

BEARINGS BASED ON THE FINAL PLAT OF LYNDEN PARK ESTATES PHASE 2 (Cab. D, Slide 341)

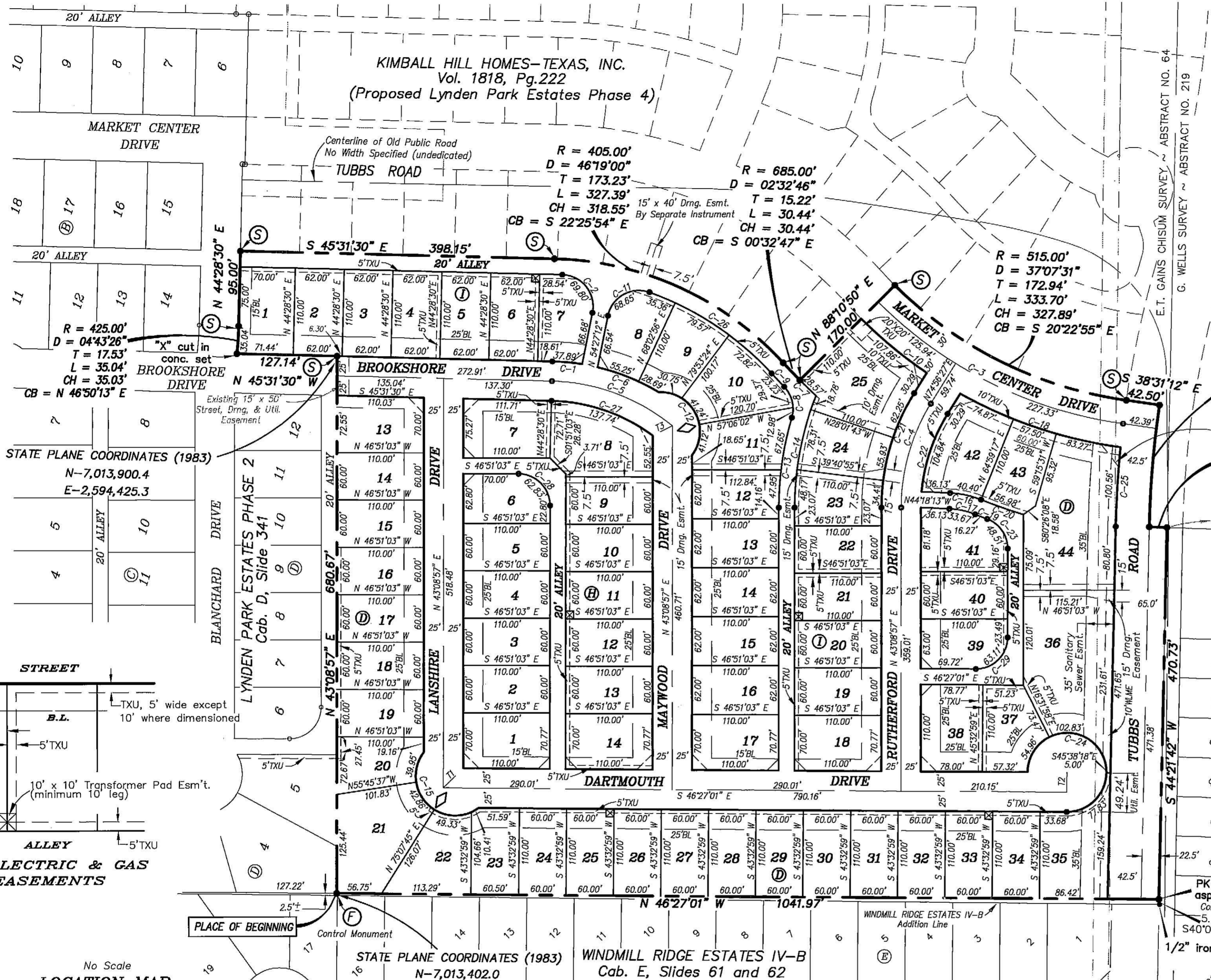
- LEGEND:**
- ⊙ = 1/2" iron pin with a red cap stamped Tipton Eng., Inc. set at corner.
  - ⊕ = 1/2" iron pin with a red cap stamped Tipton Eng., Inc. found at corner.
  - TXU = TXU ELECTRIC & GAS CO. EASEMENT
  - WLME = WALL AND LANDSCAPE MAINTENANCE EASEMENT
  - ◇ = STREET NAME CHANGE

R = 1250.00'  
D = 07°06'12"  
T = 77.58'  
L = 154.97'  
CH = 154.87'  
CB = S 47°55'42" W

R = 515.00'  
D = 37°07'31"  
T = 172.94'  
L = 333.70'  
CH = 327.89'  
CB = S 20°22'55" E

R = 685.00'  
D = 02°32'46"  
T = 15.22'  
L = 30.44'  
CH = 30.44'  
CB = S 00°32'47" E

R = 405.00'  
D = 46°19'00"  
T = 173.23'  
L = 327.39'  
CH = 318.55'  
CB = S 22°25'54" E



STATE PLANE COORDINATES (1983)  
N-7,013,900.4  
E-2,594,425.3

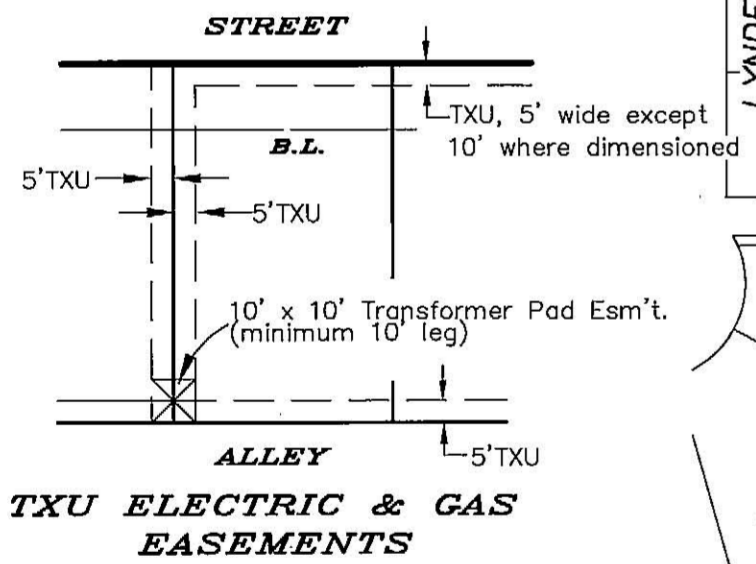
STATE PLANE COORDINATES (1983)  
N-7,013,402.0  
E-2,594,962.0

WINDMILL RIDGE ESTATES IV-B  
Cab. E, Slides 61 and 62

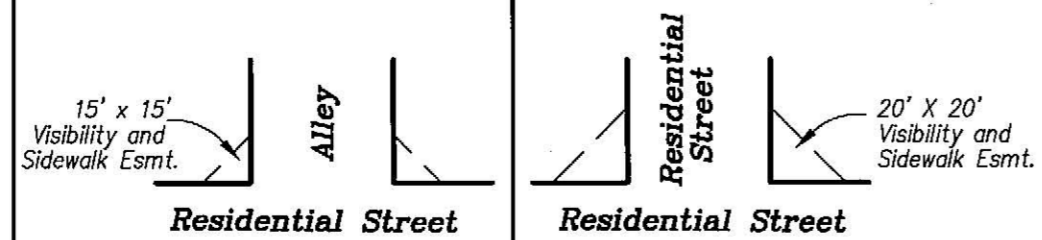
FILED FOR RECORD  
ROCKWALL COUNTY CLERK  
01 DEC 28 PM 1:27  
LAURETTE BURKS  
CO. CLERK  
BY: [Signature] DEPUTY

E151  
**INTERIOR LINE TABLE**

| TANGENT | BEARING       | LENGTH |
|---------|---------------|--------|
| T1      | S 88°20'58" W | 21.14' |
| T2      | S 43°32'59" W | 25.00' |
| T3      | S 72°35'44" E | 16.65' |



**TYPICAL VISIBILITY CLIP EASEMENT DETAIL**



STATE PLANE COORDINATES SHOWN ARE BASED ON CITY OF ROCKWALL MONUMENT NO'S 2 & 7 (1983)  
THE CITY OF ROCKWALL ACCEPTS THE RELOCATION OF THE EXISTING TUBBS ROAD RIGHT-OF-WAY, WITH THEIR ACCEPTANCE and RECORDATION OF THIS PLAT.

**FINAL PLAT  
LYNDEN PARK ESTATES PHASE 3**  
E.T. GAINES CHISUM SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER  
**KIMBALL HILL HOMES - TEXAS, INC.**  
1422 West Main Street ~ Suite 201 ~ Lewisville, Texas 75067  
972.353.4345

**ENGINEERING/SURVEYING/PLANNING  
TIPTON ENGINEERING, INC.**  
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043  
972.226.2967