



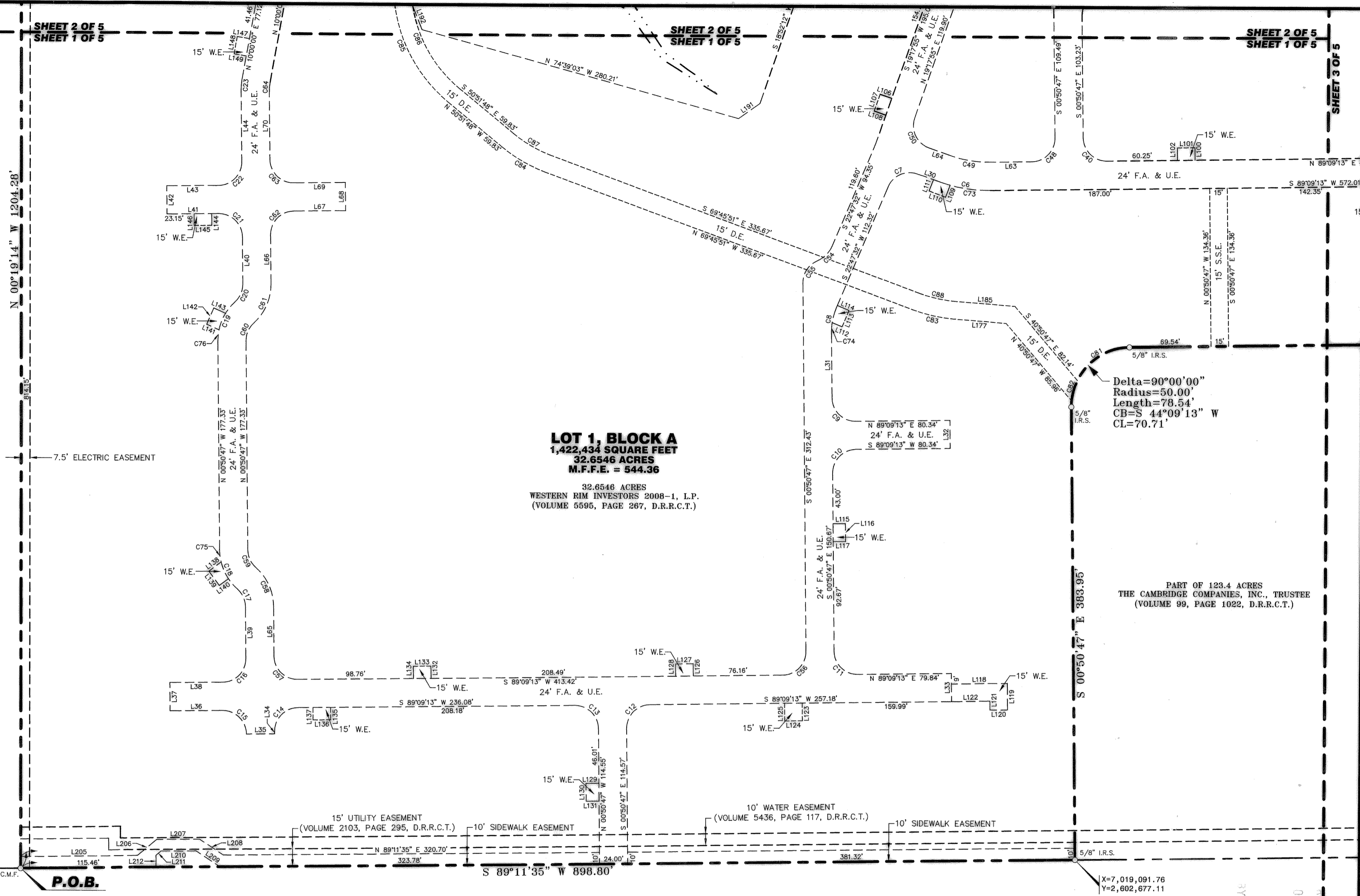
SCALE: 1"=60'

BASIS OF BEARINGS  
STATE PLANE COORDINATE SYSTEM  
NORTH CENTRAL ZONE  
N 53°02'91" E  
BETWEEN CITY OF ROCKWALL MONUMENTS  
R002 & M929 (NAD 83)

**LEGEND**

- |               |   |
|---------------|---|
| 1/2" I.R.F.C. | 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "WEIR & ASSOC" |
| 5/8" I.R.S.   | 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199"  |
| C.M.F.        | CONCRETE MONUMENT FOUND (TXDOT)                             |
| D.E.          | DRAINAGE EASEMENT   |
| D.R.R.C.T.    | DEED RECORDS, ROCKWALL COUNTY, TEXAS                        |
| F.A. & U.E.   | FIRELANE, ACCESS & UTILITY EASEMENT                         |
| F.M.S.        | FLOODPLAIN MONUMENT SET                                     |
| P.O.B.        | POINT OF BEGINNING  |
| R.O.W.        | RIGHT-OF-WAY  |
| S.S.E.        | SANITARY SEWER EASEMENT                                     |
| W.E.          | WATER EASEMENT  |

LOT 1, BLOCK A  
HOUSER ADDITION  
(CABINET B, SLIDE 174, P.R.R.C.T.)



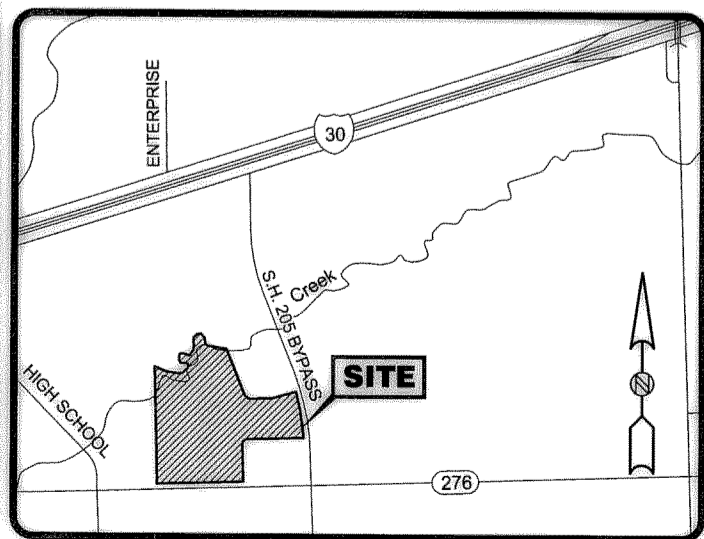
**LOT 1, BLOCK A**  
**1,422,434 SQUARE FEET**  
**32.6546 ACRES**  
**M.F.F.E. = 544.36**

32.6546 ACRES  
WESTERN RIM INVESTORS 2008-1, L.P.  
(VOLUME 5595, PAGE 267, D.R.R.C.T.)

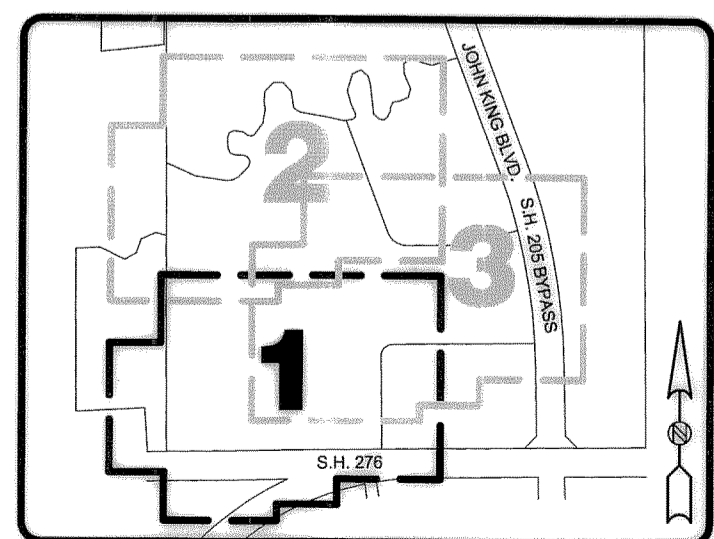
Delta=90°00'00"  
Radius=50.00'  
Length=78.54'  
CB=S 44°09'13" W  
CL=70.71'

PART OF 123.4 ACRES  
THE CAMBRIDGE COMPANIES, INC., TRUSTEE  
(VOLUME 99, PAGE 1022, D.R.R.C.T.)

**STATE HIGHWAY 276**  
(120' R.O.W.)



**LOCATION MAP**  
SCALE: 1"=2000'



**KEY MAP**  
SCALE: 1"=800'

**STATE HIGHWAY 276 BYPASS**  
(120' R.O.W.)  
(NOT CONSTRUCTED)

**ENGINEER:**  
RKM CONSULTING  
ENGINEERS, INC.  
7616 LBJ Freeway  
Suite 530  
Dallas, Texas 75251  
(214) 432-8070

**OWNER:**  
WESTERN RIM INVESTORS  
2008-1, L.P.  
601 Canyon Drive  
Suite 101  
Coppell, Texas 75019

**PROJECT INFORMATION**  
Date of Survey: 01/10/2008  
Date of Drawing: 03/02/2008  
Job Number: 0714829  
Drawn By: M.M.D.  
File: Final Plat Family.Dwg  
**SHEET 1 OF 5**

**FINAL PLAT**  
**MANSIONS FAMILY ADDITION**  
(32.6546 ACRES)

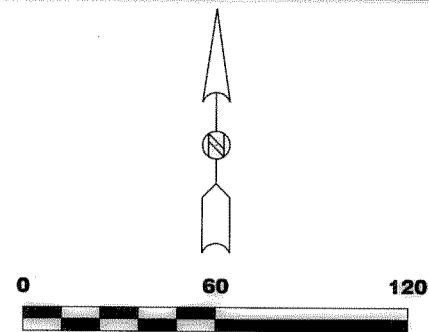
out of  
J.M. ALLEN SURVEY, ABSTRACT No. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



811 E. Plano Parkway  
Suite 117  
Plano, Texas 75074  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
WWW.SurveyConsultantsInc.Com

G-395

FILED FOR RECORD  
MAY 21 2008  
LISA CONSTANT  
COUNTY CLERK  
DEPUTY  
1/2" I.R.F.



SCALE: 1"=60'

BASIS OF BEARINGS  
STATE PLANE COORDINATE SYSTEM  
NORTH CENTRAL ZONE  
N 53°02'31" E  
BETWEEN CITY OF ROCKWALL MONUMENTS  
R002 & M929 (NAD 83)

**LEGEND**

- 1/2" I.R.F.C. 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "WEIR & ASSOC"
- 5/8" I.R.S. 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199"
- C.M.F. CONCRETE MONUMENT FOUND (TXDOT)
- D.E. DRAINAGE EASEMENT
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- F.A. & U.E. FIRELANE, ACCESS & UTILITY EASEMENT
- F.M.S. FLOODPLAIN MONUMENT SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT

22.303 ACRES  
THOMAS REAL ESTATE, L.P.  
(VOLUME 1507, PAGE 203, D.R.R.C.T.)

X=7,020,283.36  
Y=2,601,771.65

18.1650 ACRES  
WESTERN RIM INVESTORS 2008-2, L.P.  
(VOLUME 5595, PAGE 274, D.R.R.C.T.)

18.1650 ACRES  
WESTERN RIM INVESTORS 2008-2, L.P.  
(VOLUME 5595, PAGE 274, D.R.R.C.T.)

REMAINDER 123.4 ACRE TRACT  
THE CAMBRIDGE COMPANIES, INC., TRUSTEE  
(VOLUME 99, PAGE 1022, D.R.R.C.T.)

**LOT 1, BLOCK A**  
**1,422,434 SQUARE FEET**  
**32.6546 ACRES**  
**M.F.F.E. = 544.36**

32.6546 ACRES  
WESTERN RIM INVESTORS 2008-1, L.P.  
(VOLUME 5595, PAGE 267, D.R.R.C.T.)

**FINAL PLAT**  
**MANSIONS FAMILY ADDITION**  
(32.6546 ACRES)

out of  
J.M. ALLEN SURVEY, ABSTRACT No. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

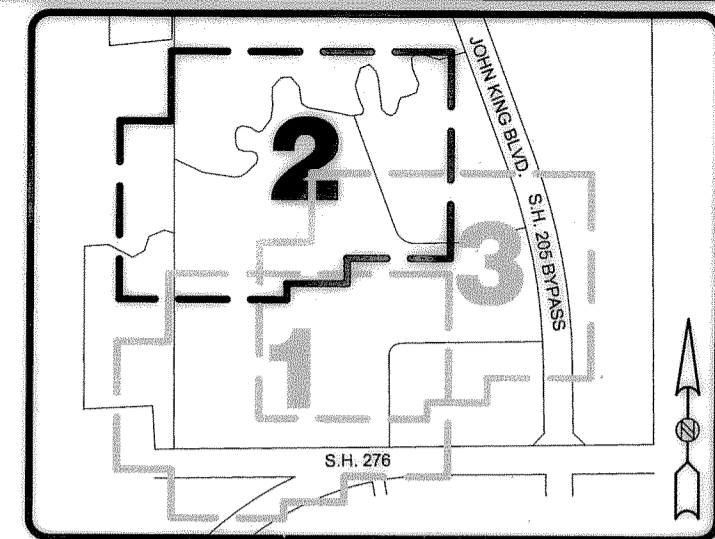
**ENGINEER:**  
RKM CONSULTING  
ENGINEERS, INC.  
7616 LBJ Freeway  
Suite 530  
Dallas, Texas 75251  
(214) 432-8070

**OWNER:**  
WESTERN RIM INVESTORS  
2008-1, L.P.  
601 Canyon Drive  
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Coppell, Texas 75019

**PROJECT INFORMATION**  
Date of Survey: 01/10/2008  
Date of Drawing: 03/02/2009  
Job Number: 0714829  
Drawn By: M.M.D.  
File: Final Plat Family.Dwg  
**SHEET 2 OF 5**



811 E. Plano Parkway  
Suite 117  
Plano, Texas 75074  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
WWW.SurveyConsultantsInc.Com



**KEY MAP**  
SCALE: 1"=800'

SHEET 2 OF 5  
SHEET 3 OF 5

3 OF 5

G-396



SCALE: 1"=60'

BASIS OF BEARINGS  
STATE PLANE COORDINATE SYSTEM  
NORTH CENTRAL ZONE  
N 53°02'31" E  
BETWEEN CITY OF ROCKWALL MONUMENTS  
R002 & M929 (NAD 83)

**LEGEND**

- 1/2" I.R.F.C. 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "WEIR & ASSOC"
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- C.M.F. CONCRETE MONUMENT FOUND (TXDOT)
- D.E. DRAINAGE EASEMENT
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
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- F.M.S. FLOODPLAIN MONUMENT SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT

**LOT 1, BLOCK A**  
1,422,434 SQUARE FEET  
32.6546 ACRES  
M.F.F.E. = 544.36

32.6546 ACRES  
WESTERN RIM INVESTORS 2008-1, L.P.  
(VOLUME 5595, PAGE 267, D.R.R.C.T.)

DRAINAGE & DETENTION EASEMENT

100-YEAR FLOOD PLAIN  
(BY TOPOGRAPHY)

SHEET 2 OF 5  
SHEET 1 OF 5

SHEET 2 OF 5  
SHEET 1 OF 5

SHEET 3 OF 5  
SHEET 3 OF 5

**LOT 1, BLOCK A**  
1,422,434 SQUARE FEET  
32.6546 ACRES  
M.F.F.E. = 544.36

32.6546 ACRES  
WESTERN RIM INVESTORS 2008-1, L.P.  
(VOLUME 5595, PAGE 267, D.R.R.C.T.)

PART OF 123.4 ACRES  
THE CAMBRIDGE COMPANIES, INC., TRUSTEE  
(VOLUME 99, PAGE 1022, D.R.R.C.T.)

**LOT 1, BLOCK A**  
1,422,434 SQUARE FEET  
32.6546 ACRES  
M.F.F.E. = 544.36

32.6546 ACRES  
WESTERN RIM INVESTORS 2008-1, L.P.  
(VOLUME 5595, PAGE 267, D.R.R.C.T.)

FIRELANE AND ACCESS EASEMENT  
(VOLUME 5595, PAGE 282, D.R.R.C.T.)

FINAL PLAT  
**MANSIONS FAMILY ADDITION**

(32.6546 ACRES)

out of

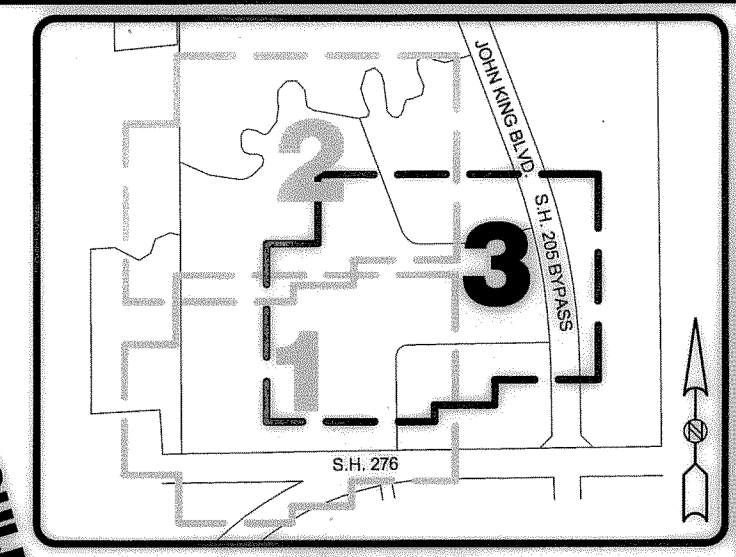
J.M. ALLEN SURVEY, ABSTRACT No. 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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**KEY MAP**  
SCALE: 1"=800'

REMAINDER OF 123.4 ACRES  
THE CAMBRIDGE COMPANIES, INC., TRUSTEE  
(VOLUME 99, PAGE 1022, D.R.R.C.T.)

JOHN KING BOULEVARD  
(STATE HIGHWAY 205 BYPASS)  
(120' R.O.W.)

1/2" I.R.F.C.

G-397



