

- GENERAL NOTES**
- Any structure new or existing may not extend across new property lines.
 - The purpose of this plat is to create one (1) platted lot from from one (1) plat and two (2) tracts of land.
 - Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 16" Water lines shown are approximate location.
 - 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.

LEGEND

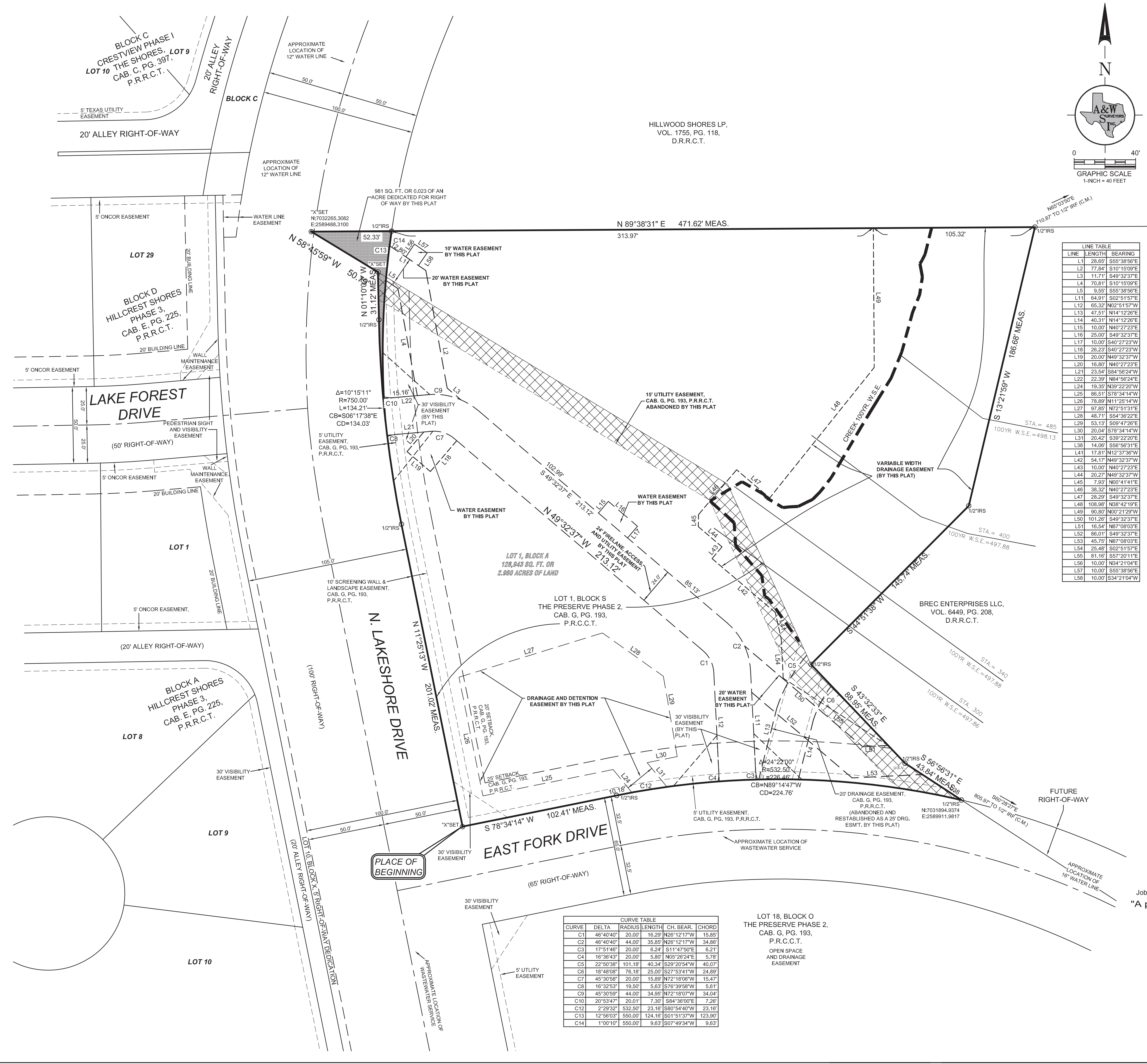
D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



A&W SURVEYORS, INC.
 Professional Land Surveyors
 TEXAS REGISTRATION NO. 100174-00
 P.O. BOX 870029, MESQUITE, TX. 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

Owner: Dunkin Academy on Lakeshore LLC
 ~ 9628 Greensprint Dr. ~
 ~ Dallas, Texas, 75238 ~
 Job No: 16-0737 | Drawn by: 024 | Date: 09-09-2016 | Revised: 05-18-2017 / 06-30-2017
 "A professional company operating in your best interest!"

PAGE 1 OF 2
FINAL PLAT
LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
 2.960 ACRES OF LAND
 BEING A REPLAT OF LOT 1, BLOCK S
 THE PRESERVE PHASE 3
 AN ADDITION TO THE CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 A. HANNA SURVEY ABSTRACT NO. 98
 CASE FILE NO. P2017-043



LINE TABLE

LINE	LENGTH	BEARING
L1	28.65	S55°38'56"E
L2	77.84	S10°15'09"E
L3	117.11	S49°32'37"E
L4	70.81	S10°15'09"E
L5	9.55	S55°38'56"E
L11	64.91	S02°51'57"E
L12	65.32	N02°51'57"W
L13	47.51	N14°12'26"E
L14	40.31	N14°12'26"E
L15	10.00	N40°27'23"E
L16	25.00	S49°32'37"E
L17	10.00	S40°27'23"W
L18	26.23	S40°27'23"W
L19	20.00	N49°32'37"W
L20	16.80	N40°27'23"E
L21	23.54	S34°56'24"W
L22	22.39	N84°56'24"E
L24	19.35	N39°22'20"W
L25	86.51	S78°34'14"W
L26	78.89	N11°25'14"W
L27	97.85	N72°51'31"E
L28	48.71	S54°36'22"E
L29	53.13	S09°47'26"E
L30	20.04	S78°34'14"W
L31	20.42	S38°22'20"E
L38	14.06	S56°56'31"E
L41	17.81	N12°37'36"W
L42	54.17	N49°32'37"W
L43	10.00	N40°27'23"E
L44	20.27	N49°32'37"W
L45	7.93	N00°41'41"E
L46	38.32	N40°27'23"E
L47	28.29	S49°32'37"E
L48	108.98	N38°42'19"E
L49	90.80	N00°21'29"W
L50	101.26	S49°32'37"E
L51	16.54	N87°08'03"E
L52	86.01	S49°32'37"E
L53	45.75	N87°08'03"E
L54	25.48	S02°51'57"E
L55	81.16	S57°20'11"E
L56	10.00	N34°21'04"E
L57	10.00	S55°38'56"E
L58	10.00	S34°21'04"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	46°40'40"	20.00	16.29	N26°12'17"W	15.85
C2	46°40'40"	44.00	35.85	N26°12'17"W	34.86
C3	17°51'46"	20.00	6.24	S11°47'50"E	6.21
C4	16°36'43"	20.00	5.80	N05°26'24"E	5.78
C5	22°50'38"	101.18	40.34	S29°20'54"W	40.07
C6	18°48'08"	76.18	25.00	S27°53'41"W	24.89
C7	45°30'58"	20.00	15.89	N72°18'06"W	15.47
C8	16°32'53"	19.50	5.63	S76°39'58"W	5.61
C9	45°30'58"	44.00	34.85	N26°12'17"W	34.04
C10	20°53'47"	20.01	7.30	S84°36'00"E	7.26
C12	2°29'32"	532.50	23.16	S80°54'40"W	23.16
C13	12°56'03"	550.00	124.16	S01°51'37"W	123.90
C14	1°00'10"	550.00	9.63	S07°49'34"W	9.63

LOT 18, BLOCK O
 THE PRESERVE PHASE 2,
 CAB. G. PG. 193,
 P.R.C.C.T.
 OPEN SPACE
 AND DRAINAGE
 EASEMENT