


0 37.5 75 150 225 300 Feet

P2018-022 - LOTS 8, 9 & 11, BLOCK A, LA JOLLA POINTE ADDITION
FINAL PLAT - LOCATION MAP = 

PD-2



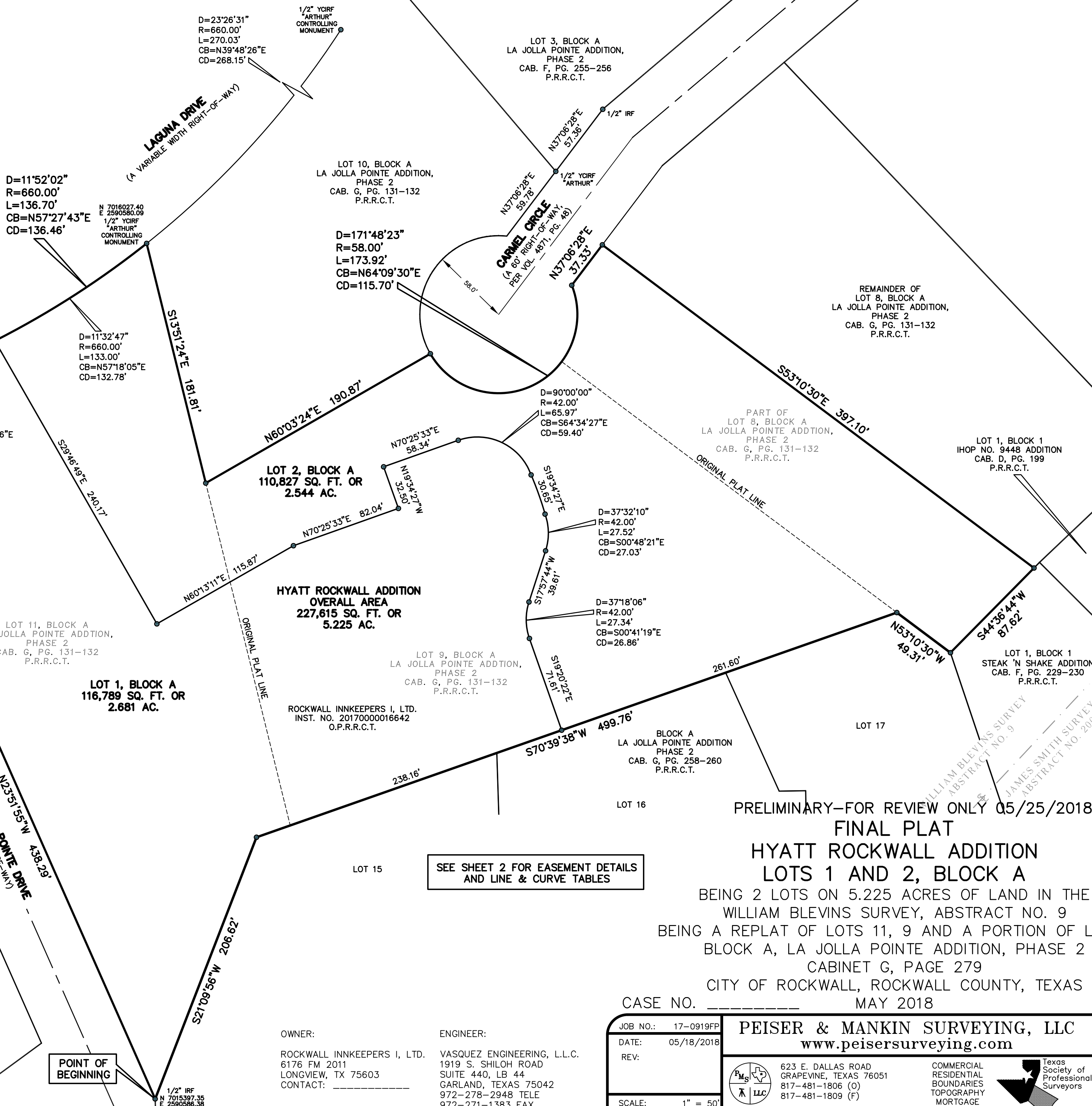
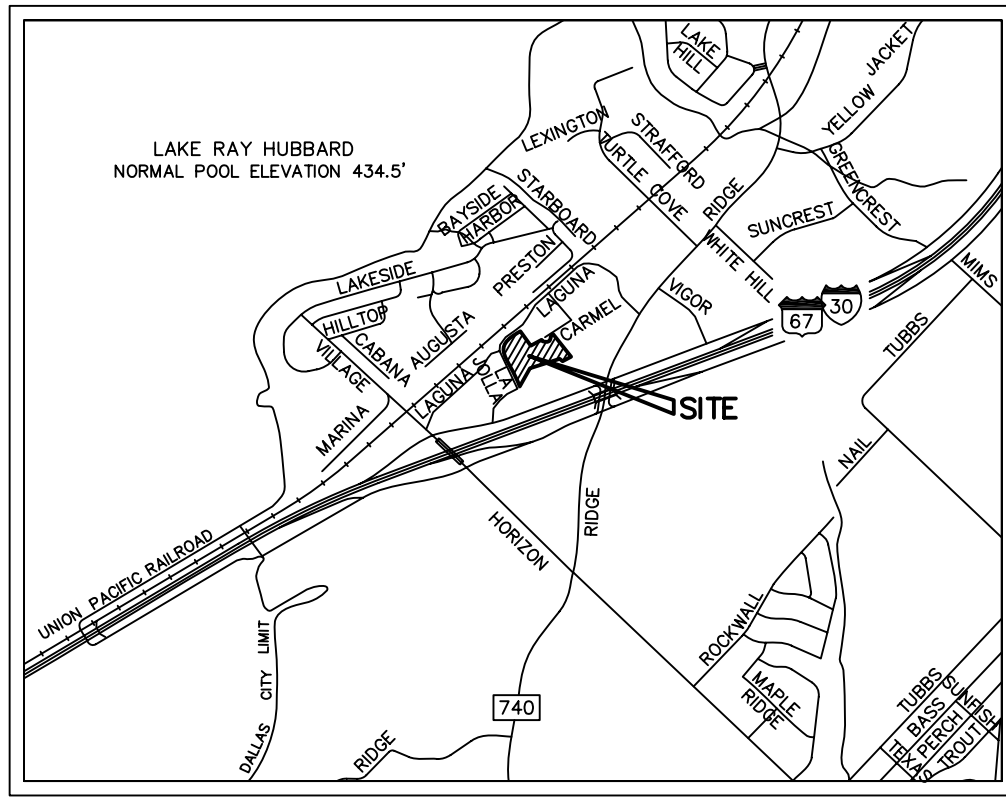
City of Rockwall

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

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VICINITY MAP
N.T.S.



D=87°15'39"
R=120.00'
L=182.76'
CB=N19°45'54"E
CD=165.60'

D=11°52'02"
R=660.00'
L=136.70'
CB=N57°27'43"E
CD=136.46'

D=171°48'23"
R=58.00'
L=173.92'
CB=N64°09'30"E
CD=115.70'

D=00°19'15"
R=660.00'
L=3.70'
CB=N63°14'06"E
CD=3.70'

D=11°32'47"
R=660.00'
L=133.00'
CB=N57°18'05"E
CD=132.78'

D=90°00'00"
R=42.00'
L=65.97'
CB=S64°34'27"E
CD=59.40'

D=37°32'10"
R=42.00'
L=27.52'
CB=S00°48'21"E
CD=27.03'

D=37°18'06"
R=42.00'
L=27.34'
CB=S00°41'19"E
CD=26.86'

LOT 4R, BLOCK C
LA JOLLA POINTE ADDITION
PHASE I
CAB. E, PG. 276-277
P.R.R.C.T.

LOT 11, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 1, BLOCK A
116,789 SQ. FT. OR
2.681 AC.

LOT 2, BLOCK A
110,827 SQ. FT. OR
2.544 AC.

HYATT ROCKWALL ADDITION
OVERALL AREA
227,615 SQ. FT. OR
5.225 AC.

LOT 9, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

ROCKWALL INNKEEPERS I, LTD.
INST. NO. 20170000016642
O.P.R.R.C.T.

BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258-260
P.R.R.C.T.

REMAINDER OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
P.R.R.C.T.

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229-230
P.R.R.C.T.

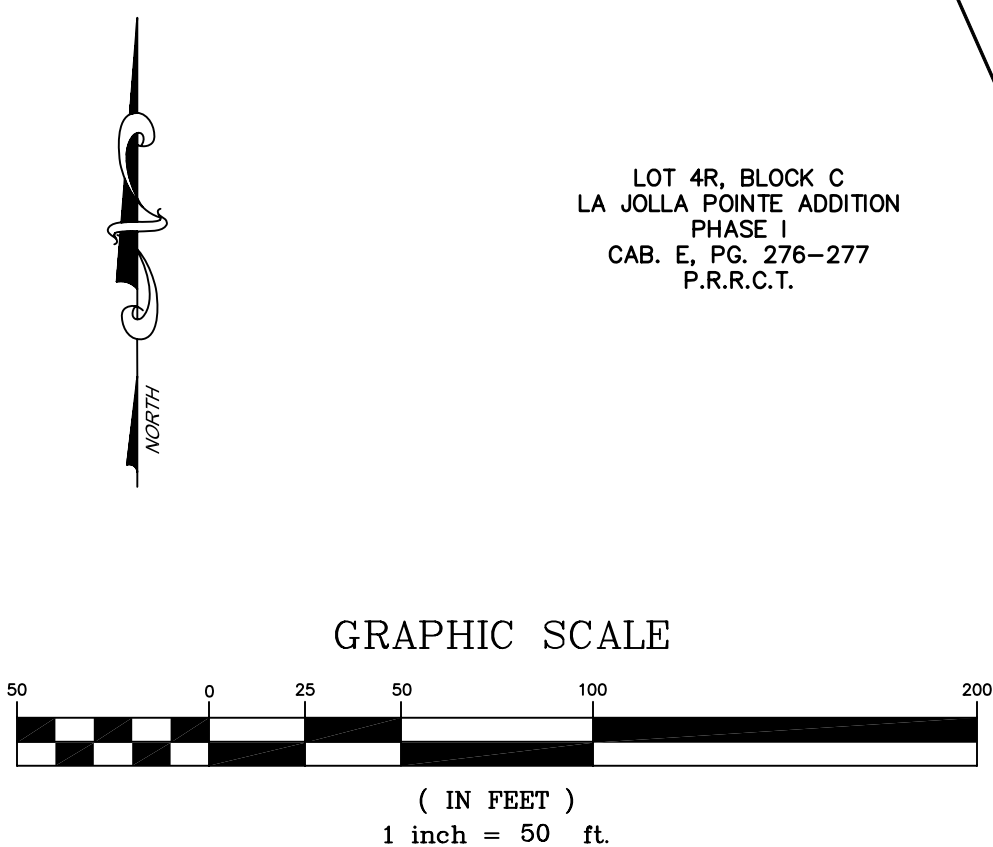
SEE SHEET 2 FOR EASEMENT DETAILS
AND LINE & CURVE TABLES

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018



OWNER:
ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 05/18/2018	www.peisersurveying.com		1
REV:	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)		OF
SCALE: 1" = 50'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		3
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977		

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'23"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'23"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

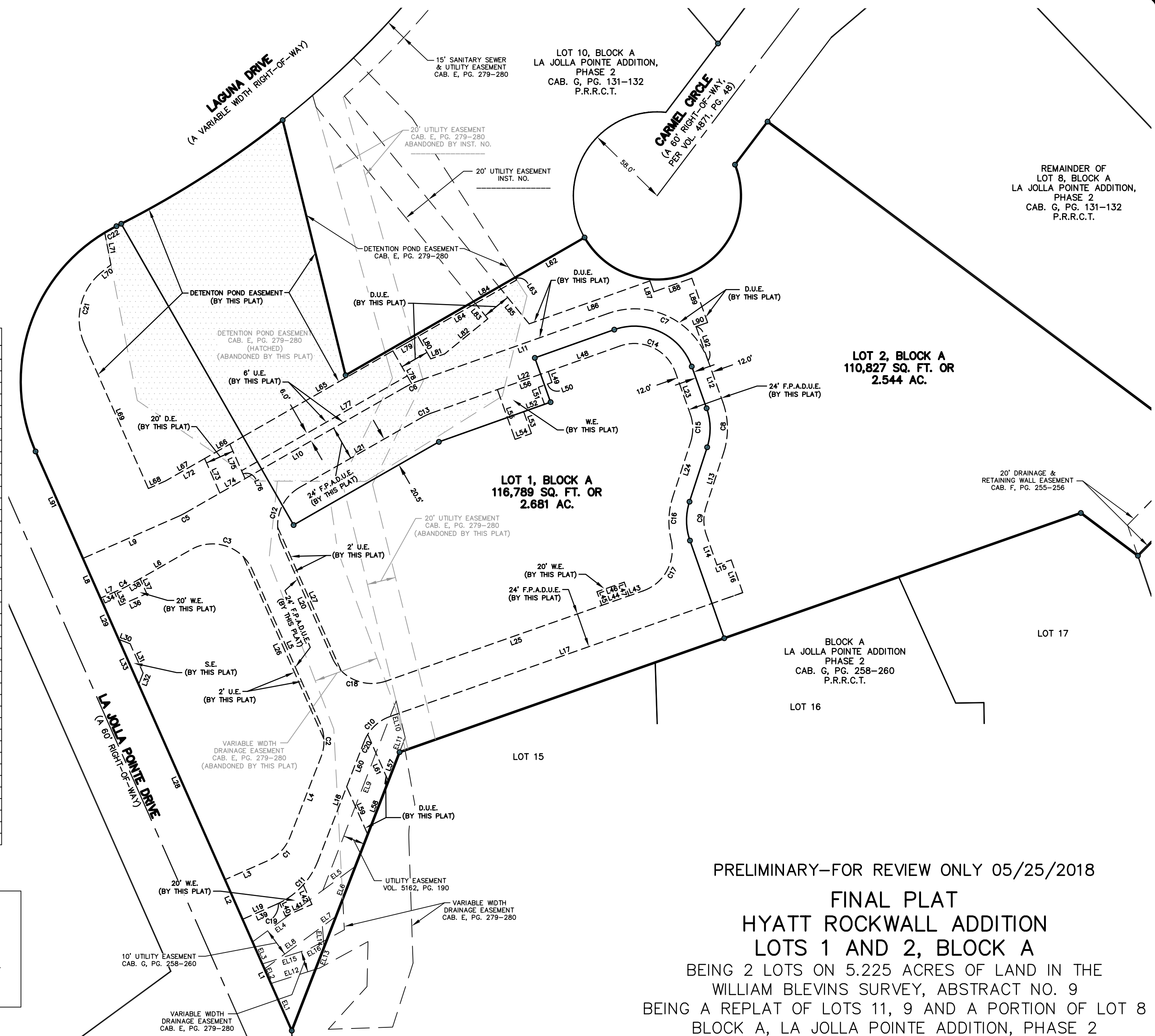
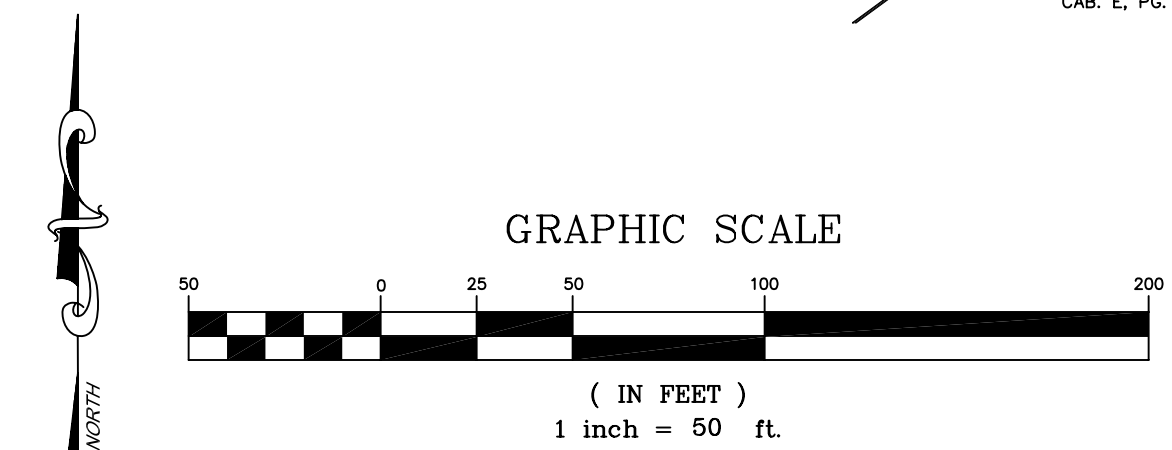
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 23°51'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°57'44" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°51'54" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	15.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" W
L62	55.46'	S 60°3'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 10°58'51" W
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" W
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 13°51'24" E
EL11	10.83'	S 21°09'29" W
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E

EASEMENT LEGEND

U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT
S.E. - SIDEWALK EASEMENT
D.U.E. - DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E. - FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT



PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
 BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

OWNER: ROCKWALL INNKEEPERS I, LTD.
 6176 FM 2011
 LONGVIEW, TX 75603
 CONTACT: _____

ENGINEER: VASQUEZ ENGINEERING, L.L.C.
 1919 S. SHILOH ROAD
 SUITE 440, LB 44
 GARLAND, TEXAS 75042
 972-278-2948 TELE
 972-271-1383 FAX
 CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
DATE: 05/18/2018			
REV:			
SCALE: 1" = 50'			
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977		

SHEET 2 OF 3

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 2017000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258-260, said Plat Records, same being in the northeast right-of-way line of La Jolla Pointe Drive (a 60' right-of-way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right-of-way line of Laguna Drive (a variable width right-of-way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right-of-way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right-of-way line of Carmel Circle (cul-de-sac), same being the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right-of-way line of said Carmel Circle, and along said non-tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229-230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

By: _____

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER: ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT: _____	ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.
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SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 05/18/2018	www.peisersurveying.com		
REV:		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	3
SCALE: 1" = 50'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		OF
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		3
	 Member Since 1977		

Closure.txt

Parcel name: 1

North: 7905.48 East : 3333.15
Line Course: N 23-51-55 W Length: 438.290
North: 8306.30 East : 3155.82
Curve Length: 182.759 Radius: 120.000
Delta: 87-15-39 Tangent: 114.396
Chord: 165.601 Course: N 19-45-55 E
Course In: N 66-08-05 E Course Out: N 26-36-16 W
RP North: 8354.85 East : 3265.56
End North: 8462.15 East : 3211.82
Curve Length: 136.701 Radius: 660.000
Delta: 11-52-02 Tangent: 68.596
Chord: 136.458 Course: N 57-27-43 E
Course In: N 26-36-16 W Course Out: S 38-28-18 E
RP North: 9052.26 East : 2916.25
End North: 8535.54 East : 3326.86
Line Course: S 13-51-24 E Length: 181.809
North: 8359.02 East : 3370.40
Line Course: N 60-03-24 E Length: 190.872
North: 8454.29 East : 3535.80
Curve Length: 173.918 Radius: 58.000
Delta: 171-48-23 Tangent: 809.775
Chord: 115.704 Course: N 64-09-30 E
Course In: N 60-03-42 E Course Out: N 68-15-19 E
RP North: 8483.24 East : 3586.06
End North: 8504.73 East : 3639.93
Line Course: N 37-06-28 E Length: 37.334
North: 8534.50 East : 3662.45
Line Course: S 53-10-30 E Length: 397.098
North: 8296.49 East : 3980.32
Line Course: S 44-36-44 W Length: 87.620
North: 8234.12 East : 3918.78
Line Course: N 53-10-30 W Length: 49.310
North: 8263.67 East : 3879.31
Line Course: S 70-39-38 W Length: 499.760
North: 8098.17 East : 3407.75
Line Course: S 21-09-56 W Length: 206.624
North: 7905.48 East : 3333.15

Perimeter: 2582.096 Area: 227,615 SQ. FT. 5.23 AC.

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

Error Closure: 0.00 Course: S 73-05-23 W
Error North: -0.000 East : -0.001

Precision 1: 2,582,095,000.000