

BOYDSTON STREET

EXISTING CURB & SIDEWALK
NO ACCESS

N 89° 30' 25" E 184.55'

30' DRAINAGE ESCHT ROCKWALL
TO THE CITY OF ROCKWALL
DATED MARCH 18, 1998

100 YEAR WATERSHED PER STUDY

100' DRAINAGE ESCHT PER
SOUTH PLANNING & ZONING CO.
40' DRAINAGE ESCHT PER
SOUTH PLANNING & ZONING CO.

1.14 ACRES
49,827 SQ. FT.

PART OF TRACT 1 & 11
LONE STAR ICE, INC.
TO
JON PALMER
VOL. 1275, PG. 278

RIDGELL'S SUBDIVISION
VOL. 40, PG. 148

N 14° 58' 47" W 57.02'
N 15° 40' 04" W 50.98'
N 12° 40' 25" W 53.81'

N 24° 26' 18" W 56.12'

N 25° 38' 30" W 54.65'

N 19° 52' 53" W 58.44'

S 76° 43' 02" W 40.00'

S 89° 21' 59" W 50.90'

THIS ENTIRE AREA IS CONCRETE PAVING

ACCESS EASEMENT

S 0° 28' 21" E 110.78'

S 89° 31' 39" W 50.00'

S 0° 28' 21" E

S 0° 22' 33" E 93.00'

4'x4' LANDING -
NEW STAIRS TO
CODE: 4' WIDE

POKCH

2 CARS

9x20

9x2

CLARK STREET

132'

SCALE: 1" = 30'

NOTE: ENTIRE PROPERTY IS PAVED
IN CONCRETE - EASEMENT LINE
WILL NOT APPEAR (NOT A BARRIER)

SITE PLAN FOR ACCESS EASEMENT
- ROCKWALL TEXAS

APPROVED:

I hereby certify that the above and foregoing site plan for
development in the City of Rockwall, Texas, was approved by the
Planning & Zoning Director on the 15 day of October
2025.

PREPARED BY: R

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Director of Planning & Zoning