

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
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Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

STATE PLANE
COORDINATES
7034485.415
2592732.892

Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'11" E	3.66'

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ARKOMA DEVELOPMENT, L.L.C., is the owner of that tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at an "X": cut in concrete set for corner in the West line of State Highway No. 205 at the most Easterly Northeast corner of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas, said point being N. 14 deg. 17 min. 14 sec. W. a distance of 271.10 feet from the Southeast corner of the above cited Subject Tract;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 518.06 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC set (hereinafter called 1/2" iron rod set) for corner;

N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to a 1/2" iron rod set for corner;

N. 72 deg. 36 min. 05 sec. W. a distance of 167.88 feet to a 1/2" iron rod set for corner;

N. 67 deg. 33 min. 43 sec. W. a distance of 289.26 feet to an "X" cut in concrete set for corner in the South line of North Lakeshore Drive (85' right-of-way per Deed recorded in Volume 3828, Page 23 of the Real Property Records of Rockwall County, Texas), at the North corner of said City of Rockwall tract, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said non-tangent curve to the right having a central angle of 23 deg. 46 min. 19 sec., a radius of 807.50 feet, a chord bearing of N. 75 deg. 05 min. 15 sec. E. a chord distance of 332.63 feet and an arc length of 335.03 feet to a 1/2" iron rod set for corner;

THENCE N. 86 deg. 58 min. 24 sec. E. with the South line of North Lakeshore Drive a distance of 174.94 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said curve to the right having a central angle of 10 deg. 38 min. 55 sec., a radius of 240.00 feet, a chord bearing of S. 87 deg. 42 min. 09 sec. E., a chord distance of 44.54 feet and an arc length of 44.60 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the left;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the left having a central angle of 14 deg. 25 min. 03 sec., a radius of 260.00 feet, a chord bearing of S. 89 deg. 35 min. 12 sec. E., a chord distance of 65.25 feet and an arc length of 65.42 feet to a 1/2" iron rod set for corner at the beginning of a compound curve to the left;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said compound curve to the left having a central angle of 01 deg. 20 min. 20 sec., a radius of 902.50 feet, a chord bearing of N. 82 deg. 32 min. 06 sec. E., a chord distance of 21.09 feet and an arc length of 21.09 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the right having a central angle of 83 deg. 51 min. 15 sec., a radius of 80.00 feet, a chord bearing of S. 56 deg. 12 min. 26 sec. E. a chord distance of 106.91 feet and an arc length of 117.08 feet to a 1/2" iron rod set for corner;

THENCE N. 75 deg. 43 min. 11 sec. E. with a South line of North Lakeshore Drive a distance of 3.66 feet to a 1/2" iron rod set for corner at the intersection of the South line of North Lakeshore Drive with the West line of State Highway No. 205;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 606.43 feet to the POINT OF BEGINNING and containing 4.706 acres or 204,993 square feet of land.

NOTES

- 1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
- 4) "C.M." = CONTROL MONUMENT

REVIEWED FOR PRELIMINARY APPROVAL:

Planning & Zoning Commission, Chairman

Date

APPROVED FOR PREPARATION OF FINAL PLAT:

Mayor, City of Rockwall

Date

**PRELIMINARY PLAT
LAKESHORE COMMONS
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
4.706 ACRES
J.H.B. JONES SURVEY A-124
MARCH, 2016**

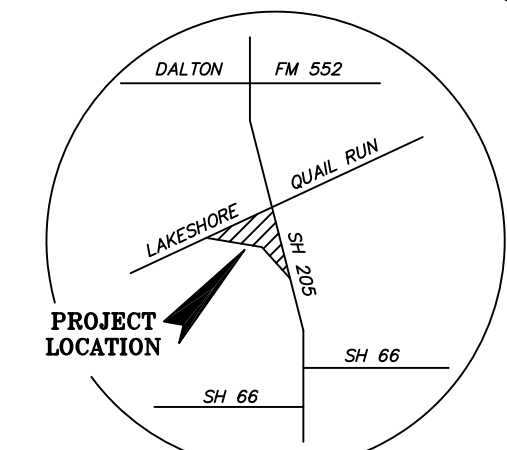
**ZONED: PLANNED DEVELOPMENT DISTRICT 65 (PD-65)
FOR GENERAL RETAIL (GR)**

OWNER: ARKOMA DEVELOPMENT, LLC
203 E. INTERSTATE 30
ROCKWALL, TX. 75087

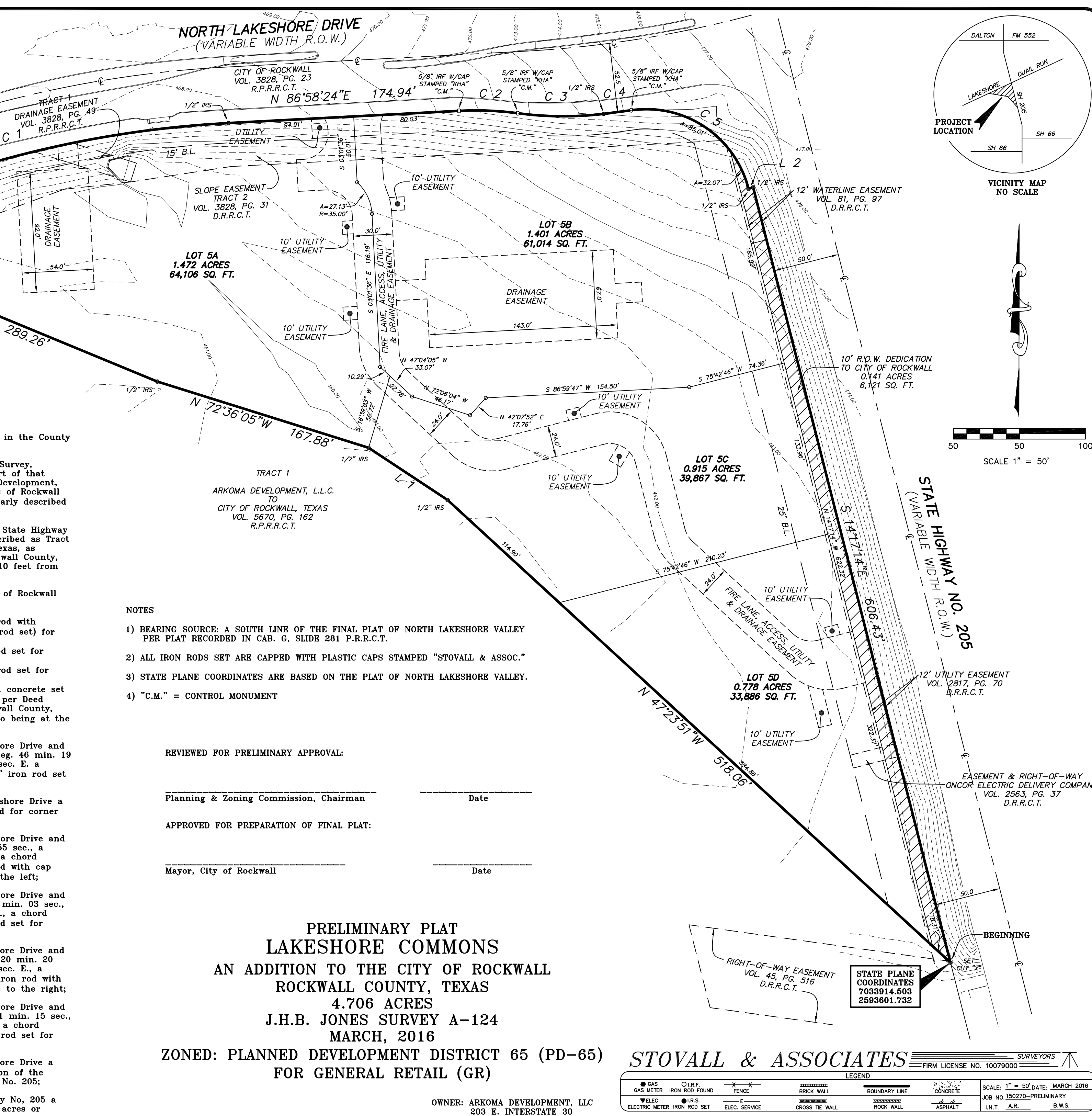
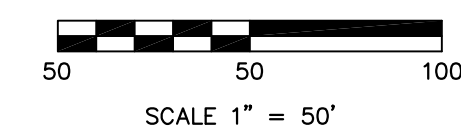
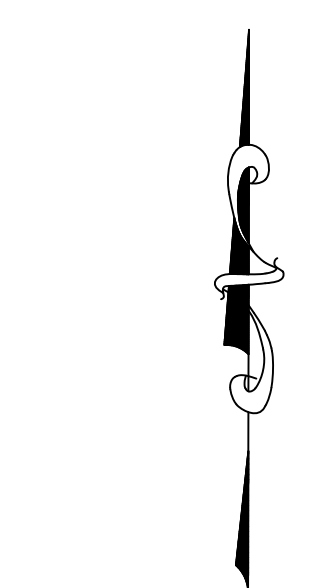
STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND	
● GAS METER	○ I.R.F. IRON ROD FOUND
▼ ELEC. ELECTRIC METER IRON ROD SET	— FENCE
— BRICK WALL	— BOUNDARY LINE
— CONCRETE	— ROCK WALL
— ASPHALT	— CROSS TIE WALL

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com



VICINITY MAP
NO SCALE



*-----
 * Prepared by:
 * Routine: Area Summary Coord File 150270.CRD 3/02/16 14:13:32
 * Input Scale Factor: 1.000000 Output Scale Factor: 1.000000
 *-----

JOB # 150270 - LAKESHOE COMMONS - OVERALL BOUNDARY

Point	Int-Angle	Bearing	Distance	Point
556		N 47°23'51"W	518.06	557
557	189°08'14"	N 56°32'05"W	71.85	558
558	196°04'00"	N 72°36'05"W	167.88	559
559	174°57'38"	N 67°33'43"W	289.26	555

CURVE DEF: Arc
 RAD: 807.50 LEN: 335.03 TAN: 169.96 CURVE DIR: CW
 CHORD: 332.63 MO: 17.31 EXT: 17.69 CEN. ANG: 23°46'19"
 SEG: 3847.59 TRI: 131420.75 SEC: 135268.34 DEGREE: 7°05'44"

555	319°14'12"	S 26°47'55"E	807.50	553
553	336°13'41"	N 03°01'36"W	807.50	542
555	37°21'02"	N 75°05'15"E	332.63	542
542	168°06'51"	N 86°58'24"E	174.94	543

CURVE DEF: Arc
 RAD: 240.00 LEN: 44.60 TAN: 22.37 CURVE DIR: CW
 CHORD: 44.54 MO: 1.04 EXT: 1.04 CEN. ANG: 10°38'55"
 SEG: 30.76 TRI: 5321.80 SEC: 5352.56 DEGREE: 23°52'24"

543	90°00'00"	S 03°01'36"E	240.00	549
549	349°21'05"	N 07°37'19"E	240.00	544
543	174°40'33"	S 87°42'09"E	44.54	544

CURVE DEF: Arc
 RAD: 260.00 LEN: 65.42 TAN: 32.89 CURVE DIR: CCW
 CHORD: 65.25 MO: 2.06 EXT: 2.07 CEN. ANG: 14°25'03"
 SEG: 89.47 TRI: 8415.68 SEC: 8505.15 DEGREE: 22°02'13"

544	264°40'32"	N 07°37'19"E	260.00	550
550	14°25'03"	S 06°47'44"E	260.00	545
544	181°53'03"	S 89°35'12"E	65.25	545

CURVE DEF: Arc
 RAD: 902.50 LEN: 21.09 TAN: 10.54 CURVE DIR: CCW
 CHORD: 21.09 MO: 0.06 EXT: 0.06 CEN. ANG: 1°20'20"
 SEG: 0.87 TRI: 9515.28 SEC: 9516.15 DEGREE: 6°20'55"

545	277°12'32"	N 06°47'44"W	902.50	551
551	1°20'20"	S 08°08'04"E	902.50	546
545	187°52'42"	N 82°32'06"E	21.09	546

CURVE DEF: Arc
 RAD: 80.00 LEN: 117.08 TAN: 71.85 CURVE DIR: CW
 CHORD: 106.91 MO: 20.48 EXT: 27.53 CEN. ANG: 83°51'15"
 SEG: 1501.69 TRI: 3181.61 SEC: 4683.29 DEGREE: 71°37'11"

546	90°40'10"	S 08°08'04"E	80.00	552
552	276°08'45"	N 75°43'11"E	80.00	547
546	138°44'32"	S 56°12'26"E	106.91	547
547	228°04'23"	N 75°43'11"E	3.66	548
548	90°00'25"	S 14°17'14"E	606.43	556
556	33°06'37"			

Perimeter: 2415.30 Accum.Perimeter: 2415.30

Approx: Sq. Feet: 204993.38 Acres: 4.706
 Approx: Accum. - Sq. Feet: 204993.38 Acres: 4.706

Correct Ending Coordinates, North: 7033914.50273 East: 2593601.73207
 Ending Coordinates, North: 7033914.49498 East: 2593601.74444
 Error, N: -0.01 E: 0.01 Total: 0.01 Brg: N 57°54'59"W
 Distance Traversed: 2402.50 Closure: 164617