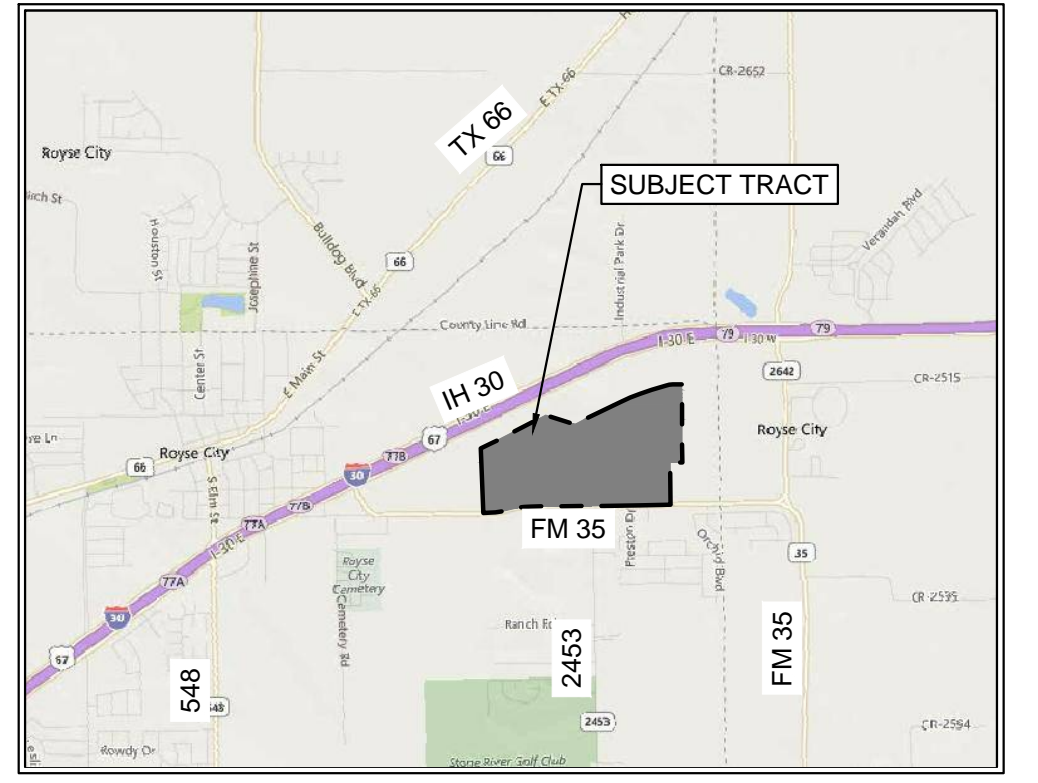
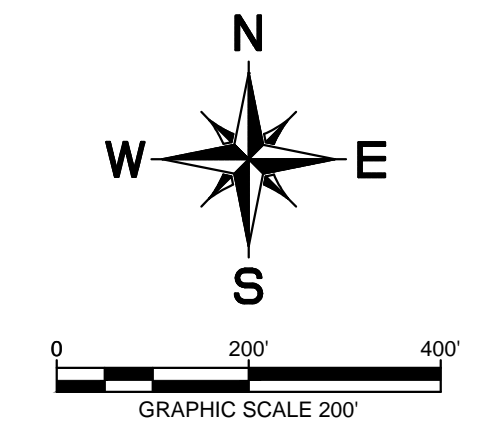


KATHRYN LOEFFEL, ANTHONY LOEFFEL, P.E. (DRAWN)
 KIMLEY-HORN AND ASSOCIATES, INC. (DESIGNED)
 400 N. OKLAHOMA DR., SUITE 105
 CELENA, TX 75009
 TEL: (214) 690-8732
 FAX: (214) 690-8732
 WWW.KIMLEY-HORN.COM

EASEMENT NOTES

- 25' SANITARY SEWER EASEMENT RECORDED IN INSTRUMENT NO. 2008-00396394, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- 20' SANITARY SEWER EASEMENT RECORDED IN INSTRUMENT NO. 2009-00424581, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- 80' TEMPORARY CONSTRUCTION EASEMENT RECORDED IN INSTRUMENT NO. 2009-00424581, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- 15' BHP WATER SUPPLY CORPORATION EASEMENT RECORDED IN INSTRUMENT NO. 20130000501592, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- 25' SANITARY SEWER EASEMENT RECORDED IN VOLUME 4075, PAGE 269, DEED RECORD, ROCKWALL COUNTY, TEXAS

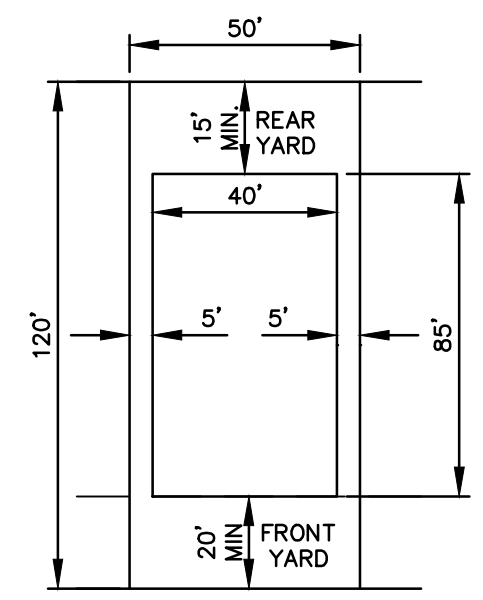


VICINITY MAP
SCALE: 1" = 4,000'

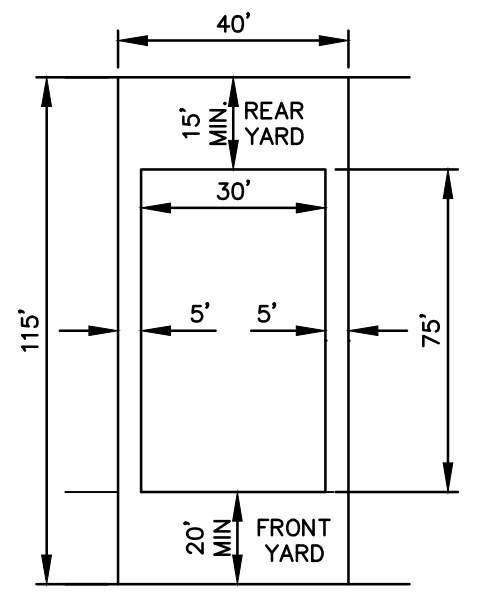
PHASE SUMMARY TABLE				
PHASE	50' LOT	40' LOT	TH	TOTAL
1	175	101	0	276
2	128	83	0	211
3	120	66	82	268
TOTAL	423	250	82	755

- PROJECTED PHASE SCHEDULE**
- PHASE 1 = SPRING 2020
 - PHASE 2 = FALL 2022
 - PHASE 3 = SPRING 2025

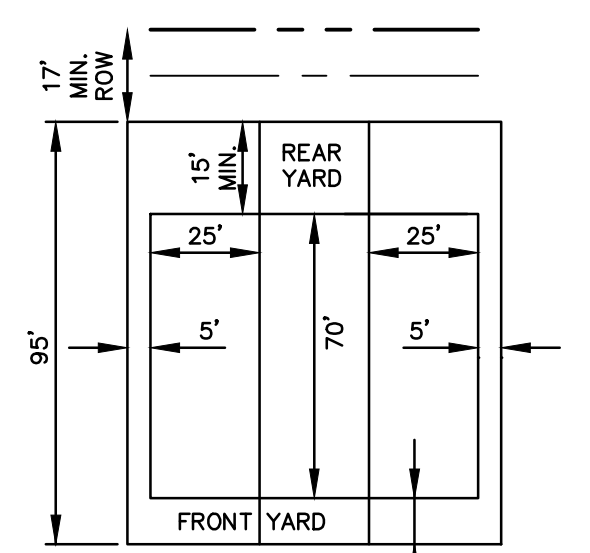
- INFRASTRUCTURE TO SERVE THE DEVELOPMENT**
- WASTEWATER - EX. 36" WASTE WATER LINE TO THE WEST & 8" CONNECTIONS THROUGH UNION SQUARE TO THE EAST
 - WATER - EX. WATER LINE ALONG FM 35 AND AT THE END OF SHAW DRIVE TO THE NORTHEAST
 - STORM DRAINAGE - SABINE CREEK TO THE WEST WILL TAKE THE MAJORITY OF THE STORM RUNOFF. THERE ARE OTHER MINOR CONNECTION THROUGH UNION SQUARE TO THE EAST
 - ROADWAYS - FM 35 IS AN EXISTING TXDOT ROADWAY. SHAW DRIVE WILL BE BUILT WITH THIS DEVELOPMENT AND CONNECT TO THE EXISTING PORTION OF SHAW DRIVE AT THE NORTHEAST CORNER OF THE DEVELOPMENT.



TYPICAL 50' LOT DIMENSION DETAIL
NTS



TYPICAL 40' LOT DIMENSION DETAIL
NTS



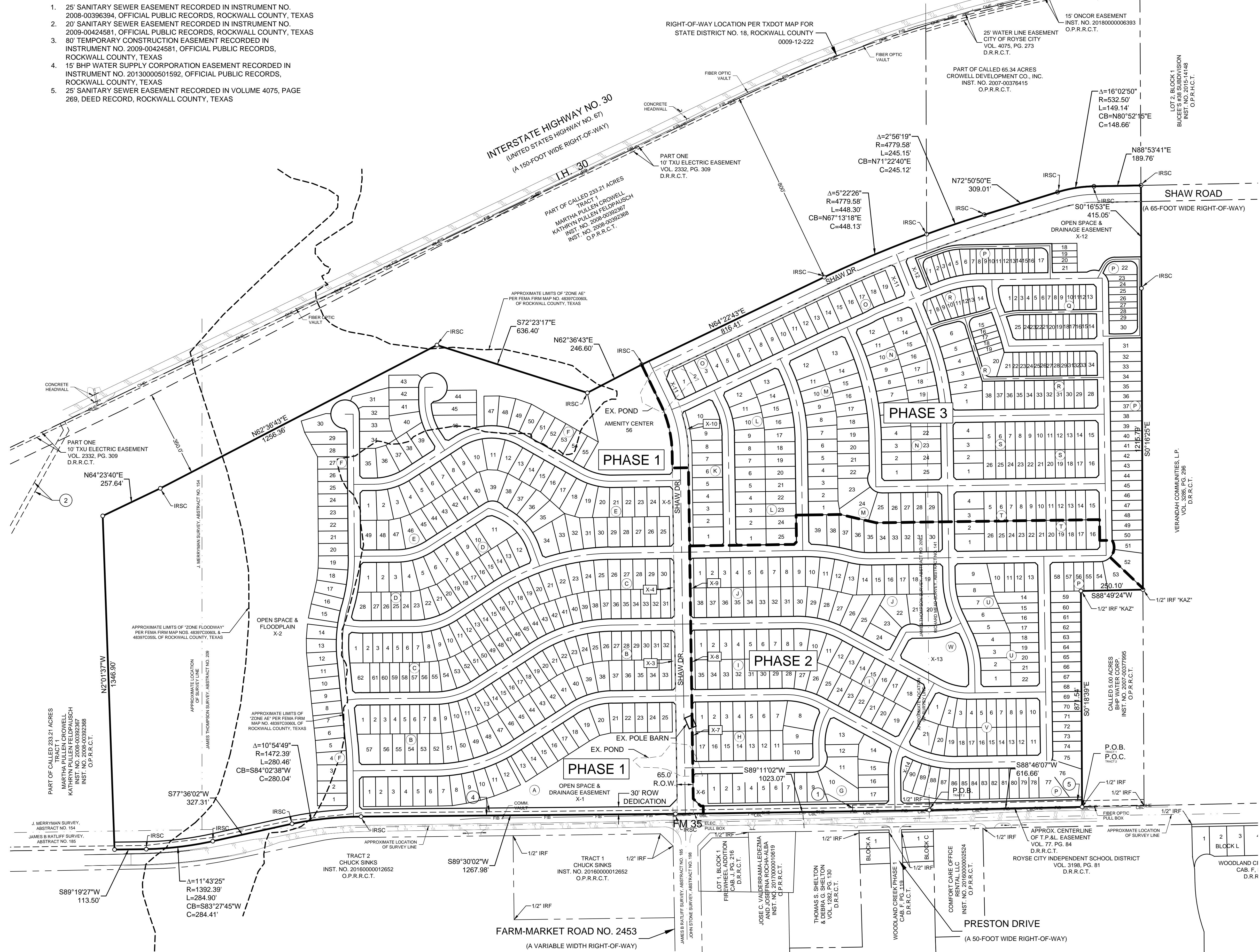
TYPICAL TOWNHOME DIMENSION DETAIL
NTS

CITY PROJECT NUMBER: XXXXXXXXX

MASTER PLAT
 FOR
WYNNE JACKSON DEVELOPMENT
 755 RESIDENTIAL LOTS / 14 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 193.6791 ACRES
 OUT OF THE
 JAMES THOMPSON SURVEY, ABSTRACT NO. 209; J. MERRIMAN SURVEY,
 ABSTRACT NO. 154; RICHARD MEAD SURVEY, ABSTRACT NO. 141; AND THE
 JAMES B RATLIFF SURVEY, ABSTRACT NO. 185
 IN THE
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

OWNER: Pullen Jewell Estate P.O. Box 610 Royse City, TX 75189 Contact: Kathryn Feldpausch	OWNER: Crowell Development Co., Inc. P.O. Box 466 Royse City, TX 75189 Contact: Frank Crowell	DEVELOPER: Wynne Jackson, Inc. 600 North Pearl, #650, LB 149 Dallas, TX 75201 Tel: (214) 690-8732 Contact: Frank Murphy	ENGINEER/SURVEYOR: Kimley-Horn 400 N. Oklahoma Dr., Suite 105 Celena, TX 75009 Tel: (972) 501-2200 Contact: ANTHONY LOEFFEL, P.E.
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DESIGNED AML	DRAWN AML	CHECKED CMM	SCALE AS SHOWN	DATE OCTOBER	KH PROJECT NO. 067286027	M-1
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FARM-MARKET ROAD NO. 2453
(A VARIABLE WIDTH RIGHT-OF-WAY)

PRESTON DRIVE
(A 50-FOOT WIDE RIGHT-OF-WAY)