
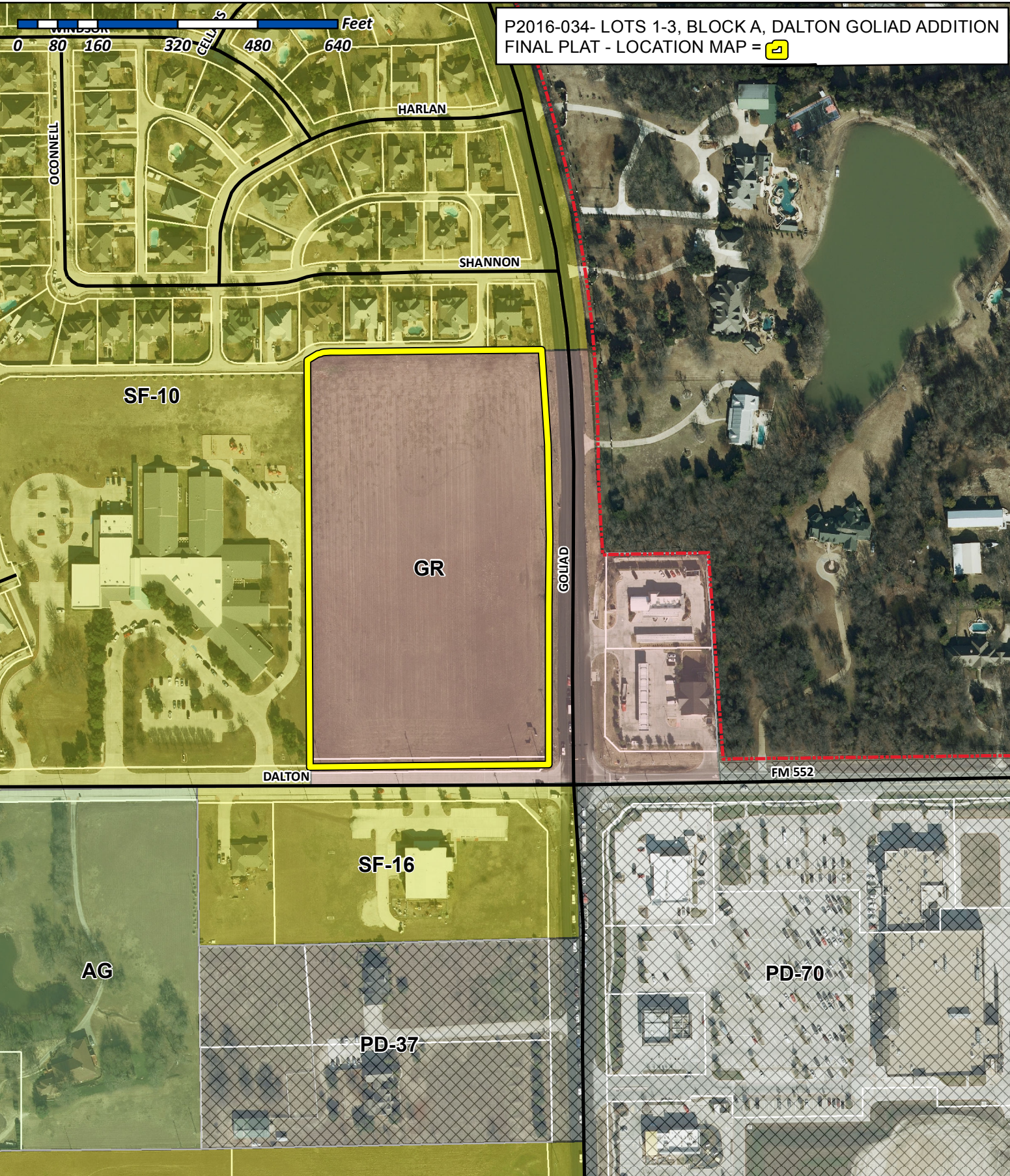


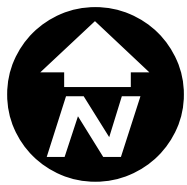
P2016-034- LOTS 1-3, BLOCK A, DALTON GOLLIAD ADDITION  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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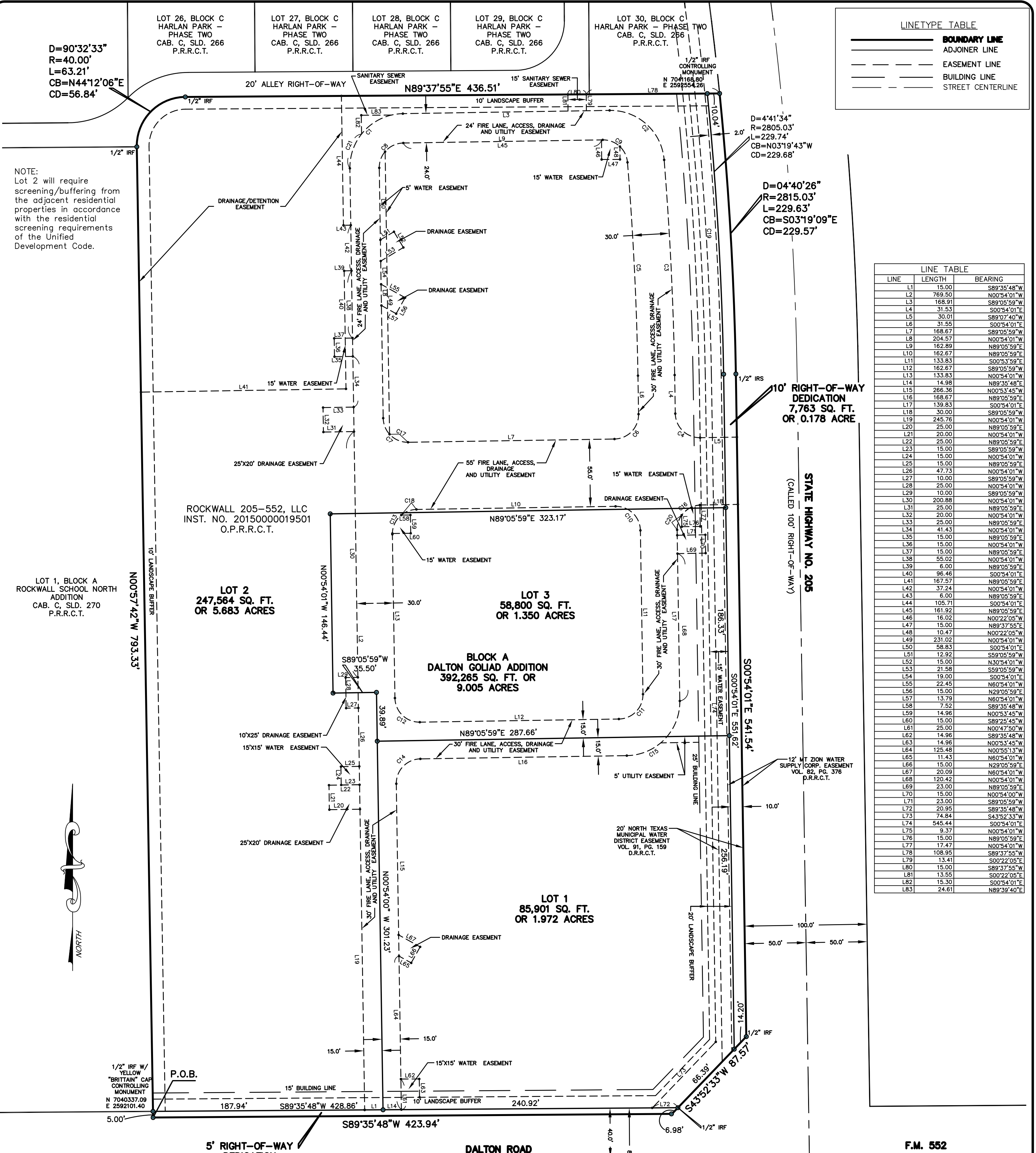
LOT 26, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.  
 LOT 27, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.  
 LOT 28, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.  
 LOT 29, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.  
 LOT 30, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

D=90°32'33"  
 R=40.00'  
 L=63.21'  
 CB=N44°12'06"E  
 CD=56.84'

**LINE TYPE TABLE**

---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

NOTE:  
 Lot 2 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development Code.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00	S89°35'48"W
L2	769.50	N00°54'01"W
L3	168.91	S89°05'59"W
L4	31.53	S00°54'01"E
L5	30.01	S89°07'40"W
L6	31.55	S00°54'01"E
L7	168.67	S89°05'59"W
L8	204.57	N00°54'01"W
L9	162.89	N89°05'59"E
L10	162.67	N89°05'59"E
L11	133.83	S00°53'59"E
L12	162.67	S89°05'59"W
L13	133.83	N00°54'01"W
L14	14.98	N89°35'48"E
L15	266.36	N00°53'45"W
L16	168.67	N89°05'59"E
L17	139.83	S00°54'01"E
L18	30.00	S89°05'59"W
L19	245.76	N00°54'01"W
L20	25.00	N89°05'59"E
L21	20.00	N00°54'01"W
L22	25.00	N89°05'59"E
L23	15.00	S89°05'59"W
L24	15.00	N00°54'01"W
L25	15.00	N89°05'59"E
L26	47.73	N00°54'01"W
L27	10.00	S89°05'59"W
L28	25.00	N00°54'01"W
L29	10.00	S89°05'59"E
L30	200.88	N00°54'01"W
L31	25.00	N89°05'59"E
L32	20.00	N00°54'01"W
L33	25.00	N89°05'59"E
L34	41.43	N00°54'01"W
L35	15.00	N89°05'59"E
L36	15.00	N00°54'01"W
L37	15.00	N89°05'59"E
L38	55.02	N00°54'01"W
L39	6.00	N89°05'59"E
L40	96.46	S00°54'01"E
L41	167.57	N89°05'59"E
L42	37.24	N00°54'01"W
L43	6.00	N89°05'59"E
L44	105.71	N00°54'01"E
L45	161.92	N89°05'59"E
L46	16.02	N00°22'05"W
L47	15.00	N89°37'55"E
L48	10.47	N00°22'05"W
L49	231.02	N00°54'01"W
L50	58.83	S00°54'01"E
L51	12.92	S59°05'59"W
L52	15.00	N30°54'01"W
L53	21.58	S59°05'59"W
L54	19.00	S00°54'01"E
L55	22.45	N60°54'01"W
L56	15.00	N29°05'59"E
L57	13.79	N60°54'01"W
L58	7.52	S89°35'48"W
L59	14.96	N00°53'45"W
L60	15.00	S89°25'45"W
L61	25.00	N00°47'50"W
L62	14.96	S89°35'48"W
L63	14.96	N00°53'45"W
L64	125.48	N00°55'13"W
L65	11.43	N60°54'01"W
L66	15.00	N29°05'59"E
L67	20.09	N60°54'01"W
L68	120.42	N00°54'01"W
L69	23.00	N89°05'59"E
L70	15.00	N00°54'00"W
L71	23.00	S89°05'59"W
L72	20.95	S89°35'48"W
L73	74.84	S43°52'33"W
L74	545.44	S00°54'01"E
L75	9.37	N00°54'01"W
L76	15.00	N89°05'59"E
L77	17.47	N00°54'01"W
L78	108.95	S89°37'55"W
L79	13.41	S00°22'05"E
L80	15.00	S89°37'55"W
L81	13.55	S00°22'05"E
L82	15.30	S00°54'01"E
L83	24.61	N89°39'40"E



LOT 2  
 247,564 SQ. FT.  
 OR 5.683 ACRES

LOT 3  
 58,800 SQ. FT.  
 OR 1.350 ACRES

BLOCK A  
 DALTON GOLIAD ADDITION  
 392,265 SQ. FT. OR  
 9.005 ACRES

LOT 1  
 85,901 SQ. FT.  
 OR 1.972 ACRES

10' RIGHT-OF-WAY DEDICATION  
 7,763 SQ. FT.  
 OR 0.178 ACRE

STATE HIGHWAY NO. 205  
 (CALLED 100' RIGHT-OF-WAY)

5' RIGHT-OF-WAY DEDICATION  
 2,131 SQ. FT.  
 OR 0.049 ACRE

DALTON ROAD  
 (80' RIGHT-OF-WAY)

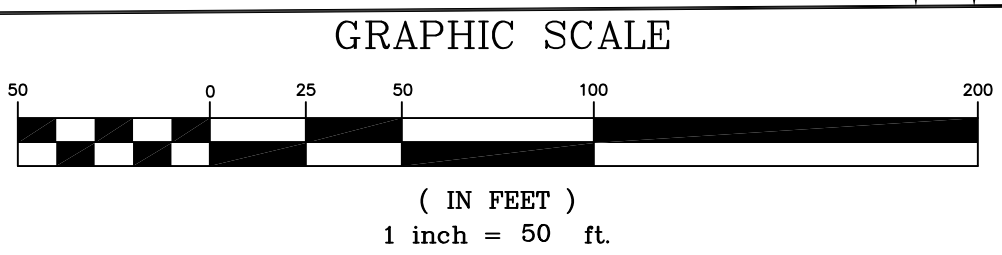
F.M. 552

**FINAL PLAT  
 DALTON GOLIAD ADDITION  
 LOTS 1-3, BLOCK A**

BEING 9.183 ACRES OUT OF THE  
 T. R. BAILEY SURVEY, ABSTRACT NO. 30  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 JANUARY 2016

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	69.12	44.00	90°00'00"	S44°05'59"W	62.23'
C2	66.25	44.00	86°16'14"	N07°45'54"W	60.17'
C3	176.03	2765.03	03°38'52"	N02°48'21"W	176.00'
C4	31.41	20.00	89°58'18"	S45°53'10"E	28.28'
C5	174.52	2735.03	03°39'21"	N02°48'36"W	174.49'
C6	31.42	20.00	90°00'01"	N44°05'59"E	28.28'
C7	31.42	20.00	90°00'00"	S45°54'01"E	28.28'
C8	31.42	20.00	90°00'00"	S44°05'59"W	28.28'
C9	30.11	20.00	86°15'44"	N47°46'09"W	27.35'
C10	31.42	20.00	90°00'00"	N45°54'01"W	28.28'
C11	31.42	20.00	90°00'01"	N44°05'59"E	28.28'
C12	31.42	20.00	90°00'00"	S45°54'01"E	28.28'
C13	31.42	20.00	90°00'00"	S44°05'59"W	28.28'
C14	31.41	20.00	89°59'44"	S44°06'07"W	28.28'
C15	69.12	44.00	90°00'01"	N44°05'59"E	62.23'
C16	31.42	20.00	90°00'01"	S44°05'59"W	28.28'
C17	16.96	20.00	48°35'25"	S66°36'18"E	16.46'
C18	13.55	20.00	38°48'59"	S69°44'32"W	13.29'
C19	229.91	2790.03	04°43'17"	N03°20'34"W	229.84'
C20	12.71	20.00	36°24'50"	S17°18'21"W	12.50'
C21	30.26	44.00	39°24'02"	S18°48'00"W	29.66'



P2016-004

JOB NO.:	15-1216	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com 	SHEET
DATE:	1/14/2016		
REV:	5/27/2016		
	6/01/2016		
	6/21/2016		
	6/27/2016		
SCALE:	1" = 50'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	1
DRAWN:	J.B.W.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Member Since 1977	OF
		FIRM No. 100999-00	2



FINAL PLAT DALTON GOLIAD ADDITION  
CLOSURE SHEET

---

Parcel name: 17

North: 7040332.0944      East : 2592101.4807  
Line Course: N 00-57-42 W Length: 793.330  
North: 7041125.3128      East : 2592088.1697  
Curve Length: 63.211      Radius: 40.000  
Delta: 90-32-33      Tangent: 40.381  
Chord: 56.836      Course: N 44-12-06 E  
Course In: N 88-55-49 E      Course Out: N 00-31-38 W  
RP North: 7041126.0595      East : 2592128.1627  
End North: 7041166.0578      East : 2592127.7947  
Line Course: N 89-37-55 E Length: 436.514  
North: 7041168.8619      East : 2592564.3007  
Curve Length: 229.622      Radius: 2815.030  
Delta: 4-40-26      Tangent: 114.880  
Chord: 229.568      Course: S 03-19-09 E  
Course In: S 84-20-39 W      Course Out: N 89-01-04 E  
RP North: 7040891.4331      East : 2589762.9747  
End North: 7040939.6889      East : 2592577.5911  
Line Course: S 00-54-01 E Length: 541.542  
North: 7040398.2137      East : 2592586.0999  
Line Course: S 43-52-33 W Length: 87.570  
North: 7040335.0894      East : 2592525.4053  
Line Course: S 89-35-48 W Length: 423.938  
North: 7040332.1052      East : 2592101.4778

Perimeter: 2575.738      Area: 402,160 SQ. FT. 9.232 AC.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0111      Course: N 15-08-10 W  
Error North: 0.01073      East : -0.00290

Precision 1: 232,047.568