



R.O.W. DEDICATION
VOL. H, PG. 325-326,
P.R.R.C.T.

APPROXIMATE LOCATION
OF UNDERGROUND STORM
SEWER LINE (SEE
SURVEYOR'S NOTE
REGARDING UTILITIES)

LOT 1, BLOCK 1
ROCKWALL BYPASS
ADDITION
VOLUME H, PG. 325-326,
P.R.R.C.T.

APPROXIMATE LOCATION OF
UNDERGROUND GAS LINE
(PER MARKINGS)
(SEE SURVEYOR'S NOTE
REGARDING UTILITIES)

S. JOHN KING BOULEVARD

LOCATED TO ROW AT THIS POINT PER VOL. H, PG. 325-326, P.R.R.C.T. (1)

LOT 4
1.242 Acres
(54,092 SF)

LOT 3
1.393 Acres
(60,658 SF)

LOT 2
1.698 Acres
(73,961 SF)

LOT 1
2.034 Acres
(88,614 SF)

LOT 6
0.761 Acres
(33,136 SF)

LOT 5
4.709 Acres
(205,113 SF)

20' UTILITY EASEMENT TO FARMERS ELEC. CO-OP
VOL. 216, PG. 176, D.R.R.C.T.
(SHOWN AS 10' UTILITY EASEMENT ON VOL. E, PG. 177, P.R.R.C.T.)

EXISTING OVERHEAD
UTILITIES TO BE BURIED

PROP. 25' EFFECTIVE
LANDSCAPE BUFFER

PROP. 35' LANDSCAPE SETBACK

PROP. 10' WATER & SEWER EASEMENT

PROP. 25' PEDESTRIAN EASEMENT

PROP. 20' WATER EASEMENT

PROP. DRAINAGE &
DETENTION EASEMENT

PROP. DRAINAGE &
DETENTION EASEMENT

RISER ROOM

RISER ROOM

OIL/WATER SEPARATOR

OIL/WATER SEPARATOR

R=150.00
L=70.27
Δ=026°50'25"
CHB=S75°41'45"W
CHL=69.63

R=150.00
L=70.27
Δ=026°50'25"
CHB=N75°41'45"E
CHL=69.63

R=885.00
L=444.52
Δ=004°21'37"E
CHB=S03°03'36"E
CHL=44.51

R=885.00
L=444.52
Δ=016°23'22"E
CHB=S15°26'22"E
CHL=166.86