12	9330	B	12	9000	C	12	8400	G	12	8400
A	13	9331	B	13	8520	C	13	8520	G	13	8400
A	14	9331	B	14	8400				G	14	8495
A	15	9332	B	15	8400				G	15	15609
A	16	9332	B	16	8400				G	16	14667
A	17	9332	B	17	8400				G	17	11263
A	18	9333	B	18	8400				G	18	10048
A	19	9333	B	19	8475				G	19	8400
A	20	9035	B	20	9014				G	20	8400
A	21	13506	B	21	10170				G	21	8400
A	22*	13700	B	22*	45831				G	22	8400
									G	23	8400
									G	24	8403
									G	25	8479
									G	26	8444
									G	27	8400
									G	28	8520

* SCREENING * SWIM CLUB

TYPICAL BUILDING SETBACKS

20' ALLEY
10' REAR SETBACK
20' ALLEY
6' SIDEYARD
6' SIDEYARD
6' SIDEYARD
6' SIDEYARD
15' SIDE STREET
20' FRONT SETBACK
50' STREET
50' STREET

Scale : 1"=100'	Date : 6-11-00
Designed By :	MK
Drawn By :	MK
Checked By :	BJE
File :	3200IFPI.DWG
Project No. :	32001.02

SHEET 1 OF 2 34

CAB. D PG. 283-284