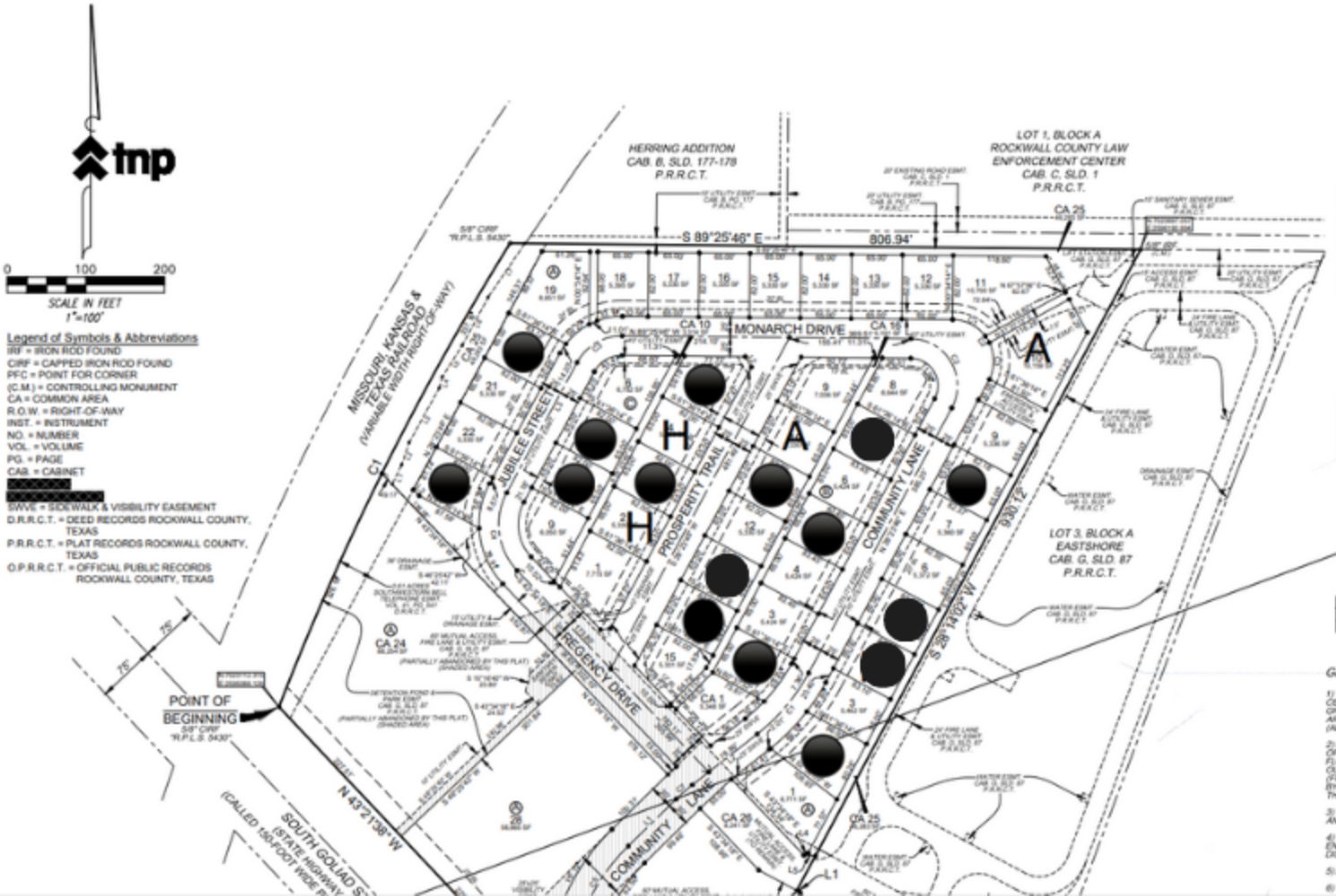

Legend of Symbols & Abbreviations

IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
PFC = POINT FOR CORNER
(C.M.) = CONTROLLING MONUMENT
CA = COMMON AREA
R.O.W. = RIGHT-OF-WAY
INST. = INSTRUMENT
NO. = NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET

SWVE = SIDEWALK & VISIBILITY EASEMENT
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°45'58" E	5.09'
L2	S 45°57'51" W	15.08'

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	663.36'	3569.62'	10°38'51"	N 26°31'22" E	662.41'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°36'55" E	85.96'
L2	N 51°55'39" E	105.43'
L3	S 28°23'46" W	189.43'

CENTERLINE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	132.68'	250.00'	23°31'53"	N 40°09'42" E	131.96'
C2	173.39'	50.00'	111°46'31"	N 30°31'00" W	102.77'
C3	70.53'	65.00'	62°12'29"	S 59°29'00" W	67.12'
C4	106.77'	85.00'	71°58'04"	S 07°35'19" E	99.89'
C5	105.11'	250.00'	24°05'14"	S 33°34'14" W	104.34'
C6	104.57'	250.00'	23°58'00"	S 33°30'33" W	103.81'
C7	27.54'	250.00'	6°18'45"	N 48°46'17" E	27.53'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°24'44" W	12.15'
L2	N 30°33'02" W	11.49'
L3	N 43°34'18" W	10.52'
L4	N 51°10'18" E	6.25'
L5	N 86°48'47" W	14.79'

LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.51'	53.00'	52°26'35"	S 63°17'13" E	46.84'
C2	10.03'	53.00'	10°50'33"	S 31°19'39" E	10.01'
C3	48.42'	53.00'	52°29'43"	S 00°03'01" E	46.75'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 25°49'41" E	27.77'
L2	N 18°51'50" E	30.33'
L3	N 28°54'39" E	79.55'
L4	N 15°03'13" E	14.51'
L5	N 32°24'46" E	48.15'
L6	N 28°17'51" E	69.74'
L7	N 34°21'45" E	83.21'

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.97'	185.00'	23°31'38"	N 73°13'01" E	75.43'

GENERAL NOTES:

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK. ALL DISTANCES SHOWN ARE REPORTED AS SURFACE DISTANCE WITH A COMBINED SCALE FACTOR OF 0.999852050. (ALL COORDINATES SHOWN ARE GRID COORDINATES)

2) BY GRAPHIC SCALE ONLY NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREAS (EFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), BUT DOES APPEAR TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0045L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.

6) THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.