



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS

N/A

SUBDIVISION

SOMERSET PARK PHASE II

LOT

BLOCK

GENERAL LOCATION

NE OF THE INTERSECTION OF S.H. 205 AND F.M. 549

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

PD-63

CURRENT USE

UNDER CONSTRUCTION

PROPOSED ZONING

N/A

PROPOSED USE

SF RESIDENTIAL

ACREAGE

82.809 AC.

LOTS [CURRENT]

165 (RES.) 6 (HOA)

LOTS [PROPOSED]

—

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

APPLICANT

SPIARS ENGINEERING & SURVEYING

CONTACT PERSON

KATHERINE HAMILTON

CONTACT PERSON

GREG HELSEL

ADDRESS

3500 MAPLE AVENUE

ADDRESS

501 W. PRESIDENT GEORGE BUSH HWY.

SUITE 1165

SUITE 200

CITY, STATE & ZIP

DALLAS, TX 75219

CITY, STATE & ZIP

RICHMOND, TX 75080

PHONE

(214) 529-3642

PHONE

(903) 408-7486

E-MAIL

katherine@arcadiarealty.net

E-MAIL

greg.helsel@spiarseengineering.com

## NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Katherine Hamilton (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$150.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF JUNE, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

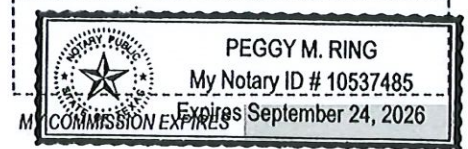
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF June, 2023

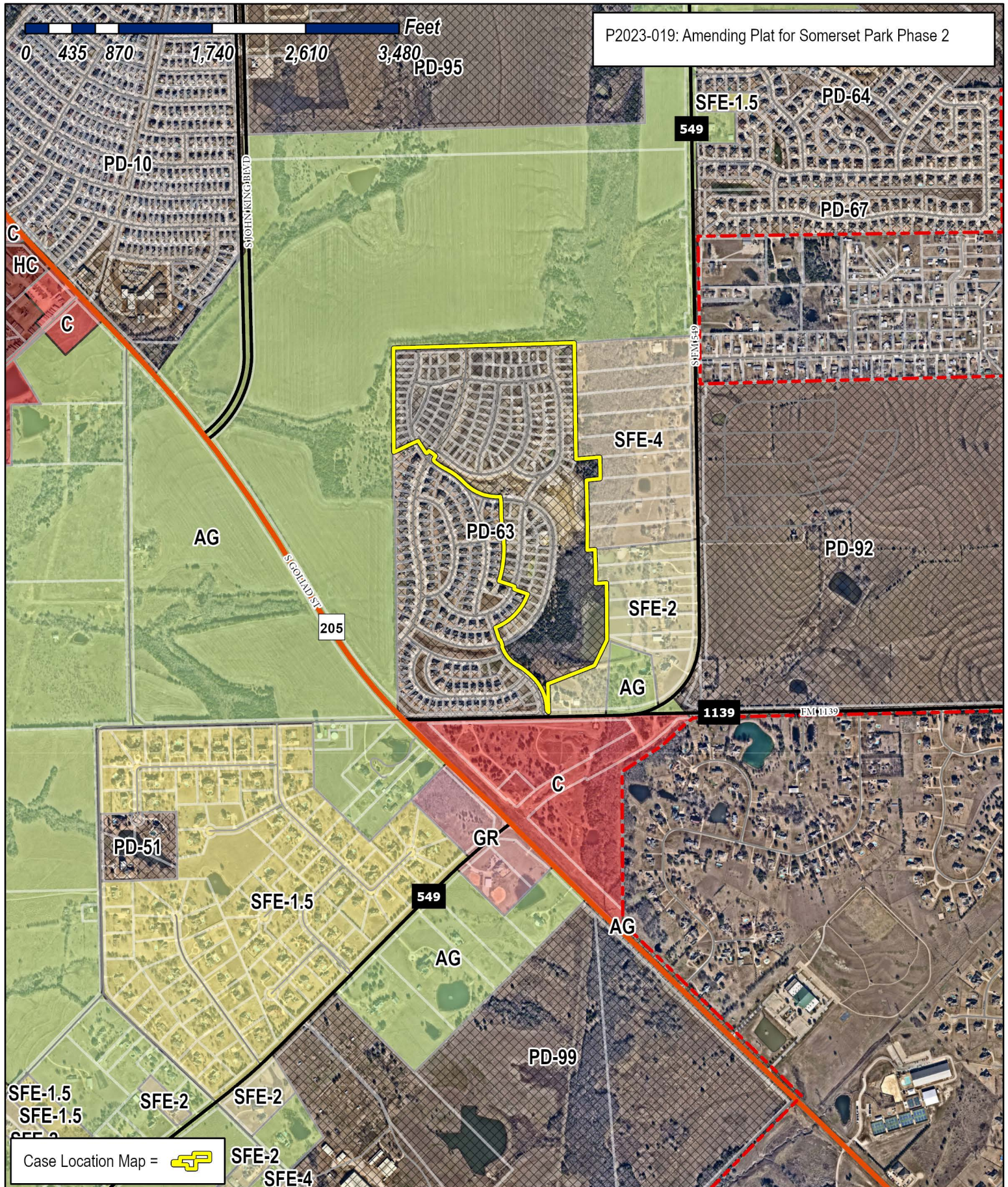
OWNER'S SIGNATURE


*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Peggy M. Ring*





Case Location Map = 

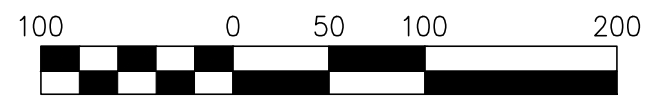
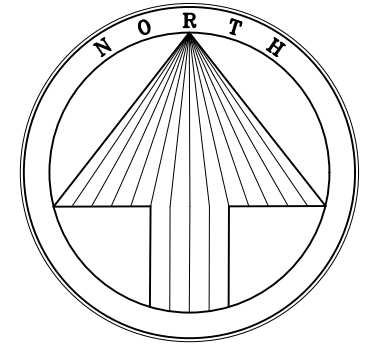
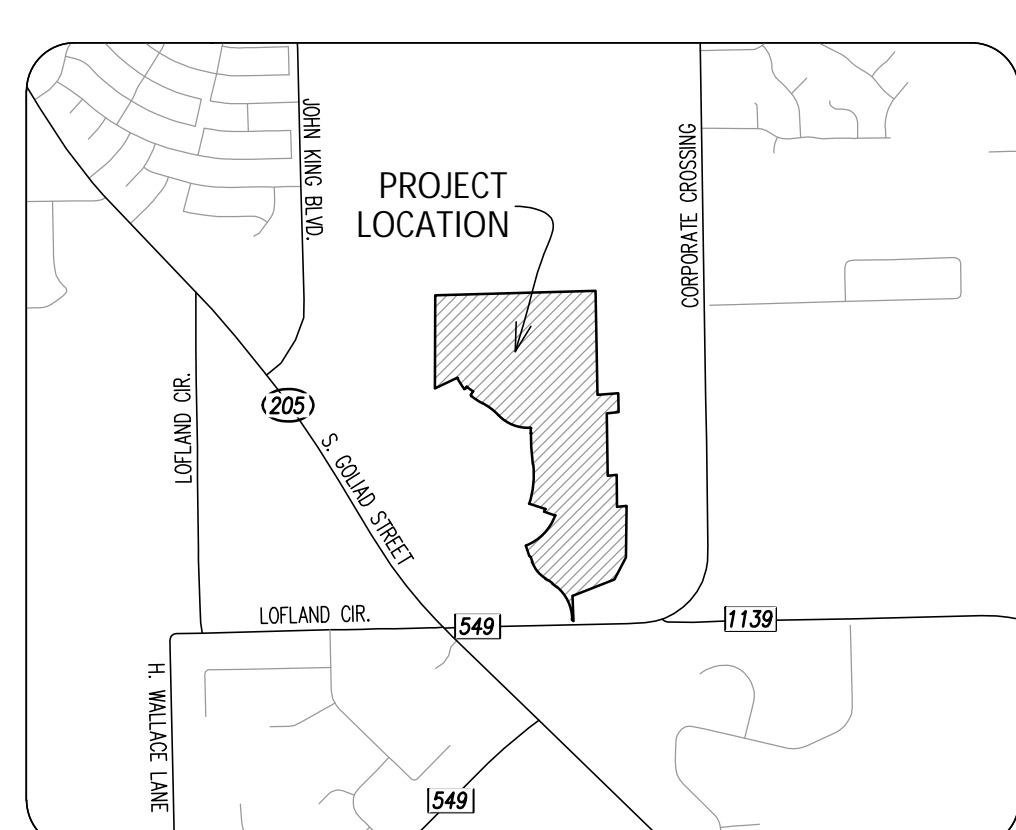


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.





1 inch = 100ft.  
Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENS" SET, UNLESS OTHERWISE NOTED
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	IRON PIPE FOUND
	ALUMINUM MONUMENT FOUND
	CONTROL MONUMENT
	EASEMENT
	UTILITY
	ACCESS EASEMENT
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	SIDEWALK EASEMENT
	STREET EASEMENT
	FIRELANE, ACCESS, & UTILITY EASEMENT
	WASTE WATER EASEMENT
	WALL MAINTENANCE EASEMENT
	HIKE & BIKE TRAIL EASEMENT
	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
	BY THIS PLAT
	RIGHT-OF-WAY
	BUILDING LINE
	STREET NAME CHANGE
	BLOCK DESIGNATION
	STREET FRONTAGE
	FEDERAL EMERGENCY MANAGEMENT AGENCY
	FLOOD INSURANCE RATE MAP
	NOT TO SCALE
	INSTRUMENT OR DOCUMENT
	DEED RECORDS, ROCKWALL COUNTY, TEXAS
	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

- NOTES:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - According to Flood Insurance Rate Map (FIRM) 48397C0045L dated September 26, 2008, prepared by the Federal Emergency Management Agency (FEMA) for Rockwall County, Texas, a portion of this property is within Zone AE.
  - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENS" unless otherwise noted.
  - All open space/common areas, Lot 1, Block 11, Lot 1, Block 12, Lot 1, Block 13, Lot 7, Block 14, Lot 13 Block 18, Lot 17, Block 18 are to be owned and maintained by the H.O.A.
  - H.O.A. and Property owners shall maintain all Lot to Lot drainage.
  - All sidewalk trails not adjacent to houses to be maintained, repaired, and replaced by H.O.A.
  - All drainage and detention easements to be maintained, repaired, and replaced by property owner.
  - All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.
  - No building permits will be issued until all public improvements are accepted by the city.

City Benchmark #11:  
NAD 1983 (2011) Texas North Central Zone (4202)  
Brass disc stamped "City of Rockwall Survey Monument"  
on the Northeast side of Mims Road at the southerly end of a concrete headwall at the intersection of the Northeast line of Mims Road with the Southeast line of Interstate 30.  
N: 7016792.505  
E: 2595405.639  
Elevation: 565.98

PLAT AMENDMENT PURPOSE:  
1. Removed Floodplain per Effective LOMR.

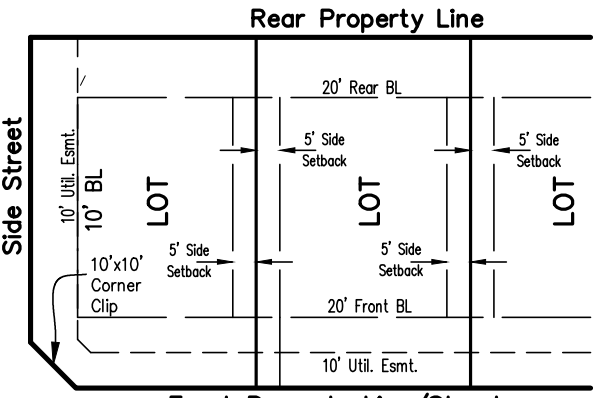
CASE NO. P2023-XXX  
AMENDING PLAT

# SOMERSET PARK PHASE II

Being An Amending Plat of  
Somerset Park Phase II  
Recorded in Document Number 2022000019639,  
Plat Records, Rockwall County, Texas  
OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

OWNER  
Arcadia Lakes Of Somerset Holdings, LLC  
3500 Maple Avenue, Suite 1165  
Dallas, Texas 75219  
Telephone (214) 642-1135  
Contact: Katherine Hamilton

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Greg T. Helsel



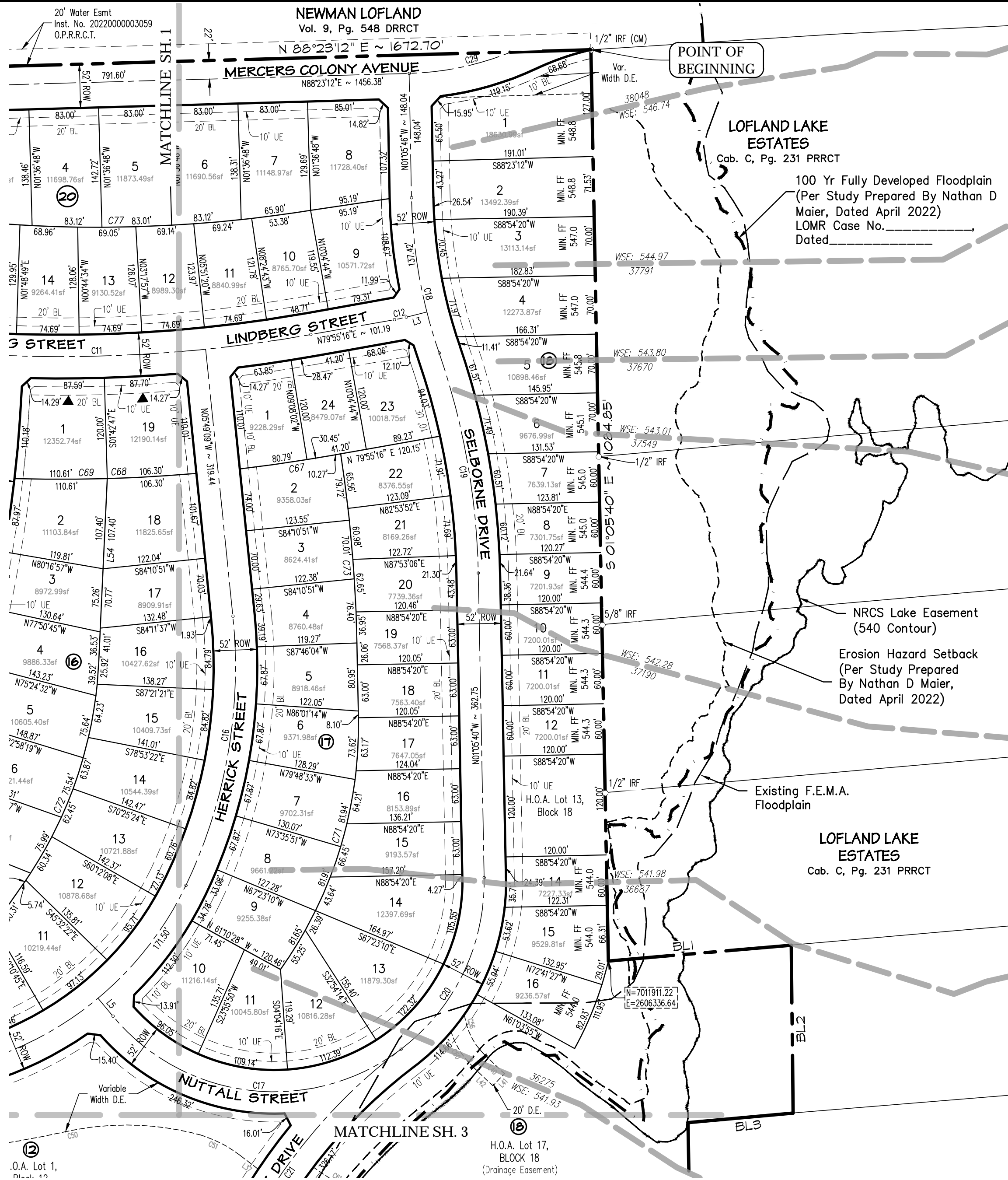
Front Property Line/Street  
LOT DETAIL FOR  
165 LOTS TO PD STANDARDS

R=574.00'  
D=13°44'06"  
T=64.13'  
L=137.60'  
CB=556°23'09"E  
CL=137.27'

R=606.00'  
D=19°54'48"  
T=106.38'  
L=210.62'  
CB=N53°17'48"W  
CL=209.56'

LAND USE SUMMARY	
RESIDENTIAL LOTS	165
H.O.A. LOTS (OPEN SPACE)	6
RIGHT-OF-WAY	14.58 AC.
TOTAL :	171 LOTS

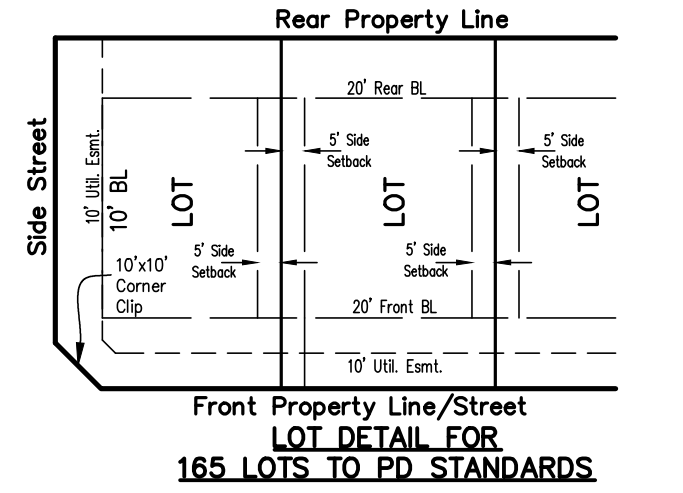
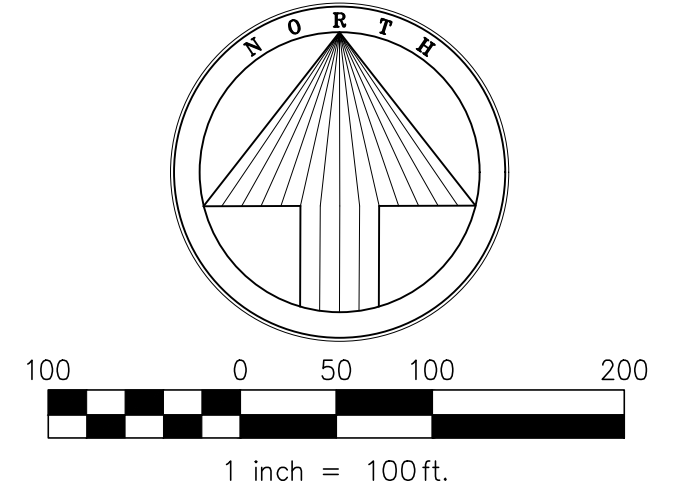
Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'



Line #	Length	Direction
L26	90.40'	N 00°08'16" E
L27	34.79'	N 87°41'33" E
L28	21.76'	N 87°41'33" E
L29	22.17'	N 51°09'21" W
L30	16.52'	S 38°50'39" W
L31	16.86'	N 38°50'39" E
L32	7.58'	N 08°34'14" E
L33	83.49'	S 35°31'48" E
L34	83.64'	S 35°31'48" E
L36	10.05'	S 55°32'41" E
L37	27.71'	N 52°33'37" W
L38	77.46'	N 52°33'30" W
L40	32.49'	S 46°23'53" E

Line #	Length	Direction
L41	20.00'	S 43°36'07" W
L42	32.48'	N 46°23'53" W
L43	20.00'	N 22°30'23" E
L44	53.83'	N 89°36'56" E
L45	2.89'	N 00°59'52" E
L46	16.47'	N 90°00'00" E
L47	18.25'	S 00°00'00" E
L48	240.00'	S 84°20'20" E
L49	240.00'	S 84°20'20" E
L50	35.64'	S 84°20'20" E
L51	20.00'	S 05°39'40" W
L52	35.64'	N 84°20'20" W
L56	10.05'	S 55°32'41" E

Curve #	Radius	Delta	Length	Chord Bearing	Chord
C67	1846.00'	002°30'27"	80.79'	S 82°07'12" W	80.78'
C68	1846.00'	003°17'58"	106.30'	N 86°38'15" E	106.29'
C69	1846.00'	003°25'59"	110.61'	S 89°59'47" E	110.59'
C70	1160.00'	001°05'07"	21.97'	N 21°29'23" E	21.97'
C71	499.37'	003°14'01"	28.18'	N 15°08'14" E	28.18'
C72	500.00'	004°12'14"	36.68'	S 22°24'59" W	36.68'
C73	1694.21'	000°47'04"	23.20'	N 04°04'14" W	23.20'
C74	204.00'	016°51'06"	60.00'	N 37°13'15" W	59.78'
C75	1596.01'	002°20'42"	65.32'	N 09°44'12" E	65.32'
C76	526.00'	048°44'05"	447.41'	N 44°09'09" E	434.04'
C77	1600.00'	001°26'32"	40.27'	N 89°07'04" E	40.27'
C78	1500.00'	004°59'13"	130.56'	N 03°21'57" E	130.51'
C79	2763.08'	002°29'18"	120.00'	N 00°56'21" W	119.99'



PLAT AMENDMENT PURPOSE:  
1. Removed Floodplain per Effective LOMR.

CASE NO. P2023-XXX  
AMENDING PLAT

# SOMERSET PARK PHASE II

Being An Amending Plat of  
Somerset Park Phase II  
Recorded in Document Number 20220000019639,  
Plat Records, Rockwall County, Texas  
OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

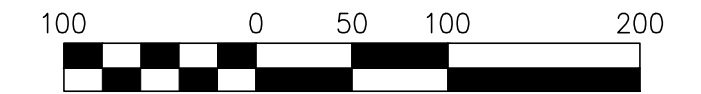
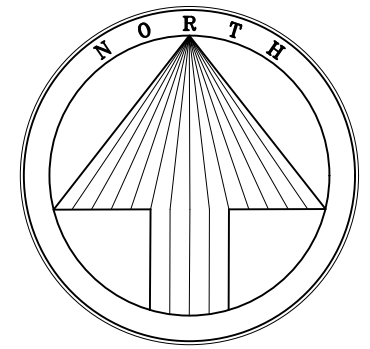
OWNER  
Arcadia Lakes Of Somerset Holdings, LLC  
3500 Maple Avenue, Suite 1165  
Dallas, Texas 75219  
Telephone (214) 642-1135  
Contact: Katherine Hamilton

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Greg T. Hesel

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C34	186.74'	476.00'	185.54'	N 11°22'35" E	22°28'39"
C36	46.83'	575.98'	46.81'	N 02°11'29" W	4°39'29"
C37	297.20'	990.00'	296.09'	N 24°03'10" E	17°12'02"
C38	37.21'	109.57'	37.03'	S 46°24'25" E	19°27'31"
C39	18.57'	94.57'	18.54'	S 42°23'27" E	11°15'04"
C42	25.33'	72.50'	25.20'	S 45°32'15" E	20°00'52"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C43	30.57'	87.50'	30.41'	S 45°32'15" E	20°00'52"
C46	146.65'	571.40'	146.24'	N 55°51'24" W	14°42'16"
C47	142.97'	618.74'	142.65'	N 56°35'22" W	13°14'21"
C48	228.59'	311.25'	223.49'	N 71°00'35" W	42°04'47"
C49	226.59'	1246.58'	226.27'	S 82°44'36" W	10°24'52"
C50	162.01'	336.37'	160.45'	N 88°39'58" W	27°35'45"

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C51	53.34'	150.74'	53.06'	N 63°00'58" W	20°16'25"
C56	55.13'	79.57'	54.04'	S 26°35'00" E	39°42'01"
C60	50.19'	99.57'	49.66'	N 31°59'30" W	28°53'01"
C61	78.88'	335.00'	78.70'	S 60°44'52" E	13°29'30"
C62	83.73'	355.00'	83.53'	S 60°44'13" E	13°30'49"



1 inch = 100ft.

Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

**LEGEND**

(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, ROCKWALL COUNTY, TEXAS
(PRCT)	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

**Boundary Curve Table**

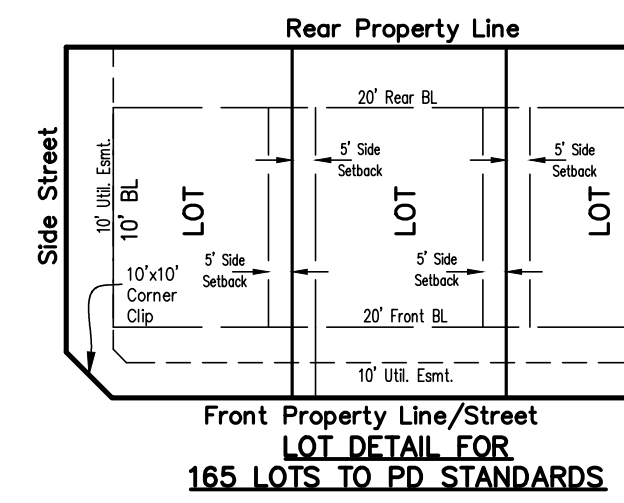
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'

**Boundary Line Table**

Line #	Length	Direction
BL1	218.65'	N 85°04'06" E
BL2	199.86'	S 00°39'37" E
BL3	125.70'	S 84°51'02" W
BL4	93.68'	N 84°29'46" E
BL5	100.25'	N 85°06'41" E
BL6	24.04'	N 46°14'45" W
BL7	61.12'	N 49°52'36" W
BL8	26.18'	N 59°29'38" W
BL9	9.95'	N 26°04'37" E
BL10	52.01'	N 18°38'49" W

**Boundary Line Table**

Line #	Length	Direction
BL11	14.08'	N 63°53'15" W
BL12	118.21'	N 18°38'49" W
BL13	120.00'	N 70°12'54" W
BL14	173.23'	N 71°48'05" W
BL15	142.77'	N 00°58'02" W
BL16	52.00'	N 03°59'25" W
BL17	15.18'	N 08°24'11" W
BL18	80.00'	N 55°02'47" W
BL19	11.91'	S 86°43'21" W



**PLAT AMENDMENT PURPOSE:**

- Removed Floodplain per Effective LOMR.

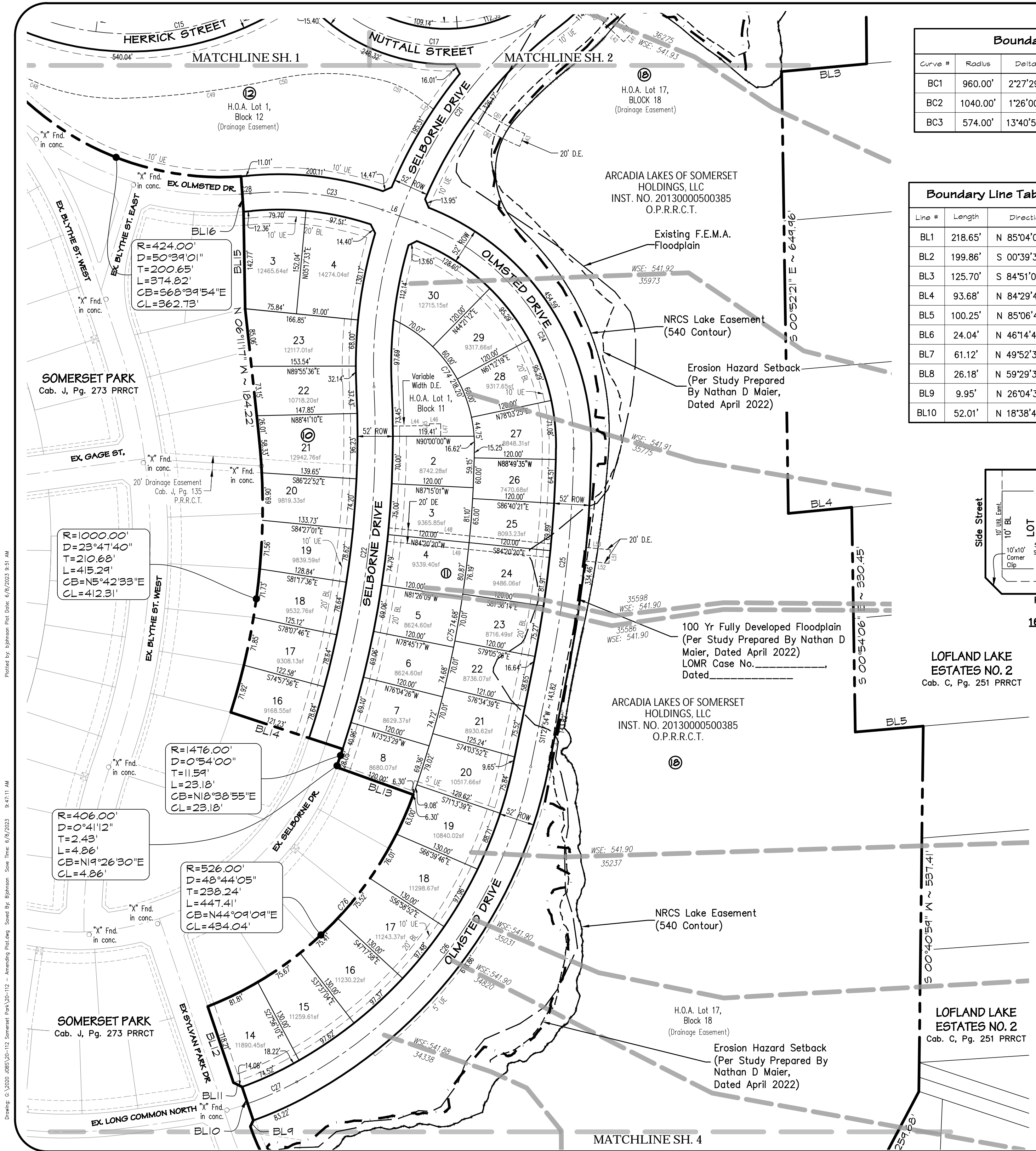
**CASE NO. P2023-XXX  
AMENDING PLAT**

**SOMERSET PARK PHASE II**

Being An Amending Plat of  
Somerset Park Phase II  
Recorded in Document Number 20220000019639,  
Plat Records, Rockwall County, Texas  
**OUT OF THE**  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

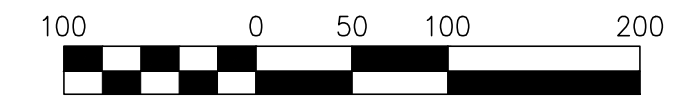
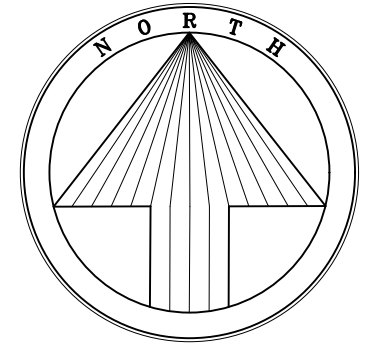
**OWNER**  
Arcadia Lakes Of Somerset Holdings, LLC  
3500 Maple Avenue, Suite 1165  
Dallas, Texas 75219  
Telephone (214) 642-1135  
Contact: Katherine Hamilton

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Greg T. Helsel

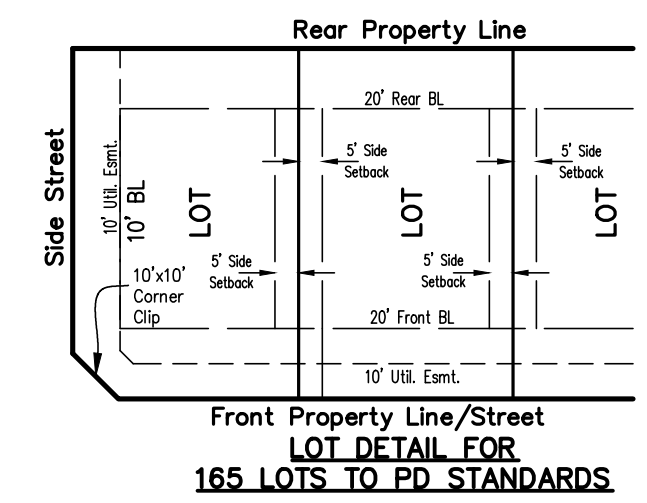


Printed by: bjohnson Plot Date: 6/9/2023 9:51 AM

Drawing: C:\2020\JOBS\20-112 Somerset Park\20-112 - Amending Plat.dwg Saved By: bjohnson Save Time: 6/9/2023 9:47:11 AM



Basis of bearing: State Plane  
Coordinate System, North Texas  
Central Zone 4202, North American  
Datum of 1983. Adjustment  
Realization 2011.



LEGEND	
(Not all items may be applicable)	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	IRON PIPE FOUND
	ALUMINUM MONUMENT FOUND
	CONTROL MONUMENT
	EASEMENT
	UTILITY
	ACCESS EASEMENT
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	SIDEWALK EASEMENT
	STREET EASEMENT
	FIRELANE, ACCESS, & UTILITY EASEMENT
	WASTE WATER EASEMENT
	WALL MAINTENANCE EASEMENT
	HIKE & BIKE TRAIL EASEMENT
	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
	BY THIS PLAT
	RIGHT-OF-WAY
	BUILDING LINE
	STREET NAME CHANGE
	BLOCK DESIGNATION
	STREET FRONTAGE
	FEDERAL EMERGENCY MANAGEMENT AGENCY
	FLOOD INSURANCE RATE MAP
	NOT TO SCALE
	INSTRUMENT OR DOCUMENT
	DEED RECORDS, ROCKWALL COUNTY, TEXAS
	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

Boundary Line Table		
Line #	Length	Direction
BL1	218.65'	N 85°04'06" E
BL2	199.86'	S 00°39'37" E
BL3	125.70'	S 84°51'02" W
BL4	93.68'	N 84°29'46" E
BL5	100.25'	N 85°06'41" E
BL6	24.04'	N 46°14'45" W
BL7	61.12'	N 49°52'36" W
BL8	26.18'	N 59°29'38" W
BL9	9.95'	N 26°04'37" E
BL10	52.01'	N 18°38'49" W

Boundary Line Table		
Line #	Length	Direction
BL11	14.08'	N 63°53'15" W
BL12	118.21'	N 18°38'49" W
BL13	120.00'	N 70°12'54" W
BL14	173.23'	N 71°48'05" W
BL15	142.77'	N 00°58'02" W
BL16	52.00'	N 03°59'25" W
BL17	15.18'	N 08°24'11" W
BL18	80.00'	N 55°02'47" W
BL19	11.91'	S 86°43'21" W

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'

PLAT AMENDMENT PURPOSE:  
1. Removed Floodplain per Effective LOMR.

SOMERSET PARK  
Cab. J, Pg. 273 PRRCT

LOFLAND LAKE  
ESTATES NO. 2  
Cab. C, Pg. 251 PRRCT

ARCADIA LAKES OF SOMERSET  
HOLDINGS, LLC  
INST. NO. 20130000500385  
O.P.R.R.C.T.

EDWARDS ACRES  
SUBDIVISION  
Cab. I, Pg. 41 PRRCT

EDWARDS ACRES  
SUBDIVISION  
Cab. I, Pg. 41 PRRCT

100 Yr Fully Developed Floodplain  
(Per Study Prepared By Nathan D  
Maier, Dated April 2022)  
LOMR Case No. \_\_\_\_\_  
Dated \_\_\_\_\_

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	188.52'	500.00'	187.41'	N09°11'17"E	21°36'10"
C2	173.24'	500.00'	172.37'	N10°03'49"E	19°51'06"
C3	269.61'	599.99'	267.34'	N12°44'06"W	25°44'45"
C4	425.49'	1014.00'	422.38'	N24°12'13"E	24°02'32"
C5	305.51'	391.35'	297.81'	N87°37'31"E	44°43'42"
C6	305.51'	391.35'	297.81'	N87°37'31"E	44°43'42"
C7	137.84'	250.00'	136.10'	N81°03'24"E	31°35'29"
C8	196.51'	1330.00'	196.34'	N02°37'11"E	8°27'57"
C9	717.10'	1330.00'	708.45'	N22°17'55"E	30°53'33"
C10	66.61'	1000.00'	66.60'	N35°50'12"E	3°49'00"
C11	502.37'	1700.00'	500.54'	N88°23'12"E	16°55'53"
C12	14.45'	200.00'	14.44'	N77°51'06"E	4°08'19"
C13	622.82'	1600.00'	618.90'	N13°32'29"E	22°18'12"
C14	106.99'	350.00'	106.57'	N15°56'08"E	17°30'52"
C15	712.81'	400.00'	622.17'	N76°41'36"E	102°06'11"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C16	329.46'	600.00'	325.34'	N09°54'41"E	31°27'40"
C17	381.10'	250.00'	345.26'	S83°27'47"E	87°20'32"
C18	188.54'	600.00'	187.76'	N10°05'47"W	18°00'15"
C19	267.10'	850.00'	266.00'	N10°05'47"W	18°00'15"
C20	235.47'	249.73'	226.84'	N25°53'08"E	54°01'25"
C21	633.32'	652.00'	608.71'	N25°02'20"E	55°39'14"
C22	532.80'	1450.00'	529.81'	N07°42'24"E	21°03'12"
C23	198.17'	450.00'	196.57'	S82°51'45"E	25°13'53"
C24	432.94'	350.00'	405.86'	S34°48'37"E	70°52'24"
C25	329.54'	1742.00'	329.05'	S06°02'44"W	10°50'19"
C26	596.03'	679.00'	577.08'	S36°36'45"W	50°17'41"
C27	85.56'	529.56'	85.47'	S66°24'12"W	9°15'28"
C28	16.66'	450.00'	16.66'	N85°34'57"E	2°07'17"
C29	143.42'	350.00'	142.41'	N76°36'53"E	23°28'39"

Centerline Line Table		
Line #	Length	Direction
L1	25.43	S70° 00' 37.66"E
L2	10.25	S83° 08' 51.05"E
L3	25.28	N75° 46' 56.89"E
L4	26.00	N2° 23' 22.75"E
L5	27.76	S39° 47' 30.79"E
L6	26.02	S70° 14' 49.34"E

CASE NO. P2023-XXX  
AMENDING PLAT

# SOMERSET PARK PHASE II

Being An Amending Plat of  
Somerset Park Phase II  
Recorded in Document Number 20220000019639,  
Plat Records, Rockwall County, Texas  
OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

OWNER  
Arcadia Lakes Of Somerset Holdings, LLC  
3500 Maple Avenue, Suite 1165  
Dallas, Texas 75219  
Telephone (214) 642-1135  
Contact: Katherine Hamilton

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Greg T. Helsel

Drawing: C:\2023\J05\20-112 Somerset Park\20-112 - Amending Plat.dwg Saved By: BJohnson Saw Time: 6/9/2023 9:47:11 AM  
 Printed by: bjohnson Plot Date: 6/9/2023 9:52 AM

Drawing: C:\2020\JOB5\20-112 Somerset Park\20-112 - Amending Plat.dwg Saved By: BJohnson Saw Time: 6/9/2023 9:47:11 AM Printed By: BJohnson Plot Date: 6/9/2023 9:52 AM

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	6	12,882	0.296
2	6	11,985	0.275
3	6	11,609	0.267
4	6	10,769	0.247
5	6	9,534	0.219
6	6	8,362	0.192
7	6	7,603	0.175
8	6	7,270	0.167
9	6	7,235	0.166
10	6	7,254	0.167
11	6	8,802	0.202
12	6	9,174	0.211
13	6	10,631	0.244
14	6	12,799	0.294

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
3	10	12,466	0.286
4	10	14,274	0.328
16	10	9,169	0.210
17	10	9,308	0.214
18	10	9,533	0.219
19	10	9,840	0.226
20	10	9,819	0.225
21	10	12,943	0.297
22	10	10,718	0.246
23	10	12,117	0.278

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
2	11	8,742	0.201
3	11	9,366	0.215
4	11	9,339	0.214
5	11	8,625	0.198
6	11	8,625	0.198
7	11	8,629	0.198
8	11	8,680	0.199
14	11	11,890	0.273
15	11	11,260	0.258
16	11	11,230	0.258
17	11	11,243	0.258
18	11	11,299	0.259
19	11	10,840	0.249
20	11	10,518	0.241
21	11	8,931	0.205

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
22	11	8,736	0.201
23	11	8,716	0.200
24	11	9,486	0.218
25	11	8,093	0.186
26	11	7,471	0.172
27	11	8,848	0.203
28	11	9,318	0.214
29	11	9,318	0.214
30	11	12,715	0.292

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	14	11,178	0.257
2	14	8,716	0.200
3	14	8,716	0.200
4	14	8,716	0.200
5	14	8,716	0.200
6	14	11,170	0.256
8	14	10,707	0.246
9	14	10,707	0.246
10	14	10,707	0.246
11	14	10,707	0.246
12	14	10,707	0.246
13	14	10,707	0.246
14	14	14,117	0.324

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	15	11,602	0.266
2	15	11,122	0.255
3	15	11,394	0.262
4	15	11,768	0.270
5	15	12,245	0.281
6	15	12,825	0.294
7	15	13,508	0.310
8	15	9,796	0.225
9	15	8,074	0.185
10	15	8,546	0.196
11	15	9,609	0.221
12	15	12,513	0.287
13	15	10,755	0.247
14	15	10,250	0.235
15	15	10,228	0.235

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
16	15	10,148	0.233
17	15	10,011	0.230
18	15	9,817	0.225
19	15	9,564	0.220
20	15	9,252	0.212
21	15	9,425	0.216

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	16	12,353	0.284
2	16	11,104	0.255
3	16	8,973	0.206
4	16	9,886	0.227
5	16	10,605	0.243
6	16	10,721	0.246
7	16	10,219	0.235
8	16	9,169	0.210
9	16	15,434	0.354
10	16	12,383	0.284
11	16	10,219	0.235
12	16	10,879	0.250
13	16	10,722	0.246
14	16	10,544	0.242
15	16	10,410	0.239

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
16	16	10,428	0.239
17	16	8,910	0.205
18	16	11,826	0.271
19	16	12,190	0.280

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	17	9,228	0.212
2	17	9,358	0.215
3	17	8,624	0.198
4	17	8,760	0.201
5	17	8,918	0.205
6	17	9,372	0.215
7	17	9,702	0.223
8	17	9,661	0.222
9	17	9,255	0.212
10	17	11,216	0.257
11	17	10,046	0.231
12	17	10,816	0.248
13	17	11,879	0.273
14	17	12,398	0.285
15	17	9,194	0.211
16	17	8,154	0.187
17	17	7,647	0.176
18	17	7,563	0.174
19	17	7,568	0.174
20	17	7,739	0.178

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	17	8,169	0.188
22	17	8,377	0.192
23	17	10,019	0.230
24	17	8,479	0.195

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	19	11,082	0.254
2	19	10,400	0.239
3	19	10,400	0.239
4	19	14,341	0.329
5	19	14,548	0.334
6	19	12,184	0.280
7	19	11,673	0.268
8	19	11,074	0.254

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	18	18,631	0.428
2	18	13,492	0.310
3	18	13,113	0.301
4	18	12,274	0.282
5	18	10,898	0.250
6	18	9,677	0.222
7	18	7,639	0.175
8	18	7,302	0.168
9	18	7,202	0.165
10	18	7,200	0.165
11	18	7,200	0.165
12	18	7,200	0.165
14	18	7,227	0.166
15	18	9,530	0.219
16	18	9,237	0.212

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	20	15,182	0.349
2	20	10,607	0.244
3	20	11,166	0.256
4	20	11,699	0.269
5	20	11,873	0.273
6	20	11,691	0.268
7	20	11,149	0.256
8	20	11,728	0.269
9	20	10,572	0.243
10	20	8,766	0.201
11	20	8,841	0.203
12	20	8,989	0.206
13	20	9,131	0.210
14	20	9,264	0.213
15	20	9,386	0.215
16	20	11,089	0.255
17	20	16,040	0.368

Open Space Area Table		
Lot #	Block #	Acres
1	11	0.333
1	13	0.736
1	12	3.072
7	14	0.261
13	18	0.331
17	18	24.664

Boundary Line Table		
Line #	Length	Direction
BL1	218.65'	N 85°04'06" E
BL2	199.86'	S 00°39'37" E
BL3	125.70'	S 84°51'02" W
BL4	93.68'	N 84°29'46" E
BL5	100.25'	N 85°06'41" E
BL6	24.04'	N 46°14'45" W
BL7	61.12'	N 49°52'36" W
BL8	26.18'	N 59°29'38" W
BL9	9.95'	N 26°04'37" E
BL10	52.01'	N 18°38'49" W

Boundary Line Table		
Line #	Length	Direction
BL11	14.08'	N 63°53'15" W
BL12	118.21'	N 18°38'49" W
BL13	120.00'	N 70°12'54" W
BL14	173.23'	N 71°48'05" W
BL15	142.77'	N 00°58'02" W
BL16	52.00'	N 03°59'25" W
BL17	15.18'	N 08°24'11" W
BL18	80.00'	N 55°02'47" W
BL19	11.91'	S 86°43'21" W

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'

PLAT AMENDMENT PURPOSE:  
1. Removed Floodplain per Effective LOMR.

CASE NO. P2023-XXX  
AMENDING PLAT

# SOMERSET PARK PHASE II

Being An Amending Plat of  
Somerset Park Phase II  
Recorded in Document Number 20220000019639,  
Plat Records, Rockwall County, Texas  
OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

OWNER  
Arcadia Lakes Of Somerset Holdings, LLC  
3500 Maple Avenue, Suite 1165  
Dallas, Texas 75219  
Telephone (214) 642-1135  
Contact: Katherine Hamilton

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Greg T. Helsel

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ARCADIA LAKES OF SOMERSET HOLDINGS, LLC, is the owner of a tract of land situated in the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, being part of a tract conveyed by deed recorded in Document No. 2013-0000500385, Deed Records, Rockwall County, Texas (DRRCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on a south line of a tract conveyed to N.L. Lofland and Annie Lofland, recorded in Volume 28, Page 487 DRRCT, for the northwest corner of Lofland Lake Estates, an addition recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas (PRRCT);

THENCE along the west line of Lofland Lake Estates, the following:

- S 01°05'40" E, 1084.85 feet;
N 85°04'06" E, 218.65 feet;
S 00°39'37" E, 199.86 feet;
S 84°51'02" W, 125.70 feet;
S 00°52'21" E, 649.96 feet;

And N 84°29'46" E, 93.68 feet to the northwest corner of Lofland Lake Estates No. 2, an addition recorded in Cabinet C, Page 251 PRRCT;

THENCE along the west line of Lofland Lake Estates No. 2, the following:

- S 00°54'06" E, 330.45 feet;
N 85°06'41" E, 100.25 feet;

And S 00°40'59" W, 537.41 feet to a northerly corner of Lot 2, Block A, Edwards Acres Subdivision, an addition recorded in Cabinet I, Page 41 PRRCT;

THENCE along the common line thereof, the following:

- S 27°41'37" W, 259.68 feet to a 1/2" iron rod with plastic cap found;
S 68°33'54" W, 467.37 feet to a 1/2" iron rod with plastic cap found;

And S 01°38'02" E, 265.80 feet to a point in the north line of Farm to Market Road 549, a public right-of-way, for the most southerly southeast corner of Somerset Park, an addition recorded in Cabinet J, Page 273 PRRCT to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

THENCE along the easterly lines thereof, the following:

N 46°14'45" W, 24.04 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

N 01°14'46" W, 8.08 feet;

A tangent curve to the left having a central angle of 48°37'50", a radius of 443.00 feet, a chord of N 25°33'41" W - 364.82 feet, an arc length of 376.00 feet;

N 49°52'36" W, 61.12 feet;

A tangent curve to the left having a central angle of 09°37'01", a radius of 364.00 feet, a chord of N 54°1'07" W - 61.03 feet, an arc length of 61.10 feet;

N 59°29'38" W, 26.18 feet;

A tangent curve to the right having a central angle of 40°44'09", a radius of 321.00 feet, a chord of N 39°07'33" W - 223.45 feet, an arc length of 228.22 feet;

N 26°04'37" E, 9.95 feet;

N 18°38'49" W, 52.01 feet;

N 63°53'15" W, 14.08 feet;

N 18°38'49" W, 118.21 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

A non-tangent curve to the left having a central angle of 48°44'05", a radius of 526.00 feet, a chord of N 44°09'09" E - 434.04 feet, an arc length of 447.41 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

N 70°12'54" W, 120.00 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

A non-tangent curve to the left having a central angle of 00°41'12", a radius of 406.00 feet, a chord of N 19°26'30" E - 4.86 feet, an arc length of 4.86 feet;

A compound curve to the left having a central angle of 00°54'00", a radius of 1476.00 feet, a chord of N 18°38'55" E - 23.18 feet, an arc length of 23.18 feet;

N 71°48'05" W, 173.23 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

A non-tangent curve to the left having a central angle of 23°47'40", a radius of 1000.00 feet, a chord of N 05°42'33" E - 412.31 feet, passing at an arc length of 376.03 feet an "X" found in concrete, continuing a total arc length of 415.29 feet;

N 06°11'17" W, 184.22 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

N 00°58'02" W, 142.77 feet;

N 03°59'25" W, 52.00 feet;

A non-tangent curve to the right having a central angle of 50°39'01", a radius of 424.00 feet, a chord of N 68°39'54" W - 362.73 feet, an arc length of 374.82 feet;

A reverse curve having a central angle of 19°54'48", a radius of 606.00 feet, a chord of N 53°17'48" W - 209.56 feet, an arc length of 210.62 feet;

A reverse curve having a central angle of 13°44'06", a radius of 574.00 feet, a chord of N 56°23'09" W - 137.27 feet, an arc length of 137.60 feet;

N 08°24'11" W, 15.18 feet;

A non-tangent curve to the right having a central angle of 02°27'29", a radius of 960.00 feet, a chord of N 33°44'27" E - 41.18 feet, an arc length of 41.19 feet;

N 55°02'47" W, 80.00 feet;

A non-tangent curve to the left having a central angle of 01°26'00", a radius of 1040.00 feet, a chord of S 34°15'07" W - 26.02 feet, an arc length of 26.02 feet;

S 86°43'21" W, 11.91 feet;

A non-tangent curve to the right having a central angle of 13°40'50", a radius of 574.00 feet, a chord of N 32°28'31" W - 136.73 feet, an arc length of 137.05 feet;

And S 64°21'54" W, 255.05 feet to a 5/8" iron rod with plastic cap found on an east line of said Lofland tract;

THENCE N 00°08'16" E, 973.07 feet along the east line thereof to a 1/2" iron rod found

THENCE N 88°23'12" E, 1672.70 feet to the POINT OF BEGINNING with the subject tract containing 3,607,167 square feet or 82.809 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, ARCADIA LAKES OF SOMERSET HOLDINGS, LLC, do hereby adopt this plat designating the hereinabove described property as SOMERSET PARK PHASE II, an Addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We Further understand and acknowledge the following:

- 1. All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.
2. No building shall be constructed or placed upon, over, or across the utility easements as described herein.
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 subdivision 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 the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, and storm sewers, all according to the specifications of the City of Rockwall.

Witness our hands at Rockwall County, Texas, this \_\_\_ day of \_\_\_\_\_, 2022.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

By: Katherine Hamilton, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Katherine Hamilton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas

RECOMMENDED FOR FINAL APPROVAL

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

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 this final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

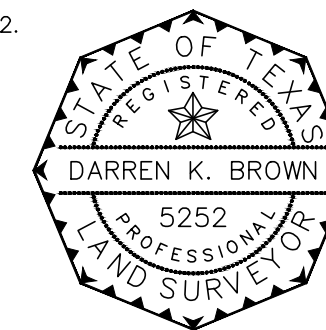
Director Of Planning & Zoning

City Engineer

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the \_\_\_ day of \_\_\_\_\_, 2022.



darren.brown@spiarsengineering.com

DARREN K. BROWN, RPLS No. 5252

PLAT AMENDMENT PURPOSE:

- 1. Removed Floodplain per Effective LOMR.

CASE NO. P2023-XXX
AMENDING PLAT

SOMERSET PARK PHASE II

Being An Amending Plat of
Somerset Park Phase II

Recorded in Document Number 20220000019639,
Plat Records, Rockwall County, Texas

OUT OF THE

A. JOHNSON SURVEY~ ABSTRACT NO. 123
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
Arcadia Lakes Of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
Telephone (214) 642-1135
Contact: Katherine Hamilton

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Greg T. Helsel



## PLAT CLOSURE

Segment #1 : Line

Course: S 1°05'40" E Length: 1084.85'

Segment #2 : Line

Course: N 85°04'06" E Length: 218.65'

Segment #3 : Line

Course: S 0°39'37" E Length: 199.86'

Segment #4 : Line

Course: S 84°51'02" W Length: 125.70'

Segment #5 : Line

Course: S 0°52'21" E Length: 649.96'

Segment #6 : Line

Course: N 84°29'46" E Length: 93.68'

Segment #7 : Line

Course: S 0°54'06" E Length: 330.45'

Segment #8 : Line

Course: N 85°06'41" E Length: 100.25'

Segment #9 : Line

Course: S 0°40'59" W Length: 537.41'

Segment #10 : Line

Course: S 27°41'37" W Length: 259.68'

Segment #11 : Line

Course: S 68°33'54" W Length: 467.37'

Segment #12 : Line

Course: S 1°38'02" E Length: 265.80'

Segment #13 : Line

Course: N 46°14'45" W Length: 24.04'

Segment #14 : Line

Course: N 1°14'46" W Length: 8.08'

Segment #15 : Curve

Length: 376.00' Radius: 443.00'

Delta: 48°37'50" Tangent: 200.16'

Chord: 364.82' Course: N 25°33'41" W

Segment #16 : Line

Course: N 49°52'36" W Length: 61.12'

Segment #17 : Curve

Length: 61.10' Radius: 364.00'

Delta: 9°37'01" Tangent: 30.62'

Chord: 61.03' Course: N 54°41'07" W

Segment #18 : Line

Course: N 59°29'38" W Length: 26.18'

Segment #19 : Curve

Length: 228.22' Radius: 321.00'

Delta: 40°44'09" Tangent: 119.17'

Chord: 223.45' Course: N 39°07'33" W

Segment #20 : Line

Course: N 26°04'37" E Length: 9.95'

Segment #21 : Line

Course: N 18°38'49" W Length: 52.01'

Segment #22 : Line

Course: N 63°53'15" W Length: 14.08'

Segment #23 : Line

Course: N 18°38'49" W Length: 118.21'

Segment #24 : Curve

Length: 447.41' Radius: 526.00'

Delta: 48°44'05" Tangent: 238.24'

Chord: 434.04' Course: N 44°09'09" E

Segment #25 : Line

Course: N 70°12'54" W Length: 120.00'

Segment #26 : Curve

Length: 4.86' Radius: 406.00'

Delta: 0°41'12" Tangent: 2.43'

Chord: 4.86' Course: N 19°26'30" E

Segment #27 : Curve

Length: 23.18' Radius: 1476.00'

Delta: 0°54'00" Tangent: 11.59'

Chord: 23.18' Course: N 18°38'55" E

Segment #28 : Line

Course: N 71°48'05" W Length: 173.23'

Segment #29 : Curve

Length: 415.29' Radius: 1000.00'

Delta: 23°47'40" Tangent: 210.68'

Chord: 412.31' Course: N 5°42'33" E

Segment #30 : Line

Course: N 6°11'17" W Length: 184.22'

Segment #31 : Line

Course: N 0°58'02" W Length: 142.77'

Segment #32 : Line

Course: N 3°59'25" W Length: 52.00'

Segment #33 : Curve

Length: 374.82' Radius: 424.00'

Delta: 50°39'01" Tangent: 200.65'

Chord: 362.73' Course: N 68°39'54" W

Segment #34 : Curve

Length: 210.62' Radius: 606.00'

Delta: 19°54'48" Tangent: 106.38'

Chord: 209.56' Course: N 53°17'48" W

Segment #35 : Curve

Length: 137.60' Radius: 574.00'

Delta: 13°44'06" Tangent: 69.13'

Chord: 137.27' Course: N 56°23'09" W

Segment #36 : Line

Course: N 8°24'11" W Length: 15.18'

Segment #37 : Curve

Length: 41.19' Radius: 960.00'

Delta: 2°27'29" Tangent: 20.60'

Chord: 41.18' Course: N 33°44'27" E

Segment #38 : Line

Course: N 55°02'47" W Length: 80.00'

Segment #39 : Curve

Length: 26.02' Radius: 1040.00'

Delta: 1°26'00" Tangent: 13.01'

Chord: 26.02' Course: S 34°15'07" W

Segment #40 : Line

Course: S 86°43'21" W Length: 11.91'

Segment #41 : Curve

Length: 137.05' Radius: 574.00'

Delta: 13°40'50" Tangent: 68.85'

Chord: 136.73' Course: N 32°28'31" W

Segment #42 : Line

Course: S 64°21'54" W Length: 255.05'

Segment #43 : Line

Course: N 0°08'16" E Length: 973.07'

Segment #44 : Line

Course: N 88°23'12" E Length: 1672.70'

---

Perimeter: 10810.81' Area: 3607166.94 Sq. Ft.

Error Closure: 0.0128 Course: S 52°23'00" W

Error North: -0.00782 East: -0.01015

Precision 1: 840987.50