


0 25 50 100 150 200 Feet

P2018-036 - LOT 8, BLOCK A, LAKESHORE COMMONS
REPLAT - LOCATION MAP = 



City of Rockwall

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

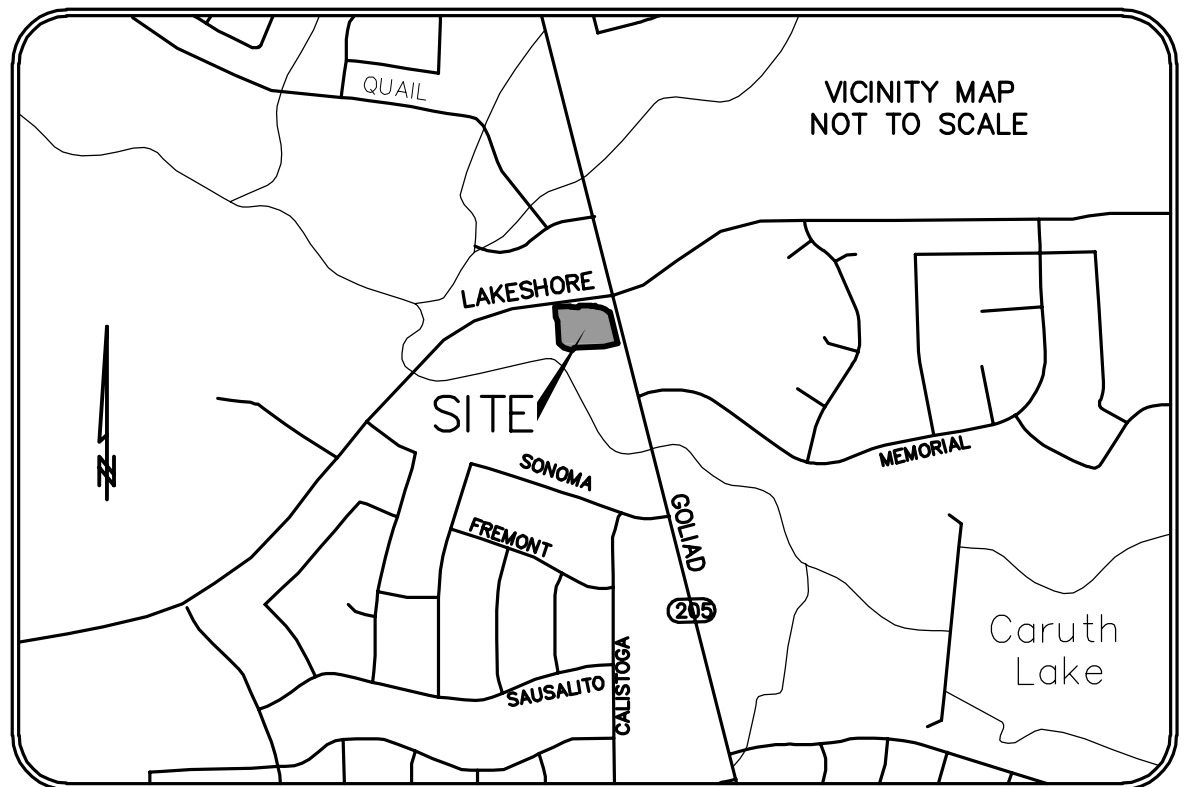
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



*** LEGEND ***

- L1 LINE IDENTIFIED IN LINE TABLE
- C1 CURVE IDENTIFIED IN CURVE TABLE
- (CM) CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- "WIER" YELLOW CAP STAMPED "WIER & ASSOC INC"

CITY MON. R008
N 7040334.90
E 2592424.90



NORTH LAKESHORE DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 3828, PG. 23
D.R.R.C.T.

PLACE OF BEGINNING
"X" CUT FOUND (CM)

N: 7034555.25
E: 2593149.42

N03°01'36"W
50.01'
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

L=27.09'
R=35.00'
D=44°20'38"
CH=N25°28'00"W
CL=26.42'

FIRE LANE, PUBLIC ACCESS,
UTILITY, DETENTION & DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.
LOT 1, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

N47°04'05"W
33.07'

N03°01'36"W
116.19'

N24°35'01"E
26.16'

N47°04'05"W
33.07'

N72°06'04"W
46.17'

CITY OF ROCKWALL
VOL. 5670, PG. 162
D.R.R.C.T.

SLOPE EASEMENT
TRACT 1
VOL. 3828, PG. 31
D.R.R.C.T.

L=44.60'
R=240.00'
D=10°38'54"
CH=S87°42'09"E
CL=44.54'

L=65.42'
R=260.00'
D=14°25'01"
CH=S89°35'12"E
CL=65.25'

L=21.09'
R=902.50'
D=1°20'20"
CH=N82°32'06"E
CL=21.09'

L=85.01'
R=80.00'
D=60°53'00"
CH=S67°41'34"E
CL=81.07'

LOT 2R, BLOCK A
1.401 ACRES
(61,014 SQ. FT.)

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.

LOT 2, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

JOHN H.B. JONES SURVEY
ABSTRACT NO. 124

ABANDONED
BY THIS PLAT
DETENTION &
DRAINAGE EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

20' DRAINAGE EASEMENT
BY THIS PLAT

DETENTION &
DRAINAGE EASEMENT
BY THIS PLAT

SIDEWALK EASEMENT
BY THIS PLAT

10' ONCOR
ELECTRIC EASEMENT
INST. No. 20170000012674
P.R.R.C.T.

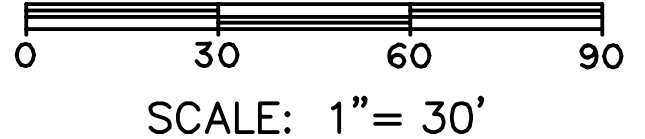
DRAINAGE &
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.

LOT 3, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

NORTH STREET
GOLLAD NORTH STREET
(S.H. 205)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	39.22'	77.15'	29°07'53"	S14°30'36"E	38.80'
C2	23.19'	109.97'	12°04'50"	S21°59'35"E	23.14'
C3	15.56'	69.88'	12°45'16"	S06°55'49"E	15.52'
C4	34.65'	78.79'	25°11'56"	S14°44'48"E	34.38'
C5	20.41'	62.24'	18°47'26"	S16°43'08"E	20.32'
C6	19.32'	237.00'	4°40'12"	S04°30'03"E	19.31'
C7	27.23'	68.10'	22°54'34"	S12°41'56"E	27.05'

PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER

MOORE WORTH INVESTMENTS, LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415-9993

SURVEYOR

WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

PRINTED: 10/10/2018 STB FILE: WIER-SURVEY-STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEW FILE: REPLAT-17144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MOORE WORTH INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2017000015245, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 2, AND THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK A, LAKESHORE COMMONS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 2 AS FOLLOWS:

- (1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 10°38'54" AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- (3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 14°25'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
- (4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'06" E, 21.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- (5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°53'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2;

THENCE S 14°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT 2, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK A, LAKESHORE COMMONS ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 3 AS FOLLOWS:

- (1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;
- (2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (3) S 42°07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (4) N 72°06'04" W, 46.17 FEET TO AN "X" CUT FOUND;
- (5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 1, CONTINUING ALONG THE EAST LINE OF SAID LOT 1 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 AS FOLLOWS:

- (1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;
- (3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON October 10, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF DALLAS

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2R, BLOCK A, LAKESHORE COMMONS 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 2R, BLOCK A, LAKESHORE COMMONS 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:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. 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.
3. 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.
4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. 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.
6. 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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2018:

FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF MOORE WORTH INVESTMENTS, LLC, 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 THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

OWNER

MOORE WORTH INVESTMENTS, LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415-9993

SURVEYOR

WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND 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

GENERAL NOTES:

1. 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.
2. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE EASEMENTS INDICATED HEREON, AND CREATE THE EASEMENTS INDICATED HEREON.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT
LOT 2R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 2, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2018-***
ONE LOT 1.401 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10039300

PRINTED: 10/10/2018 3:28 PM FILE: MATTHEW STB FILE: WIER-SURVEY-STB LAST SAVED: 10/10/2018 3:28 PM SAVED BY: MATTHEW FILE: REPLAT-17144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

Survey Boundary Closure Report

 Map-Check Lot 2R, Block A 10/11/18 10:55:19 Factor: 1.000000

Correct End - N: 5000.00000 E: 5000.00000
 Calc. End - N: 4999.99872 E: 4999.99845
 Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E
 Distance Traversed: 976.44 Closure: 487077

No Adjustment

Bearing	Distance	North	East	Elevation	Pt. No.	
		5000.00000	5000.00000		1	
N 86-58-24 E	80.03	5004.22564	5079.91836		2	
RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54 CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24 SEG: 31 TRI: 5322 SEC: 5352						
S 03-01-36 E	240.00	4764.56043	5092.59054	0.000	3	PC->RP
N 07-37-18 E	240.00	5002.44014	5124.42203		4	RP->PT
S 87-42-09 E	44.54	5002.44014	5124.42203		4	PC->PT
RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01 CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13 SEG: 89 TRI: 8415 SEC: 8505						
N 07-37-18 E	260.00	5260.14307	5158.90677		5	PC->RP
S 06-47-42 E	260.00	5001.96943	5189.66990		6	RP->PT
S 89-35-12 E	65.25	5001.96943	5189.66990		6	PC->PT
RAD: 902.50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20 CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55 SEG: 1 TRI: 9516 SEC: 9517						
N 06-47-44 W	902.50	5898.12909	5082.87983		7	PC->RP
S 08-08-04 E	902.50	5004.70934	5210.58031		8	RP->PT
N 82-32-06 E	21.09	5004.70934	5210.58031		8	PC->PT
RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00 CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11 SEG: 605 TRI: 2796 SEC: 3400						
S 08-08-04 E	80.00	4925.51424	5221.90002		9	PC->RP
N 52-44-56 E	80.00	4973.93899	5285.57925		10	RP->PT

Survey Boundary Closure Report

S 67-41-34 E	81.07	4973.93899	5285.57925	10	PC->PT
S 14-17-14 E	165.99	4813.08293	5326.54274	11	
S 75-42-46 W	74.36	4794.73216	5254.48263	12	
S 86-59-47 W	154.50	4786.63653	5100.19488	13	
S 42-07-52 W	17.76	4773.46550	5088.28095	14	
N 72-06-04 W	46.17	4787.65531	5044.34556	15	
N 47-04-05 W	33.07	4810.18025	5020.13292	16	
N 03-01-36 W	116.19	4926.20817	5013.99801	17	

RAD: 35.00 LEN: 27.09 TAN: 14.26 CEN.ANG: 44-20-38
 CHORD: 26.42 MO: 2.59 EXT: 2.79 DEGREE: 163-42-08
 SEG: 46 TRI: 428 SEC: 474

S 86-42-19 W	35.00	4924.19665	4979.05586	18	PC->RP
N 42-21-41 E	35.00	4950.05848	5002.63902	19	RP->PT
N 25-28-00 W	26.42	4950.05848	5002.63902	19	PC->PT
N 03-01-36 W	50.01	4999.99872	4999.99845	20	

Approx: Sq. Feet: 61014 Acres: 1.401