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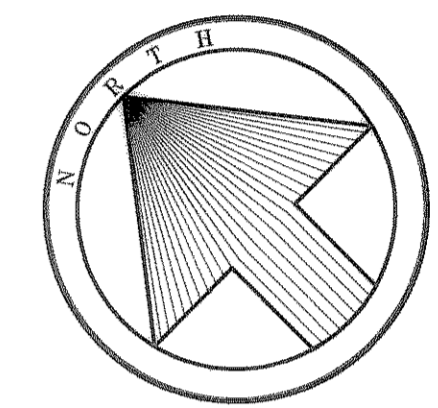
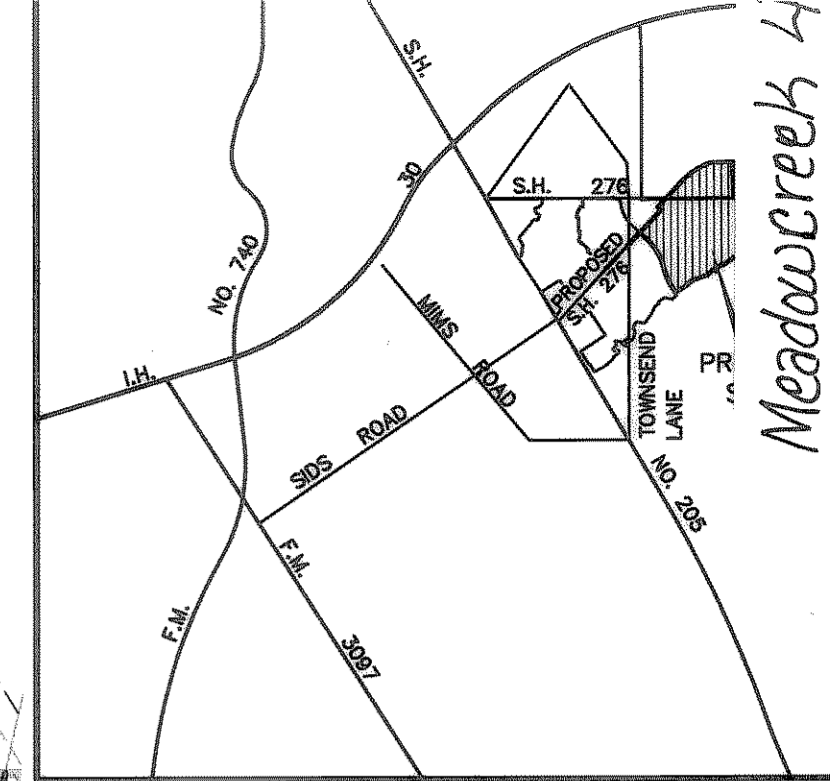
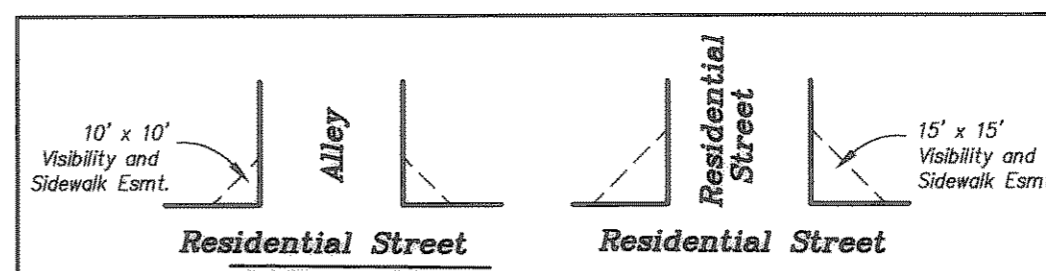
**BOUNDARY LINE TABLE**

TANGENT	BEARING	LENGTH
T1	N 44°25'07" W	77.50'
T2	S 83°06'37" W	82.49'
T3	N 53°58'01" W	53.98'
T4	S 64°19'11" W	66.53'

**INTERIOR LINE TABLE**

TANGENT	BEARING	LENGTH
T1	S 44°25'09" E	10.00'
T2	N 61°20'08" E	53.72'
T3	S 24°27'53" E	10.00'
T4	N 89°53'48" W	25.00'
T5	N 60°33'00" W	19.59'

**TYPICAL VISIBILITY CLIP EASEMENT DETAIL**



Scale: 1" = 100'

Bearings based on the east line of Meadowcreek Estates Phase III Cab. E, Slide 58

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

**LEGEND**

- (F) = 1/2" iron pin with a cap stamped S & A found
- (S) = 1/2" iron pin with a cap stamped "Tipton Eng., Inc." set
- (CM) = Control Monument
- ◇ = Street name change
- DE = Drainage Easement
- UE = Utility Easement

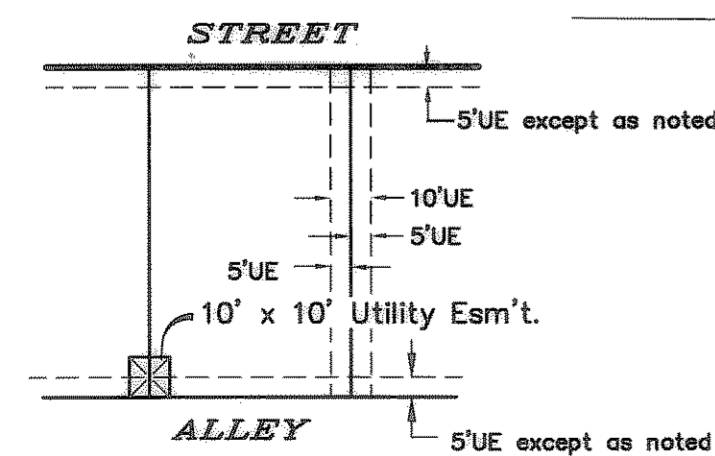
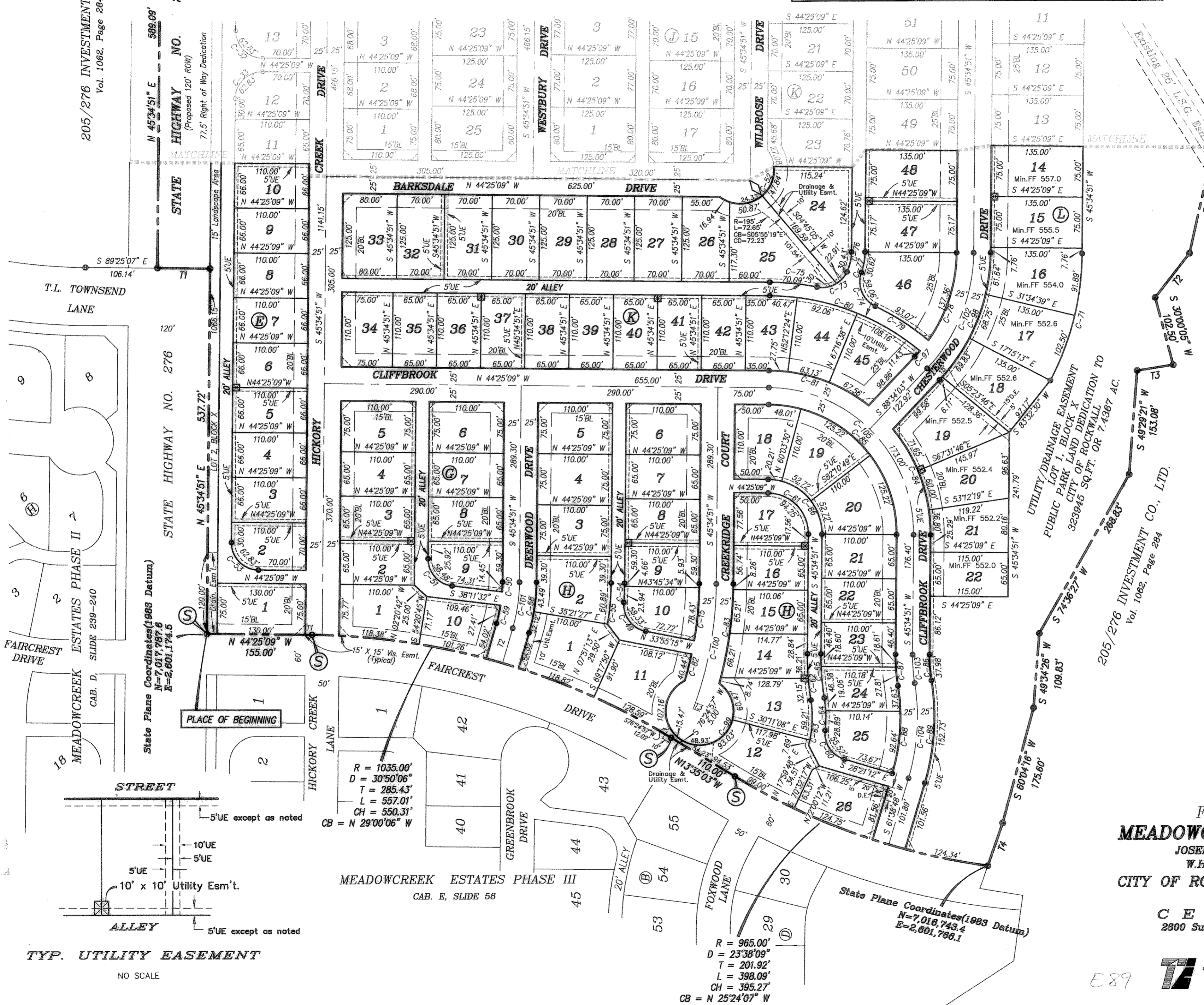
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**FINAL PLAT**  
**MEADOWCREEK ESTATES PHASE IV**  
JOSEPH CADLE SURVEY, ABSTRACT NO. 65  
W.H. BAIRD SURVEY, ABSTRACT NO. 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER  
**CENTEX HOMES**  
2800 Surveyor Boulevard ~ Carrollton, Texas 75006  
972.417.3562

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

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TYP. UTILITY EASEMENT

NO SCALE

R = 1035.00'  
D = 30°50'06"  
T = 285.43'  
L = 557.01'  
CH = 550.31'  
CB = N 29°00'06" W

R = 965.00'  
D = 23°38'09"  
T = 201.92'  
L = 398.09'  
CH = 395.27'  
CB = N 25°24'07" W

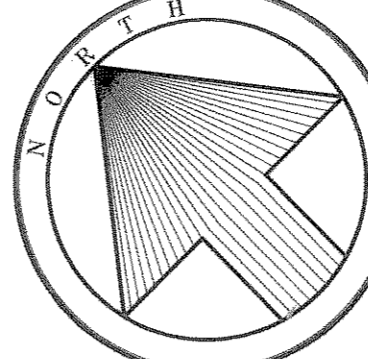
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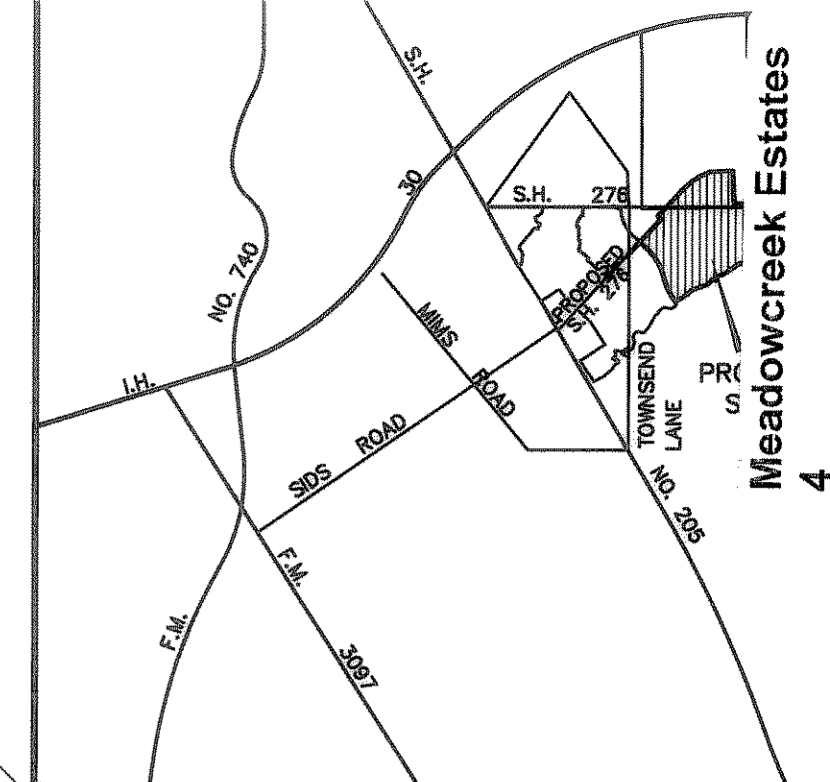
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Scale: 1" = 100'

**LANDSCAPE EASEMENT NOTE:**  
Landscape easement in Lots 5 and 6, Block X are to be granted to and maintained by the Homeowners Association



LOCATION MAP (No Scale)

Bearings based on the east line of Meadowcreek Estates Phase III Cab. E, Slide 58  
STATE PLANE COORDINATES based on City of Rockwall monument numbers 2,3,5 and 7.



R = 1292.40'  
D = 2714.50'  
T = 313.23'  
L = 614.61'  
CH = 608.83'  
CB = N 59°10'31" E

**30' STREET EASEMENT CURVE DATA**

C-E1	C-E2
R = 100.00'	R = 130.00'
D = 42°38'13"	D = 45°32'10"
T = 39.01'	T = 54.96'
L = 74.42'	L = 103.32'
CH = 72.71'	CH = 100.62'
CB = S 20°57'36" E	CB = S 22°24'35" E

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STATE HIGHWAY NO. 276  
(Ultimate 120' ROW)

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