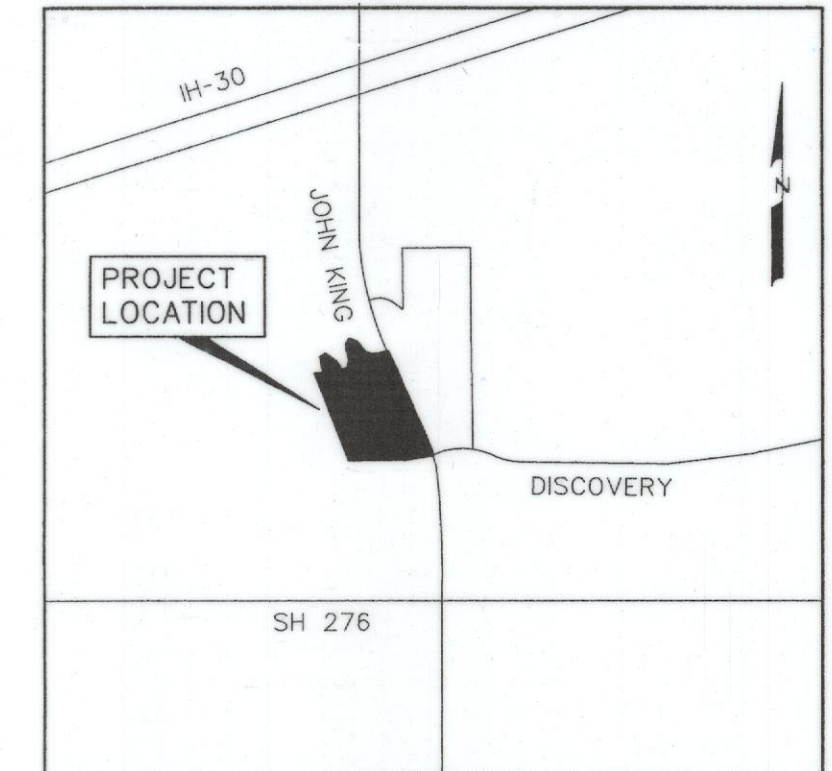
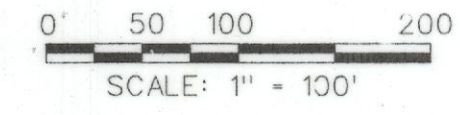


2017000001810 1/2 PLAT 01/31/2017 02:29:02 PM

VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

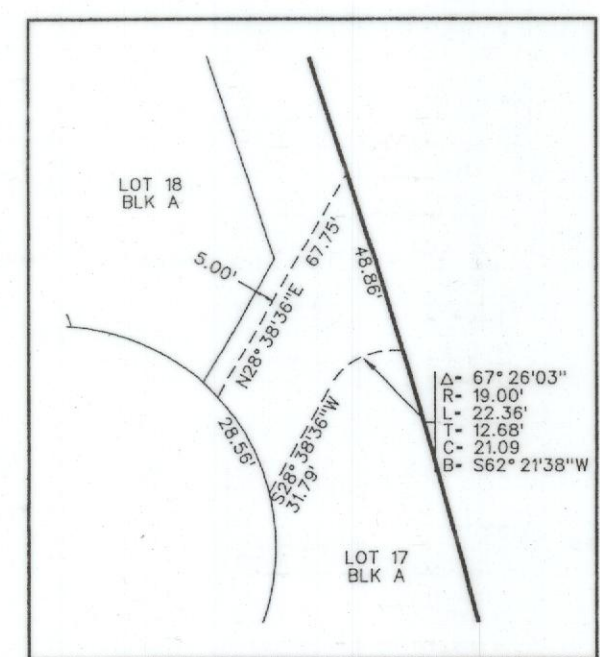


CITY OF ROCKWALL GRID
SYSTEM COORDINATES

X	Y
2602978.22	7020734.22
ELEV = 550.85	

CITY OF ROCKWALL GRID
SYSTEM COORDINATES

X	Y
2603242.26	7019979.31
ELEV = 572.56	



24' FIRELANE EASEMENT

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 82° 08' 01" E	28.88'
2.	N 45° 38' 11" E	13.91'
3.	N 02° 44' 36" E	13.91'
4.	N 25° 58' 17" W	42.88'
5.	N 15° 43' 07" W	58.28'
6.	N 16° 52' 17" W	73.78'
7.	N 65° 36' 29" E	39.28'
8.	S 47° 03' 26" E	39.28'
9.	S 16° 00' 52" E	35.67'
10.	S 06° 59' 49" E	122.44'
11.	S 46° 09' 07" E	29.88'
12.	S 76° 08' 29" E	20.02'
13.	N 55° 23' 58" E	20.02'
14.	N 23° 59' 08" E	26.52'
15.	N 03° 31' 06" E	14.68'
16.	N 25° 04' 52" E	25.43'
17.	N 76° 56' 24" E	30.42'
18.	N 67° 31' 04" E	37.25'
19.	N 14° 38' 54" E	37.25'
20.	N 23° 28' 03" W	67.39'
21.	N 04° 00' 39" W	43.03'
22.	N 53° 49' 58" E	34.08'
23.	S 73° 58' 24" E	93.78'
24.	N 73° 56' 42" E	111.30'
25.	N 72° 21' 06" E	12.26'
26.	S 20° 39' 31" E	38.81'
27.	N 67° 35' 10" W	20.53'
28.	S 78° 02' 49" E	17.82'
29.	N 34° 12' 46" E	24.43'
30.	N 75° 33' 16" E	57.53'
31.	S 15° 07' 32" W	8.59'
32.	S 28° 38' 36" W	37.01'
33.	S 76° 50' 46" E	23.72'
34.	N 69° 15' 18" W	90.68'
35.	N 62° 41' 26" W	84.19'
36.	N 69° 20' 29" E	44.50'
37.	N 69° 20' 29" E	59.95'
38.	N 20° 39' 31" W	13.81'
39.	N 17° 41' 07" E	21.72'
40.	S 37° 23' 56" W	28.58'

NOTES

- Bearing are referenced to Rockwall Downes Phase 1 (Cab. 1, Pgs. 187-188).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
S.S.E. - Sanitary Sewer Easement
F.F. - Finish Floor
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
BFE - Base Flood Elevation
S.E. - Sidewalk Easement
FP - 100 Year Flood Plain Elevation
- Street Name Change
- All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	172° 14' 49"	50.00'	150.31'	---	99.77'	S35° 25' 13" W
2.	28° 32' 42"	225.00'	112.10'	57.24'	110.94'	S18° 58' 02" E
3.	87° 44' 46"	25.00'	38.29'	24.04'	34.65'	N25° 28' 05" E
4.	12° 34' 53"	125.00'	27.45'	13.78'	27.39'	S26° 56' 27" E
5.	165° 44' 54"	50.00'	144.64'	---	99.23'	N25° 09' 51" E
6.	24° 41' 39"	225.00'	96.97'	49.25'	96.22'	S56° 59' 40" W
7.	139° 07' 42"	50.00'	121.41'	---	93.71'	S11° 57' 11" W
8.	121° 46' 34"	50.00'	106.27'	---	87.37'	S55° 47' 14" E
9.	13° 36' 44"	175.00'	41.58'	20.89'	41.48'	N82° 21' 38" E
10.	29° 34' 16"	125.00'	64.51'	32.99'	63.80'	S89° 39' 36" E
11.	55° 44' 31"	57.50'	305.34'	---	53.76'	N12° 10' 57" E

J 085
FINAL PLAT
OF
**ROCKWALL DOWNES
PHASE 3**
OUT OF THE
J.M ALLEN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
ROCKWALL DOWNES DEVELOPMENT, LLC.
8750 NORTH CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TEXAS 75231
214-691-2556
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

TOTAL LOTS 26
TOTAL ACRES 8.559

NOVEMBER 2015 SCALE 1" = 100'

Rockwall Downes
Phase 3
Final Plat

LEGAL DESCRIPTION

WHEREAS, ROCKWALL DOWNES DEVELOPMENT, LLC., is the owner of a tract of land situated in the J.M. Allen Survey, Abstract No. 2 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land in Deed to The Cambridge Companies, as described in Vol. 99, Pg. 1022 in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod set at the most easterly northeast corner of Mansions Family Addition, an addition to the City of Rockwall, as described in Cab. G Pgs. 395-399 in the Plat Records of Rockwall County, Texas, being in the west line of John King Boulevard (120' R.O.W.):

THENCE, South 75° 33'00" West, along the north line of said Mansions Family Addition, for a distance of 61.45 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of a curve to the right, having a radius of 125.00 feet, a central angle of 43° 48'13", and a tangent of 50.25 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 95.56 feet (Chord Bearing North 82° 32'53" West - 93.25 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 75° 33'16" West, continuing along said north line, for a distance of 107.51 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 10'00" West, continuing along said north line, for a distance of 216.50 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 80.00 feet, a central angle of 70° 05'39", and a tangent of 56.11 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 97.87 feet (Chord Bearing North 55° 47'14" West - 91.88 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 20° 44'28" West, continuing along said north line, for a distance of 504.04 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the most northerly northeast corner of said Mansions Family Addition and being in the south line of the Mansions Senior Addition, an addition to the City of Rockwall, as described in Cab. G, Pgs. 389-394, in said Plat Records:

THENCE, North 82° 08'01" East, along the south line of said Mansions Senior Addition, for a distance of 28.88 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 45° 38'11" East, continuing along said south line, for a distance of 13.91 feet, to a calculated point for corner;

THENCE, North 02° 44'36" East, continuing along said south line, for a distance of 13.91 feet, to a calculated point for corner;

THENCE, North 25° 58'17" West, continuing along said south line, for a distance of 42.88 feet, to a calculated point for corner;

THENCE, North 15° 43'07" West, continuing along said south line, for a distance of 58.28 feet, to a calculated point for corner;

THENCE, North 16° 52'17" East, continuing along said south line, for a distance of 73.78 feet, to a calculated point for corner;

THENCE, North 65° 36'29" East, continuing along said south line, for a distance of 39.28 feet, to a calculated point for corner;

THENCE, South 47° 03'26" East, continuing along said south line, for a distance of 39.28 feet, to a calculated point for corner;

THENCE, South 16° 00'52" East, continuing along said south line, for a distance of 35.67 feet, to a calculated point for corner;

THENCE, South 06° 59'49" East, continuing along said south line, for a distance of 122.44 feet, to a calculated point for corner;

THENCE, South 46° 09'07" East, continuing along said south line, for a distance of 29.88 feet, to a calculated point for corner;

THENCE, South 76° 08'29" East, continuing along said south line, for a distance of 20.02 feet, to a calculated point for corner;

THENCE, North 55° 23'58" East, continuing along said south line, for a distance of 20.02 feet, to a calculated point for corner;

THENCE, North 23° 59'08" East, continuing along said south line, for a distance of 26.52 feet, to a calculated point for corner;

THENCE, North 03° 31'06" East, continuing along said south line, for a distance of 14.68 feet, to a calculated point for corner;

THENCE, North 25° 04'52" East, continuing along said south line, for a distance of 25.43 feet, to a calculated point for corner;

THENCE, North 76° 56'24" East, continuing along said south line, for a distance of 30.42 feet, to a calculated point for corner;

THENCE, North 67° 31'04" East, continuing along said south line, for a distance of 37.25 feet, to a calculated point for corner;

THENCE, North 14° 38'54" East, continuing along said south line, for a distance of 37.25 feet, to a calculated point for corner;

THENCE, North 23° 28'03" West, continuing along said south line, for a distance of 67.39 feet, to a calculated point for corner;

THENCE, North 04° 00'39" West, continuing along said south line, for a distance of 43.03 feet, to a calculated point for corner;

THENCE, North 53° 49'58" East, continuing along said south line, for a distance of 34.08 feet, to a calculated point for corner;

THENCE, South 73° 58'24" East, continuing along said south line, for a distance of 93.78 feet, to a calculated point for corner;

THENCE, North 73° 56'42" East, continuing along said south line, for a distance of 111.30 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the southeast corner of said Mansions Senior Addition being in the west line of said John King Boulevard;

THENCE, South 20° 39'31" East, along the west line of said John King Boulevard, for a distance of 497.03 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 2440.00 feet, a central angle of 07° 01'50", and a tangent of 149.89 feet;

THENCE, continuing along said west line and with said curve to the right for an arc distance of 299.40 feet (Chord Bearing South 17° 08'36" East - 299.22 feet), to the POINT OF BEGINNING and containing 8.559 acres of land.

Rockwall Downes Development, LLC,
A Texas Limited liability company

James J. Melino
James J. Melino, Manager

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAMES J. MELINO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this 28th day of October, 2015.

Notary Public in and for the State of Texas My Commission Expires: 2016

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared James J. Melino known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this 28th Day of October, 2015.

Notary Public in and for the State of Texas My Commission Expires: 2016

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
01/31/2017 02:29:02 PM
\$100.00
20170000001810



Shelin

COPY

Recommended for Final Approval:

Ang R. Rempel 7/14/2015
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10 day of July, 2015.

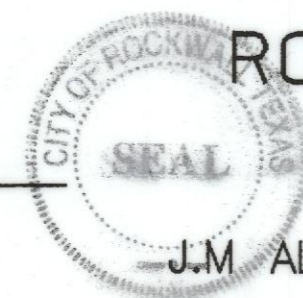
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 4th day of Dec, 2015.

Jan Smith
Mayor, City of Rockwall

Kristy Cole
City Secretary

Amy Williams
City Engineer



ROCKWALL DOWNES
PHASE 3
OUT OF THE
J.M. ALLEN SURVEY, ABSTRACT NO. 2

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 28 day of October, 2015.

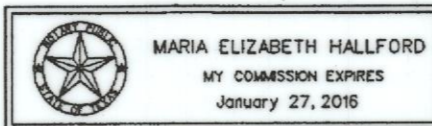


THE STATE OF TEXAS
COUNTY OF COLLIN

Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 28 day of October, 2015.



Maria Elizabeth Hallford
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL DOWNES PHASE 3, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL DOWNES PHASE 3, subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

J 084
FINAL PLAT
OF

Rockwall Downes
Phase 3
Final Plat

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ROCKWALL DOWNES DEVELOPMENT, LLC.
8750 NORTH CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TEXAS 75231
214-691-2556

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2015 SCALE 1" = 100'