

Bearings based on the subject tract
Special Warranty Deed recorded in
Vol. 1422, Pg. 225(LRRCT)

STATE PLANE COORDINATES based
on City of Rockwall monument
numbers 2,3,5 and 7.

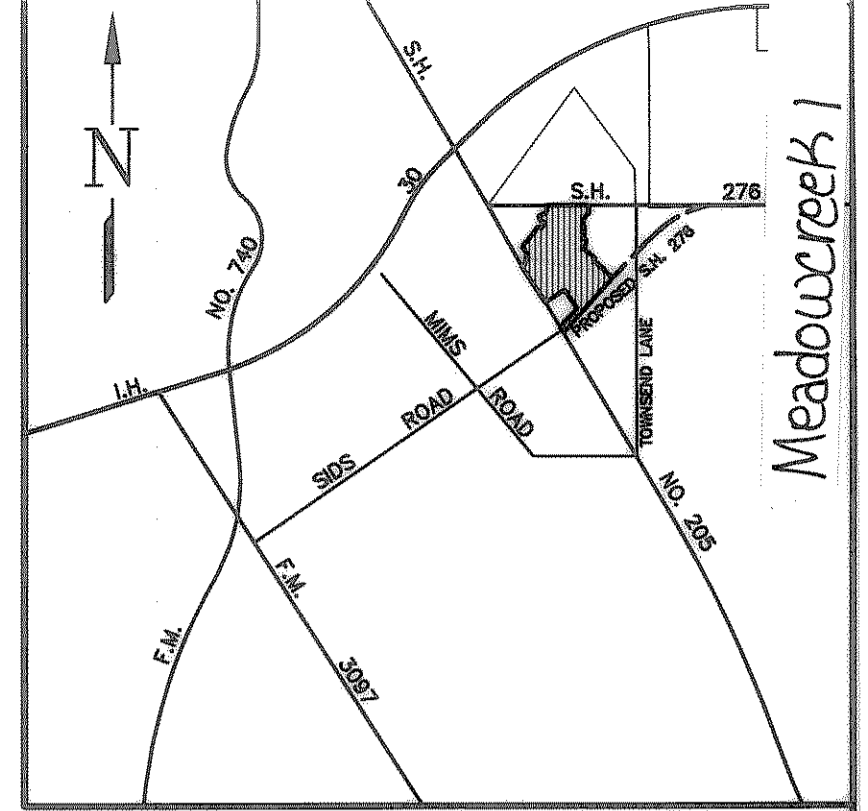
THE CAMBRIDGE COMPANIES, INC., TRUSTEE
Vol. 119, Pg. 1019

STATE HIGHWAY
NO. 205

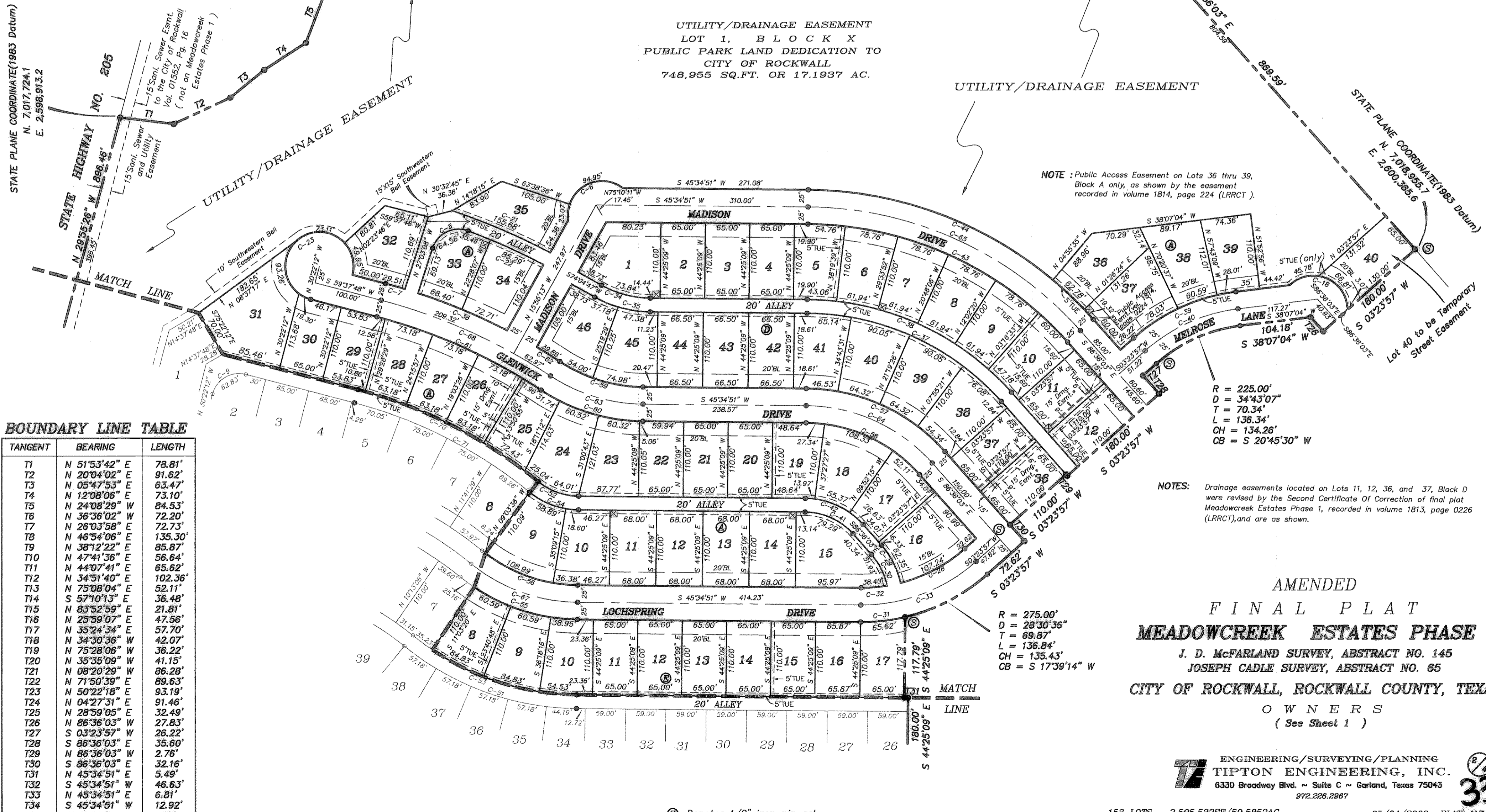
STATE PLANE COORDINATE(1983 Datum)
N. 7,018,989.9
E. 2,599,496.9

PLACE OF BEGINNING

STATE HIGHWAY NO. 276
S 86°36'03" E 2694.59'



LOCATION MAP
NO SCALE



UTILITY/DRAINAGE EASEMENT
LOT 1, BLOCK X
PUBLIC PARK LAND DEDICATION TO
CITY OF ROCKWALL
748,955 SQ.FT. OR 17.1937 AC.

UTILITY/DRAINAGE EASEMENT

NOTE: Public Access Easement on Lots 36 thru 39,
Block A only, as shown by the easement
recorded in volume 1814, page 224 (LRRCT).

R = 225.00'
D = 34°43'07"
T = 70.34'
L = 136.34'
CH = 134.26'
CB = S 20°45'30" W

NOTES: Drainage easements located on Lots 11, 12, 36, and 37, Block D
were revised by the Second Certificate Of Correction of final plat
Meadowcreek Estates Phase I, recorded in volume 1813, page 0226
(LRRCT), and are as shown.

BOUNDARY LINE TABLE

TANGENT	BEARING	LENGTH
T1	N 51°53'42" E	78.81'
T2	N 20°04'02" E	91.62'
T3	N 05°47'53" E	63.47'
T4	N 12°08'06" E	73.10'
T5	N 24°08'29" W	84.53'
T6	N 36°36'02" W	72.20'
T7	N 26°03'58" E	72.73'
T8	N 46°54'06" E	135.30'
T9	N 38°12'22" E	85.87'
T10	N 47°41'36" E	56.64'
T11	N 44°07'41" E	65.62'
T12	N 34°51'40" E	102.36'
T13	N 75°08'04" E	52.11'
T14	S 57°10'13" E	36.48'
T15	N 83°52'59" E	21.81'
T16	N 25°59'07" E	47.56'
T17	N 35°24'34" E	57.70'
T18	N 34°30'36" W	42.07'
T19	N 75°28'06" W	36.22'
T20	N 35°35'09" W	41.15'
T21	N 08°20'29" W	86.28'
T22	N 71°50'39" E	89.63'
T23	N 50°22'18" E	93.19'
T24	N 04°27'31" E	91.46'
T25	N 28°59'05" E	32.49'
T26	N 86°36'03" W	27.83'
T27	S 03°23'57" W	26.22'
T28	S 86°36'03" E	35.60'
T29	N 86°36'03" W	2.76'
T30	S 86°36'03" E	32.16'
T31	N 45°34'51" E	5.49'
T32	S 45°34'51" W	46.63'
T33	N 45°34'51" E	6.81'
T34	S 45°34'51" W	12.92'

R = 275.00'
D = 28°30'36"
T = 69.87'
L = 136.84'
CH = 135.43'
CB = S 17°39'14" W

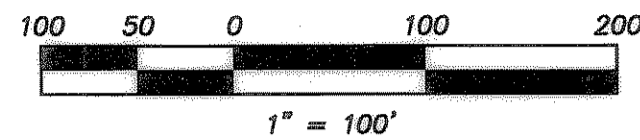
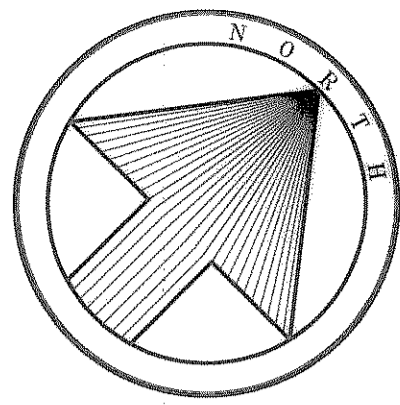
AMENDED
FINAL PLAT
MEADOWCREEK ESTATES PHASE I
J. D. McFARLAND SURVEY, ABSTRACT NO. 145
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNERS
(See Sheet 1)

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



Ⓢ Denotes 1/2" iron pin set

FILED FOR PUBLIC RECORD
 ROCKWALL, TEXAS
 00 JUN -8 AM 9:31
 DAULENE BURKS
 CO. CLERK
 BY: _____ DEPUTY



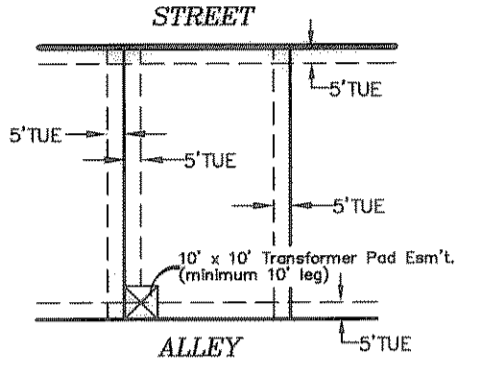
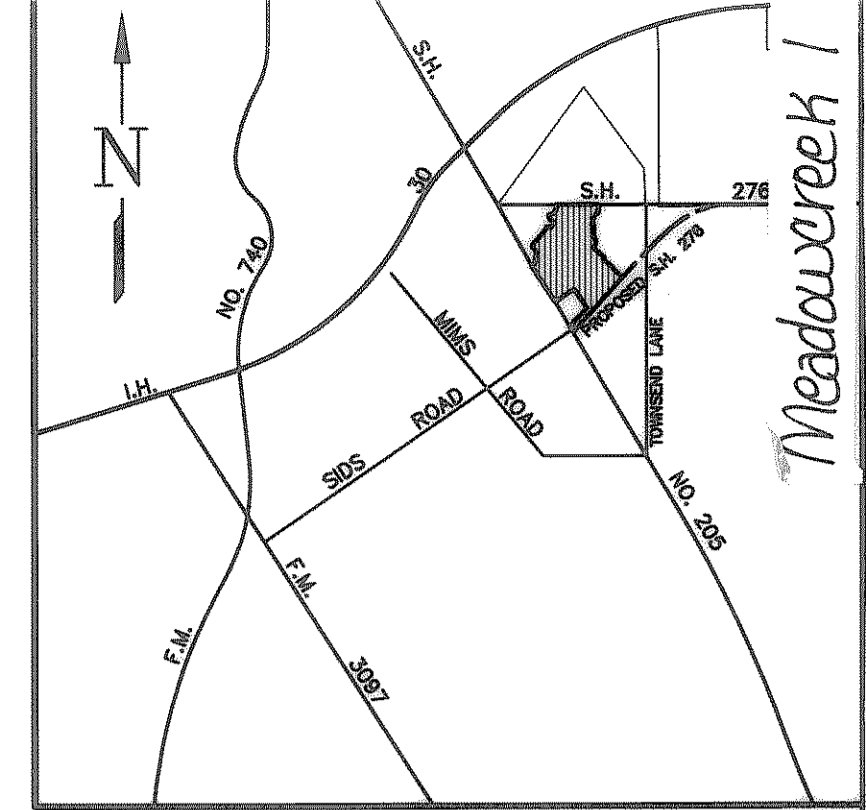
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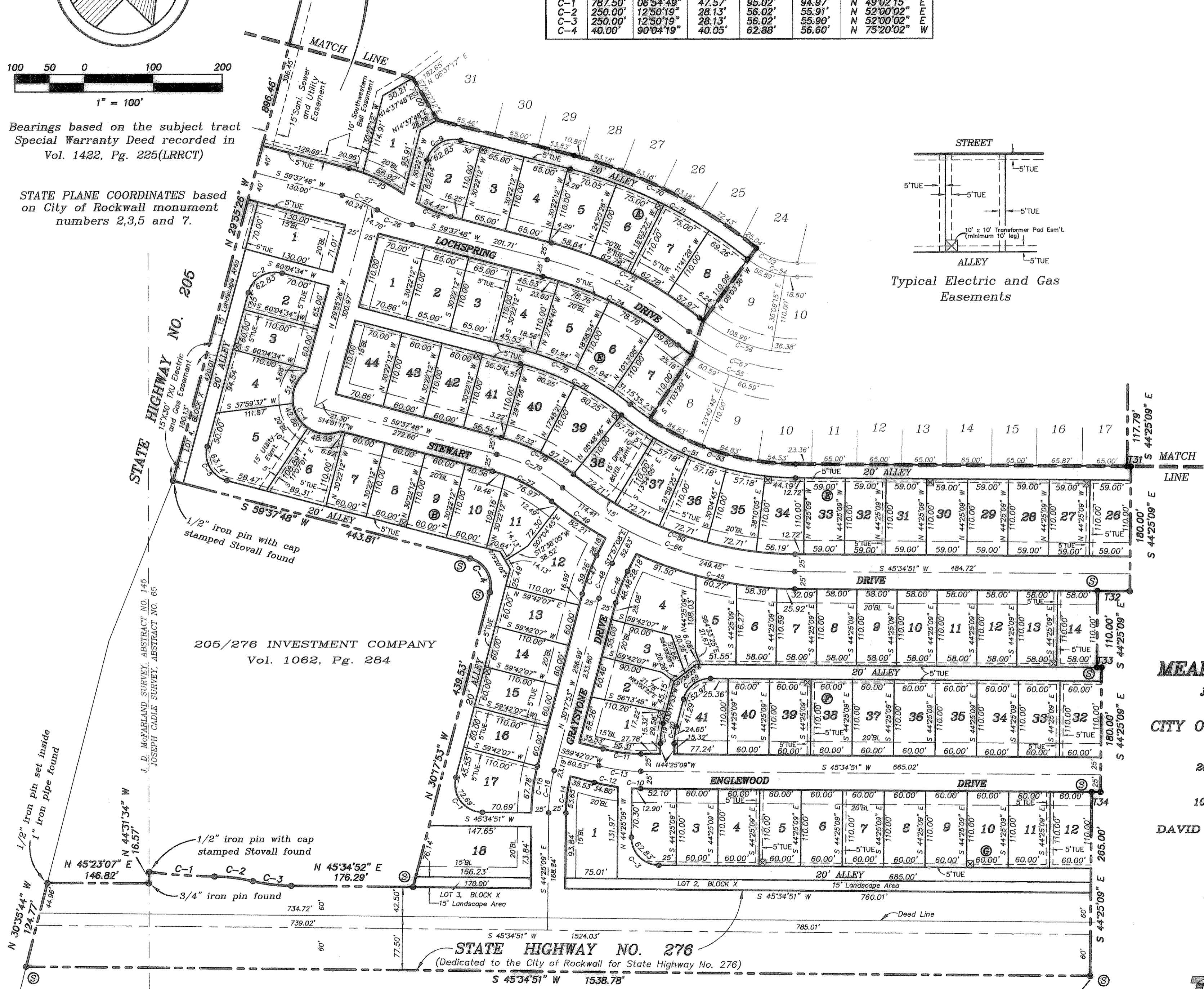
UTILITY/DRAINAGE EASEMENT
 LOT 1, BLOCK X
 PUBLIC PARK LAND DEDICATION TO
 CITY OF ROCKWALL
 748,955 SQ.FT. OR 17.1937 AC.

BOUNDARY CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	787.50'	06°54'49"	47.57'	95.02'	94.97'	N 49°02'15" E
C-2	250.00'	12°50'19"	28.13'	56.02'	55.91'	N 52°00'02" E
C-3	250.00'	12°50'19"	28.13'	56.02'	55.90'	N 52°00'02" E
C-4	40.00'	90°04'19"	40.05'	62.88'	56.60'	N 75°20'02" W



Typical Electric and Gas Easements



**AMENDED
 FINAL PLAT
 MEADOWCREEK ESTATES PHASE I**

J. D. McFARLAND SURVEY, ABSTRACT NO. 145
 JOSEPH CADLE SURVEY, ABSTRACT NO. 65
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS
 CENTEX HOMES
 2800 Surveyor Boulevard ~ Carrollton, Texas 75006
 972.417.3562

CITY OF ROCKWALL
 108 E. Washington St. ~ Rockwall Texas 75087-3793
 792.771.7790

DAVID D. POWELL, JR. & BARBARA L. POWELL
 1479 Madison Drive ~ Rockwall Texas 75032

JULIA ANN HENDON
 1478 Glenwick Drive ~ Rockwall Texas 75032

MICHAEL KREBS & LESLEY KREBS
 1485 Madison Drive ~ Rockwall Texas 75032

JODI HALL
 1484 Glenwick Drive ~ Rockwall Texas 75032

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

205/276 INVESTMENT COMPANY
 Vol. 1062, Pg. 284

STATE PLANE COORDINATE(1983 Datum)
 N. 7,017,415.8
 E. 2,600,810.0

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