

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

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°32'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°30'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

**STATE PLANE
COORDINATES
7034465.415
2592732.892**

Course	Bearing	Distance
FL-1	S 03°01'36" E	29.76'
FL-2	S 03°01'36" E	106.28'
FL-3	S 47°14'05" E	70.97'
FL-4	N 75°42'46" E	182.38'
FL-5	S 14°17'14" E	196.46'
FL-6	S 47°23'51" E	3.03'
FL-7	N 75°42'46" E	40.15'
FL-8	S 14°17'14" E	37.70'
FL-9	N 47°23'51" W	46.86'
FL-10	N 14°17'14" W	152.46'
FL-11	S 75°42'46" W	138.38'
FL-12	N 47°14'05" W	79.58'
FL-13	N 03°01'36" W	100.11'
FL-14	S 86°58'24" W	20.00'
FL-15	N 03°01'36" W	24.00'
FL-16	N 86°58'24" W	1.06'
FL-17	N 03°01'36" W	5.00'

Curve	Radius	Length	Delta	Chord	Chord Bear.
CDE-1	20.00'	15.43'	44°12'29"	15.05'	N 25°07'50" W
CDE-2	44.00'	16.25'	21°09'38"	16.16'	S 81°06'35" E
CDE-4	177.50'	81.33'	26°15'10"	80.62'	S 80°41'18" E
CDE-5	192.50'	81.76'	24°20'09"	81.15'	N 79°43'48" W

Curve	Radius	Length	Delta	Chord	Chord Bearing
CUE-1	20.00'	23.25'	66°36'45"	21.96'	S 49°12'37" W
CUE-2	50.00'	15.23'	17°27'27"	15.18'	N 11°45'20" W
CUE-3	44.00'	2.35'	30°3'48"	2.35'	S 48°55'45" E
CUE-5	20.00'	3.81'	10°55'24"	3.81'	N 81°02'28" E
CUE-6	44.00'	1.81'	2°21'04"	1.81'	S 04°12'08" E
CUE-7	44.00'	23.01'	29°57'43"	22.75'	S 74°18'16" E
CUE-8	177.50'	34.96'	11°17'01"	34.90'	S 81°21'16" W
CUE-9	20.00'	13.80'	39°31'46"	13.53'	N 67°09'44" W
CUE-10	44.00'	6.31'	81°12'52"	6.30'	S 80°06'45" E

FIRE LANE CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CFL-1	25.00'	15.46'	35°26'21"	15.22'	S 14°41'35" W
CFL-2	44.00'	14.42'	18°46'18"	14.35'	S 12°24'45" E
CFL-3	50.00'	16.38'	18°46'18"	16.31'	S 12°24'45" E
CFL-4	20.00'	15.43'	44°12'29"	15.05'	S 25°07'50" W
CFL-5	20.00'	19.92'	57°03'09"	19.10'	S 75°45'40" E
CFL-6	20.00'	11.56'	33°06'37"	11.40'	S 30°50'33" W
CFL-7	20.00'	19.86'	56°53'23"	19.05'	S 75°50'33" E
CFL-8	44.00'	38.58'	50°14'12"	37.36'	N 72°30'57" W
CFL-9	44.00'	25.43'	33°06'37"	25.07'	N 30°50'33" W
CFL-10	20.00'	31.42'	90°00'00"	28.26'	N 59°17'34" W
CFL-11	44.00'	43.81'	57°03'12"	42.03'	S 75°45'40" W
CFL-12	44.00'	33.95'	44°12'29"	33.11'	N 25°07'51" E
CFL-13	20.00'	31.42'	90°00'00"	28.26'	N 48°01'36" W
CFL-14	20.00'	24.81'	71°04'09"	23.25'	N 51°26'19" E
CFL-15	15.00'	8.45'	32°17'11"	8.34'	N 07°40'20" W
CFL-16	25.00'	9.56'	21°54'15"	9.50'	N 27°20'03" W

UTILITY EASEMENT LINE TABLE		
Course	Bearing	Distance
UE-1	N 03°01'36" W	30.44'
UE-2	S 86°59'27" W	8.00'
UE-3	N 03°00'33" W	15.00'
UE-4	N 86°59'27" E	8.00'
UE-5	S 86°58'24" W	10.77'
UE-6	N 03°01'36" W	15.00'
UE-7	N 86°58'24" E	10.77'
UE-8	N 86°58'24" E	12.30'
UE-9	S 03°01'36" E	15.00'
UE-10	S 86°58'24" W	10.00'
UE-12	N 14°17'14" W	27.37'
UE-13	S 86°59'47" W	38.65'
UE-14	N 14°17'14" E	7.56'
UE-15	S 75°42'46" W	22.61'
UE-16	S 59°17'14" E	8.38'
UE-17	N 14°17'14" E	151.04'
UE-18	S 75°42'46" W	18.75'
UE-19	N 14°17'14" W	118.65'
UE-20	S 14°17'14" E	9.64'
UE-21	S 75°42'46" W	15.00'
UE-22	N 14°17'14" W	10.00'
UE-23	N 75°42'46" E	11.21'
UE-24	N 14°17'14" W	17.14'
UE-25	S 14°17'14" E	93.26'
UE-27	N 47°23'51" W	14.58'
UE-28	N 14°17'14" W	72.88'
UE-29	N 59°17'14" W	16.62'
UE-30	S 14°17'14" E	8.99'
UE-31	S 76°25'03" W	15.00'
UE-32	N 14°17'14" W	31.69'
UE-33	S 47°23'51" E	25.01'
UE-35	N 42°36'09" E	14.69'
UE-36	N 33°03'01" W	24.62'
UE-37	S 33°03'01" E	32.73'
UE-38	N 75°42'46" E	48.42'
UE-39	S 59°17'14" E	16.65'
UE-40	N 75°42'46" E	17.42'
UE-41	S 75°42'46" W	23.63'
UE-42	N 59°17'14" W	16.65'
UE-43	S 86°58'24" W	5.04'
UE-44	N 03°01'36" W	10.00'
UE-45	N 86°58'24" E	5.00'
UE-46	S 03°01'36" E	8.19'
UE-47	S 75°42'46" W	19.64'
UE-48	S 14°32'16" E	5.77'
UE-49	S 75°42'46" W	26.46'
UE-50	N 14°32'16" W	5.77'
UE-51	S 75°42'46" W	14.18'
UE-52	S 42°36'09" W	5.50'
UE-53	S 75°42'46" W	5.75'
UE-54	N 14°17'14" W	5.30'
UE-55	N 14°17'14" E	2.72'

Course	Bearing	Distance
DE-1	S 03°01'36" E	97.91'
DE-2	N 03°01'36" W	55.20'
DE-3	N 62°45'11" E	68.02'
DE-4	S 36°45'05" E	98.78'
DE-5	S 62°45'11" W	38.18'
DE-6	S 67°33'42" E	33.14'
DE-7	S 48°01'36" E	31.14'
DE-9	N 67°33'43" W	58.29'
DE-10	S 03°01'36" E	7.75'
DE-11	N 86°58'24" E	76.31'
DE-12	S 03°07'47" E	28.44'
DE-13	N 86°58'24" E	60.02'
DE-14	S 03°01'36" E	54.17'
DE-15	S 83°29'18" W	50.99'
DE-16	N 47°14'05" W	4.96'
DE-17	N 25°36'22" E	40.74'
DE-18	S 47°14'05" E	15.70'
DE-19	S 25°36'22" W	38.05'
DE-20	N 30°42'46" E	31.58'
DE-21	S 30°42'46" W	40.75'
DE-25	N 03°01'36" W	39.77'
DE-30	N 75°42'46" E	45.25'
DE-31	S 75°42'46" W	55.36'
DE-32	N 75°42'46" E	11.75'
DE-33	S 14°71'14" E	98.38'
DE-34	N 72°23'51" W	15.56'
DE-35	S 47°23'51" E	5.43'
DE-38	N 48°01'36" W	9.95'

LEGEND

FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY,
DETENTION & DRAINAGE EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT
D&DE = DETENTION & DRAINAGE EASEMENT

J 185
FINAL PLAT
LAKESHORE COMMONS

LOTS 1-4, BLOCK A
BEING 4.706 ACRES
SITUATED WITHIN THE

J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2017

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

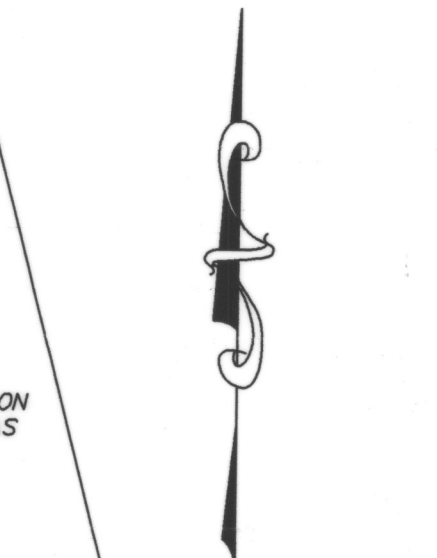
OWNER: ARKOMA DEVELOPMENT, LLC
203 E. INTERSTATE 30
ROCKWALL, TX. 75087
MARK KELDORF
MANAGING MEMBER
(972) 771-6000

DEVELOPER: MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX. 75063

NORTH LAKESHORE DRIVE
(VARIABLE WIDTH R.O.W.)



VICINITY MAP
NO SCALE



SCALE 1" = 50'

MEMORIAL DRIVE
(VARIABLE WIDTH R.O.W.)

ASSESSMENT & RIGHT-OF-WAY
FOR ELECTRIC DELIVERY COMPANY
VOL. 2563, PG. 37
D.R.R.C.T.

—BEGINNING

CASE NO. P2017-012
PAGE 1 OF 2

PAGE 1 OF 2

SURVEYORS
NO. 10079000

SCALE: 1" = 50' DATE: AUG, 2011
JOB NO. 150270-FINAL-PG1

STOVALL & ASSOCIATES

LEGEND			
● GAS METER	○ I.R.F. IRON ROD FOUND	✕ ✕ FENCE	▬ BRICK WALL
▼ ELEC. METER	○ I.R.S. IRON ROD SET	— E — ELEC. SERVICE	▬ BOUNDARY LINE
			▬ CONCRETE

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

Lakeshore Commons
Lots 1-4, Block A
Final Plat

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 Northwesternly 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
- 5) ALL DRAINAGE AND DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
- 6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
- 7) TRACT 1 OF THE DRAINAGE EASEMENT RECORDED IN VOL. 3828, PG. 49 OF THE REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, IS TO BE ABANDONED BY ACCEPTANCE OF THIS PLAT.
- 8) TRACT 2 OF THE SLOPE EASEMENT RECORDED IN VOL. 3828, PG. 31 OF THE DEED RECORDS ROCKWALL COUNTY, TEXAS, IS TO BE ABANDONED BY ACCEPTANCE OF THIS PLAT.
- 9) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LAKESHORE COMMONS ADDITION, Lots 1-4, Block A, subdivision 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. We further certify that all other parties who have a mortgage or lien interest in the Lakeshore Commons Addition subdivision have been notified and signed this plat.

We 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. We 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 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 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 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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

STATE OF TEXAS
COUNTY OF Rockwall

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Worth Williams whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of July, 2017

Edgell A. Morgan
Notary Public



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/14/2017 02:31:29 PM
\$100.00
20170000015245

COPY

Shelli Miller

OWNER: ARKOMA DEVELOPMENT, LLC
203 E. INTERSTATE 30
ROCKWALL, TX. 75087
MARK KELDORF
MANAGING MEMBER
(972) 771-8000

DEVELOPER: MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX. 75063

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 3 DAY OF April, 2017.

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 26th DAY OF July, 2017

Jim Smith
City Secretary

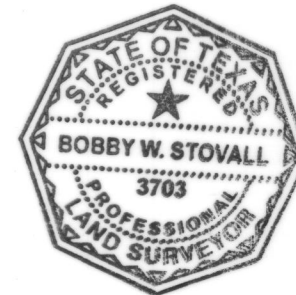
Kristy Cole
City Secretary

Amey Williams
City Engineer



I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

Bobby W. Stovall
Bobby W. Stovall, R.P.L.S. No. 3703



J 186
FINAL PLAT
LAKESHORE COMMONS

LOTS 1-4, BLOCK A
BEING 4.706 ACRES
SITUATED WITHIN THE

J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2017

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

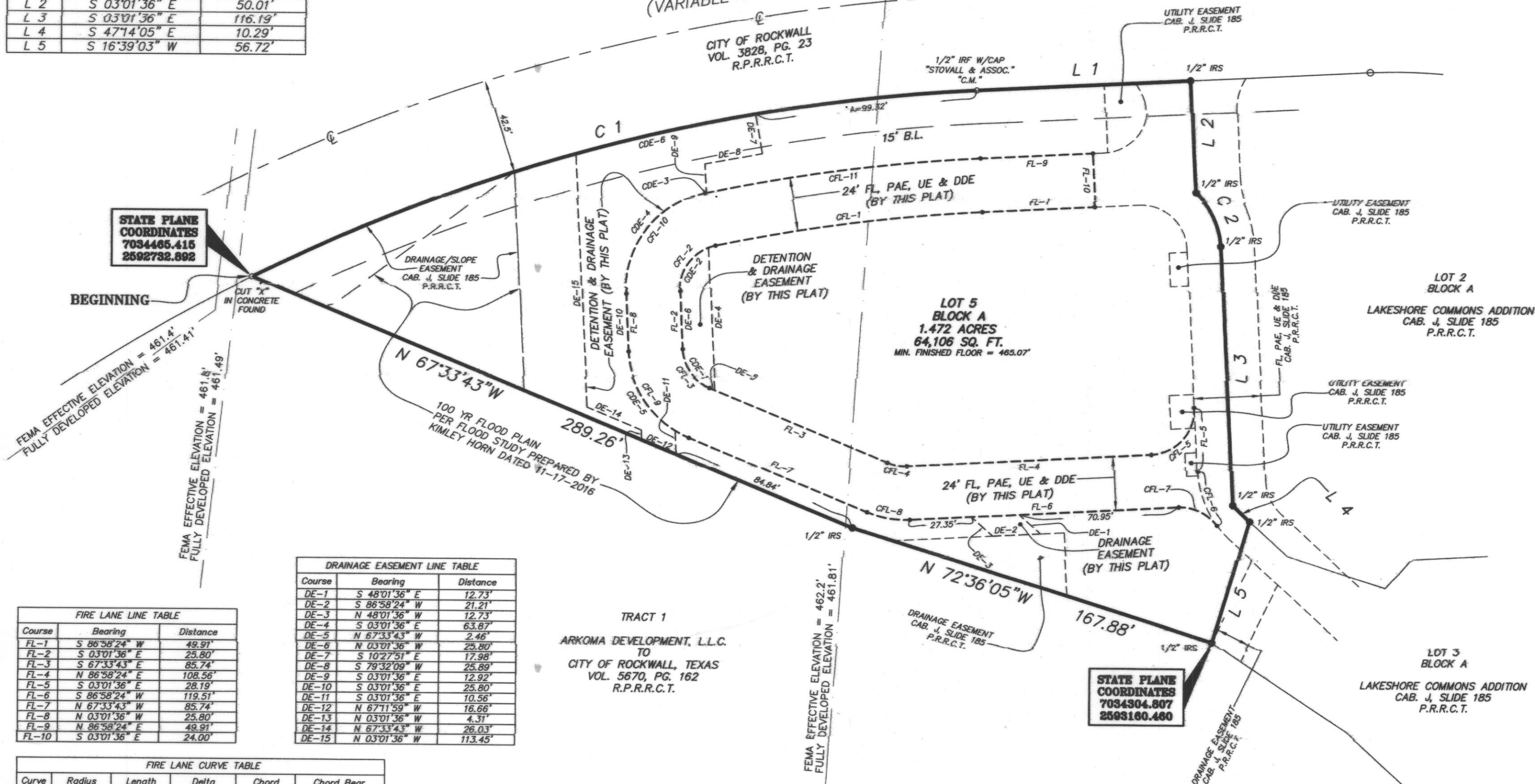
STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND				SCALE: N/A DATE: AUG. 2016	
● GAS	○ I.R.F.	✕ FENCE	▤ BRICK WALL	▬ BOUNDARY LINE	▬ CONCRETE
● GAS METER	● IRON ROD FOUND	— ELEC. SERVICE	— CROSS TIE WALL	— ROCK WALL	— ASPHALT
▼ ELEC	● I.R.S.	— ELEC. SERVICE	— CROSS TIE WALL	— ROCK WALL	— ASPHALT
● ELECTRIC METER	● IRON ROD SET	— ELEC. SERVICE	— CROSS TIE WALL	— ROCK WALL	— ASPHALT

Lakeshore Commons
Lots 1-4, Block A
Final Plat

NOTE: FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY,
DETENTION & DRAINAGE EASEMENT

NORTH LAKESHORE DRIVE
(VARIABLE WIDTH R.O.W.)



Course	Bearing	Distance
FL-1	S 86°38'24" W	49.91'
FL-2	S 03°01'36" E	25.80'
FL-3	S 67°33'43" E	85.74'
FL-4	N 86°58'24" E	108.56'
FL-5	S 03°01'36" E	28.19'
FL-6	S 86°58'24" W	119.51'
FL-7	N 67°33'43" W	85.74'
FL-8	N 03°01'36" W	25.80'
FL-9	N 86°58'24" E	49.91'
FL-10	S 03°01'36" E	24.00'

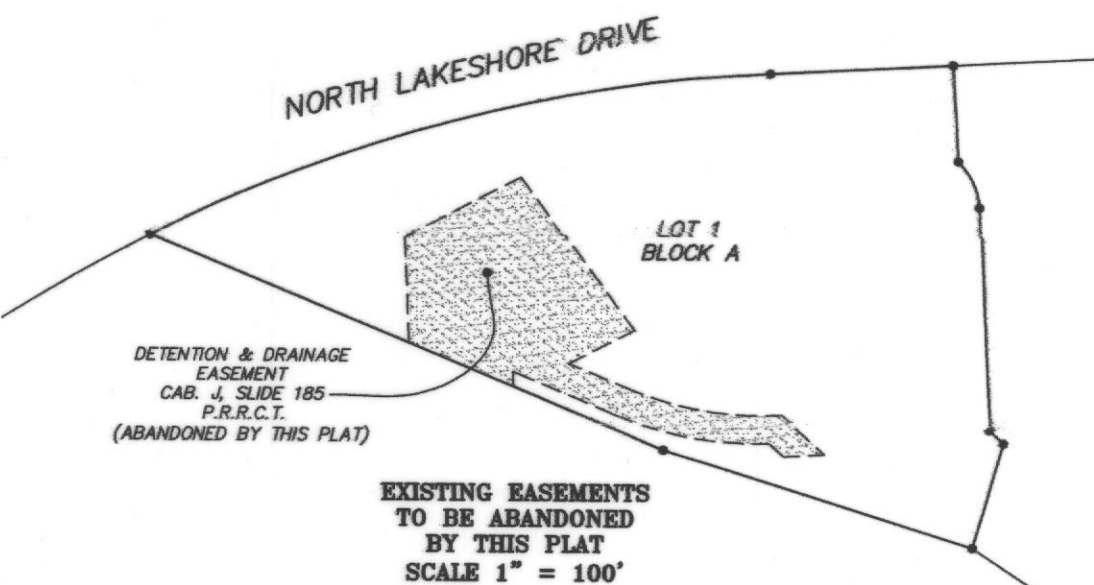
Course	Bearing	Distance
DE-1	S 48°01'36" E	12.73'
DE-2	S 86°58'24" W	21.21'
DE-3	N 48°01'36" W	12.73'
DE-4	S 03°01'36" E	63.87'
DE-5	N 67°31'53" W	2.46'
DE-6	N 03°01'36" W	28.92'
DE-7	S 10°27'51" W	17.98'
DE-8	S 79°32'09" W	25.89'
DE-9	S 03°01'36" E	12.92'
DE-10	S 03°01'36" E	25.80'
DE-11	S 03°01'36" E	10.56'
DE-12	N 67°11'59" W	16.66'
DE-13	N 03°01'36" W	4.31'
DE-14	N 67°31'53" W	26.03'
DE-15	N 03°01'36" W	16.03'

Curve	Radius	Length	Delta	Chord	Chord Bear.
CUF-1	753.00'	119.73'	9°06'36"	119.60'	S 82°25'06" W
CUF-2	20.00'	28.24'	80°53'24"	25.95'	S 37°25'06" W
CUF-3	20.00'	22.53'	64°23'52"	20.17'	S 37°13'39" E
CUF-4	20.00'	8.89'	25°57'53"	5.82'	S 80°17'48" E
CUF-5	20.00'	31.42'	90°00'00"	28.28'	N 41°58'24" E
CUF-6	44.00'	26.12'	34°01'05"	25.74'	S 20°02'08" E
CUF-7	20.00'	19.54'	55°58'55"	18.77'	N 65°02'09" W
CUF-8	44.00'	19.56'	25°57'53"	19.39'	N 80°17'39" E
CUF-9	44.00'	19.56'	64°23'52"	46.89'	N 35°17'39" E
CUF-10	44.00'	62.12'	80°53'24"	57.43'	N 37°25'06" E
CUF-11	777.00'	123.54'	9°06'36"	123.01'	N 82°25'06" E

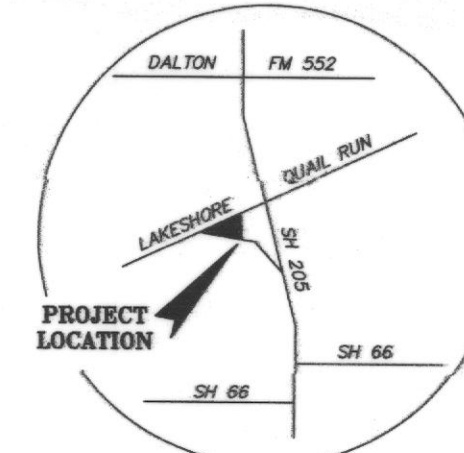
Curve	Radius	Length	Delta	Chord	Chord Bear.
CDE-1	20.00'	22.53'	64°32'07"	21.35'	N 357°19' W
CDE-2	20.00'	24.93'	71°24'29"	23.34'	N 32°40'39" E
CDE-3	777.00'	0.62'	0°02'45"	0.62'	S 77°53'10" W
CDE-4	44.00'	6.12'	80°54'18"	5.67'	S 37°25'06" W
CDE-5	44.00'	65.68'	80°54'18"	41.03'	S 30°48'45" E
CDE-6	807.50'	81.63'	5°47'30"	81.59'	N 77°01'49" E

NOTES

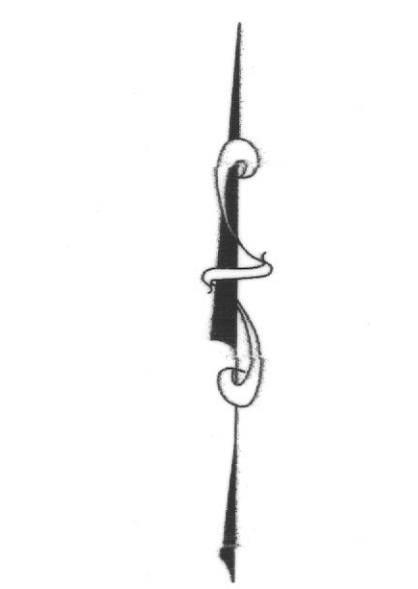
- 1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
- 4) "C.M." = CONTROL MONUMENT
- 5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
- 6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
- 7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.



OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063



VICINITY MAP
NO. SCALE



SCALE 1" = 40'

J 333
FINAL PLAT
LOT 5, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOT 1, BLOCK A
LAKESHORE COMMONS ADDITION
BEING 1.472 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MAY, 2017
ZONED: GENERAL RETAIL (GR)

CASE NO. P2017-034
PAGE 1 OF 2

STOVALL & ASSOCIATES

LEGEND

● GAS METER	○ I.R.F. IRON ROD FOUND	— FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE	SCALE: 1" = 40' DATE: MAY, 2017
▼ ELEC. ELECTRIC METER	● I.R.S. IRON ROD SET	— E. ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT	JOB NO. 150270-REPLAT-LOT-1
						INT. W.G.K. B.W.S.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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 known as Lot 1 of Lakeshore Commons Addition, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 185 of the Plat Records of Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Development, LLC, to Moore Worth Investments, LLC, as recorded in Document No. 20160000022877 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

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. 48 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 with cap stamped "STOVALL & ASSOC." set for corner;

Southeasterly with said non-tangent curve to the right having a central angle of 44 deg. 24 min. 55 sec., a radius of 35.00 feet, a chord bearing of S. 25 deg. 14 min. 04 sec. E., a chord distance of 26.46 feet and an arc length of 27.13 feet to an "X" cut in concrete found for corner;

THENCE S. 16 deg. 39 min. 03 sec. W. with a Southeast line of Lot 1 and a Northwest line of Lot 3 a distance of 56.72 feet to an "X" cut in block wall set for corner in the Northeast line of the above cited City of Rockwall tract at the Southeast corner of Lot 1, said point also being the West corner of Lot 3;

N. 67 deg. 33 min. 43 sec. W. a distance of 289.26 feet to the POINT OF BEGINNING and containing 1.472 acres or 64,106 square feet of land.

- 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
- 5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
- 6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREOF ISSUED, NOR SHALL 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.
- 7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.

STATE OF TEXAS
COUNTY OF ROCKWALL

We 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. We also understand the following;

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.

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.

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

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Worth Williams whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of Apr: 1, 2018

Elizabeth A Morgan
Notary Public



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/18/2018 02:18:57 PM
\$100.00
20180000008585



Hein

COPY

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

PLANNING & ZONING COMMISSION, CHAIRMAN

7/25/07
DATE

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 1 DAY OF AUGUST, 2014.

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 15th DAY OF May, 2011.

Mayor, City of Rockville



 Kristy Cole
 Deputy Secretary

Amy Williams
City Engineer

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

Bobby W. Stovall, R.P.L.S. No. 3703



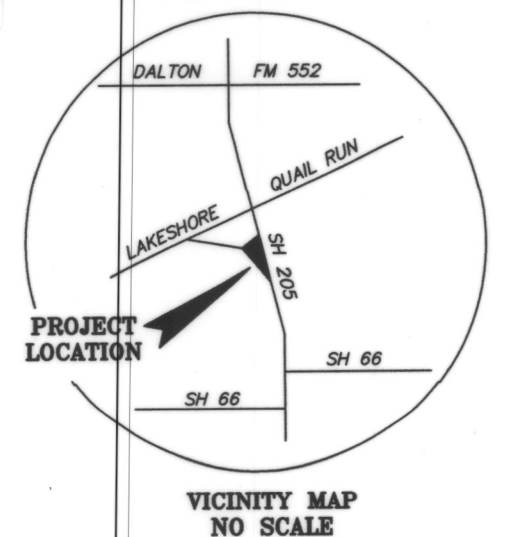
5334
FINAL PLAT
LOT 5, BLOCK A
LAKE SHORE COMMONS ADDITION
BEING A REPLAT OF LOT 1, BLOCK A
LAKE SHORE COMMONS ADDITION
BEING 1.472 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MAY, 2017
ZONED: GENERAL RETAIL (GR)

CASE NO. P2017-034
PAGE 2 OF 2

STOVALL & ASSOCIATES		SURVEYORS
LEGEND		FIRM LICENSE NO. 10079000
● GAS GAS METER	○ I.R.F. IRON ROD FOUND	—*—*— FENCE
● ELEC ELECTRIC METER	— I.R.S. IRON ROD SET	— ELEC. SERVICE
————— BRICK WALL		————— BOUNDARY LINE
————— CROSS TIE WALL		————— CONCRETE
————— ROCK WALL		————— ASPHALT

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

SCALE: N/A DATE: MAY, 2017
 JOB NO. 150270-REPLAT-LOT 1
 I.N.T. W.G.K. B.W.S.



- LEGEND**
- FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT
- D&DE = DETENTION & DRAINAGE EASEMENT
- D,DE&UE = DETENTION, DRAINAGE EASEMENT & UTILITY EASEMENT

STATE PLANE COORDINATES
7034359.146
2593176.711

BOUNDARY LINE TABLE		
Course	Bearing	Distance
L 1	N 16°39'03" E	56.72'
L 2	S 47°14'05" E	22.78'
L 3	S 72°06'04" E	46.17'
L 4	N 42°07'52" E	17.76'
L 5	N 75°42'46" E	74.36'

UTILITY EASEMENT LINE TABLE		
Course	Bearing	Distance
UE-1	S 64°54'10" E	33.89'
UE-2	S 15°51'58" E	84.57'
UE-3	S 75°42'46" W	15.01'
UE-4	N 15°51'58" W	77.32'
UE-5	N 64°54'10" W	56.88'
UE-6	N 47°14'05" W	15.17'
UE-7	S 75°42'46" W	43.51'
UE-8	S 47°14'05" E	29.31'
UE-9	S 47°14'05" E	18.77'
UE-10	N 75°42'46" E	48.95'
UE-11	S 14°17'14" E	244.72'
UE-12	N 14°17'14" W	191.41'
UE-13	S 75°42'46" W	3.75'
UE-14	S 14°17'14" E	174.04'
UE-15	S 75°42'46" W	9.58'
UE-16	N 47°23'51" W	16.33'
UE-17	N 14°17'14" W	2.46'
UE-18	N 75°42'46" E	11.75'
UE-19	N 14°17'14" W	170.00'
UE-20	S 75°42'46" W	11.75'
UE-21	N 75°42'46" E	17.85'
UE-22	S 59°17'14" E	5.52'
UE-23	S 14°17'14" E	19.34'
UE-24	N 75°42'46" E	3.75'
UE-25	N 14°17'14" W	40.94'
UE-26	N 75°42'46" E	3.90'
UE-27	S 14°17'14" E	10.00'
UE-28	S 14°17'14" E	11.64'
UE-29	S 75°42'46" W	15.00'
UE-30	N 14°17'14" W	12.00'
UE-31	N 75°42'46" E	11.21'
UE-32	N 14°17'14" W	10.23'

DRAINAGE EASEMENT LINE TABLE		
Course	Bearing	Distance
DE-1	N 30°42'46" E	31.58'
DE-2	S 30°42'46" W	40.75'
DE-3	N 14°17'14" W	24.87'
DE-4	S 14°17'14" E	10.94'
DE-5	N 75°42'46" E	54.82'
DE-6	S 75°42'46" W	25.50'
DE-7	N 14°17'14" W	13.77'
DE-8	S 75°42'46" W	138.87'
DE-9	S 14°17'14" E	150.00'
DE-10	S 75°42'46" W	18.25'
DE-11	N 14°17'14" W	158.00'
DE-12	N 75°42'46" E	2.04'
DE-13	N 14°17'14" W	11.64'
DE-14	N 75°42'46" E	11.75'
DE-15	S 14°17'14" E	170.00'
DE-16	S 75°42'46" W	11.75'
DE-17	N 14°17'14" W	170.00'
DE-18	S 14°17'14" E	17.69'

DRAINAGE EASEMENT CURVE TABLE				
Curve	Arc Length	Radius	Delta Angle	Chord Bearing
ODE-1	16.25'	44.00'	21°09'38"	S 81°06'35" E
ODE-2	27.60'	20.00'	79°04'36"	N 53°49'32" W

UTILITY EASEMENT CURVE TABLE				
Curve	Arc Length	Radius	Delta Angle	Chord Bearing
CUE-1	43.81'	44.00'	57°03'12"	S 75°45'40" E
CUE-2	19.92'	20.00'	57°03'09"	S 75°45'40" E
CUE-3	5.55'	20.00'	15°53'44"	S 78°58'45" E
CUE-4	11.56'	20.00'	33°06'37"	N 30°50'33" W
CUE-5	3.81'	20.00'	10°55'24"	S 81°10'28" W

- NOTES**
- 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.
 - ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
 - STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
 - "C.M." = CONTROL MONUMENT
 - ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
 - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
 - 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.
 - SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A
LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2018
ZONED: GENERAL RETAIL (GR)

STOVALL & ASSOCIATES

LEGEND

● GAS	○ I.R.F.	— FENCE	— BRICK WALL	— BOUNDARY LINE	— CONCRETE
▼ ELEC	● I.R.S.	— ELEC. SERVICE	— CROSS TIE WALL	— ROCK WALL	— ASPHALT

SCALE: 1" = 40' DATE: JUNE, 2018
JOB NO. 150270-REPLAT-3.4
I.N.T. W.G.K. B.W.S.

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

LOT 2
BLOCK A
LAKESHORE COMMONS ADDITION
CAB. J, SLIDE 185
P.R.H.C.T.

D&UE
CAB. J, SLIDE 185
P.R.R.C.T.

FL, PAE, UE & DDE
CAB. J, SLIDE 185
P.R.R.C.T.

15' UTILITY EASEMENT
CAB. J., SLIDE 185-
P.R.R.C.T.

LOT 3
BLOCK A
LAKESHORE COMMONS ADDITION
CAB. J, SLIDE 185
P.R.H.C.T.

CAB. D&UE
J. SLIDE 185
P.R.R.C.T.

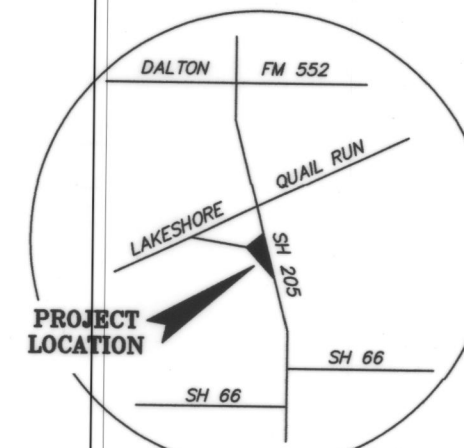
TRACT 1
ARKOMA DEVELOPMENT, L.L.C.
TO
CITY OF ROCKWALL, TEXAS
VOL. 5670, PG. 162
R.P.R.C.T.

LOT 4
BLOCK A
LAKESHORE COMMONS ADDITION
CAB. J, SLIDE 185
P.R.H.C.T.

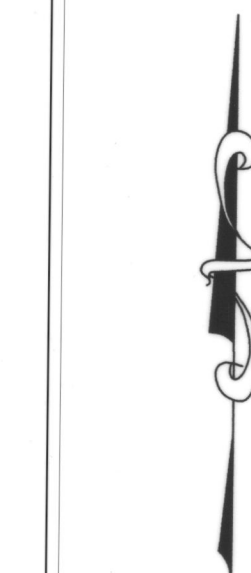
D&UE
SLIDE
J.
CAB. P.R.H.C.T.

STATE HIGHWAY NO. 205
(VARIABLE WIDTH RIGHT-OF-WAY)

FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY,
DETENTION & DRAINAGE EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT
D&DE = DETENTION & DRAINAGE EASEMENT



VICINITY MAP
NO SCALE



0 40 80

SCALE 1" = 40'



**FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A
LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2018
ZONED: GENERAL RETAIL (GR)**

CASE NO. P2018-025
PAGE 2 OF 3

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

STOVALL & ASSOCIATES

SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND				SCALE: 1" = 40' DATE: JUNE, 2018	
● GAS GAS METER	○ I.R.F. IRON ROD FOUND	X X FENCE	 BRICK WALL	 BOUNDARY LINE	CONCRETE
▼ ELEC ELECTRIC METER	○ I.R.S. IRON ROD SET	— ELEC. SERVICE	 CROSS TIE WALL	 ROCK WALL	ASPHALT

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

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Moore Worth Investments, LLC, is the owner of a tract of land in the City of Rockwall, Rockwall County, Texas, and being more particularly 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 known as Lot 3 and Lot 4, Block A of Lakeshore Commons Addition, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 185 of the Plat Records of Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Development, LLC, to Moore Worth Investments, LLC, as recorded in Document No. 20160000022877 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "STOVALL & ASSOC" found (hereinafter called 1/2" iron rod with cap found) for corner at the intersection of the West line of State Highway No. 205 with the Northeast line 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 142 of the Real Property Records of Rockwall County, Texas, said point also being the South corner of the above cited Lot 4;

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 499.76 feet to an "X" cut in wall found for corner;

N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to an "X" cut in wall found for corner at a West corner of the above cited Lot 3, said point also being a South corner of Lot 5, Block A of the Final Plat of Lot 5, Block A, Lakeshore Commons, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE N. 16 deg. 39 min. 03 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 5 a distance of 56.72 feet to an "X" cut in concrete found for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 5;

THENCE in an Easterly direction with the North line of Lot 3 and the South line of Lot 2 the following:

S. 47 deg. 14 min. 05 sec. E. a distance of 22.78 feet to an "X" cut in concrete found for corner;

S. 72 deg. 06 min. 04 sec. E. a distance of 46.17 feet to a 1/2" iron rod with cap found for corner;

N. 42 deg. 07 min. 52 sec. E. a distance of 17.76 feet to a 1/2" iron rod with cap found for corner;

N. 86 deg. 59 min. 47 sec. E. a distance of 154.50 feet to a 1/2" iron rod with cap found for corner;

N. 75 deg. 42 min. 46 sec. E. a distance of 74.36 feet to a 1/2" iron rod with cap found for corner in the West line of State Highway No. 205 at the Northeast corner of Lot 3, said point also being the Southeast corner of Lot 2;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 456.33 feet to the POINT OF BEGINNING and containing 1.693 acres or 73,753 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION, subdivision 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. We further certify that all other parties who have a mortgage or lien interest in LOTS 6 & 7, BLOCK A, LAKESHORE COMMONS ADDITION subdivision have been notified and signed this plat.

We 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. We 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 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 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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

STATE OF TEXAS
COUNTY OF Texas

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Worth Williams whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11 day of October, 2018

Elizabeth A Morgan
Notary Public



RECOMMENDED FOR FINAL APPROVAL

PLANNING & ZONING COMMISSION, CHAIRMAN

DATE

5/28/18

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 4 DAY OF SEP, 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 2nd DAY OF October, 2018

Jim Smith
Mayor, City of Rockwall



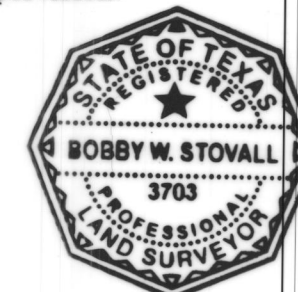
Kristy Cold
City Secretary

Amey Williams, PE
City Engineer

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bobby W. Stovall, 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.

Bobby W. Stovall
Bobby W. Stovall, R.P.L.S. No. 3703



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
10/12/2018 04:11:27 PM
\$150.00
20180000018401



Hein

FINAL PLAT
LOTS 6 & 7, BLOCK A
LAKESHORE COMMONS ADDITION
BEING A REPLAT OF LOTS 3 & 4, BLOCK A
LAKESHORE COMMONS ADDITION
BEING 1.693 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE, 2018
ZONED: GENERAL RETAIL (GR)

CASE NO. P2018-025
PAGE 3 OF 3

STOVALL & ASSOCIATES

SURVEYORS
FIRM LICENSE NO. 10079000

OWNER: MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY
SUITE 175
DALLAS, TX. 75063

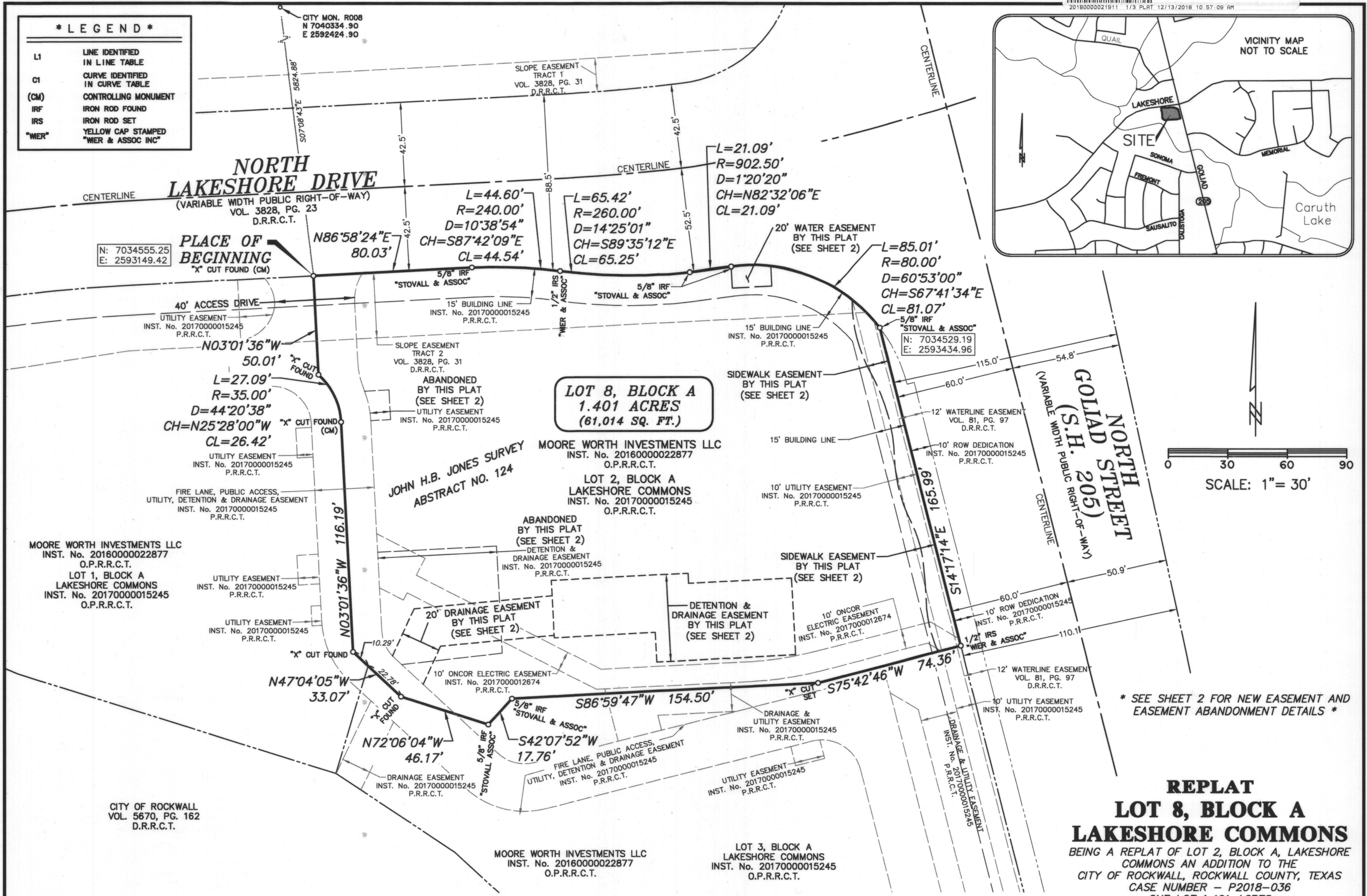
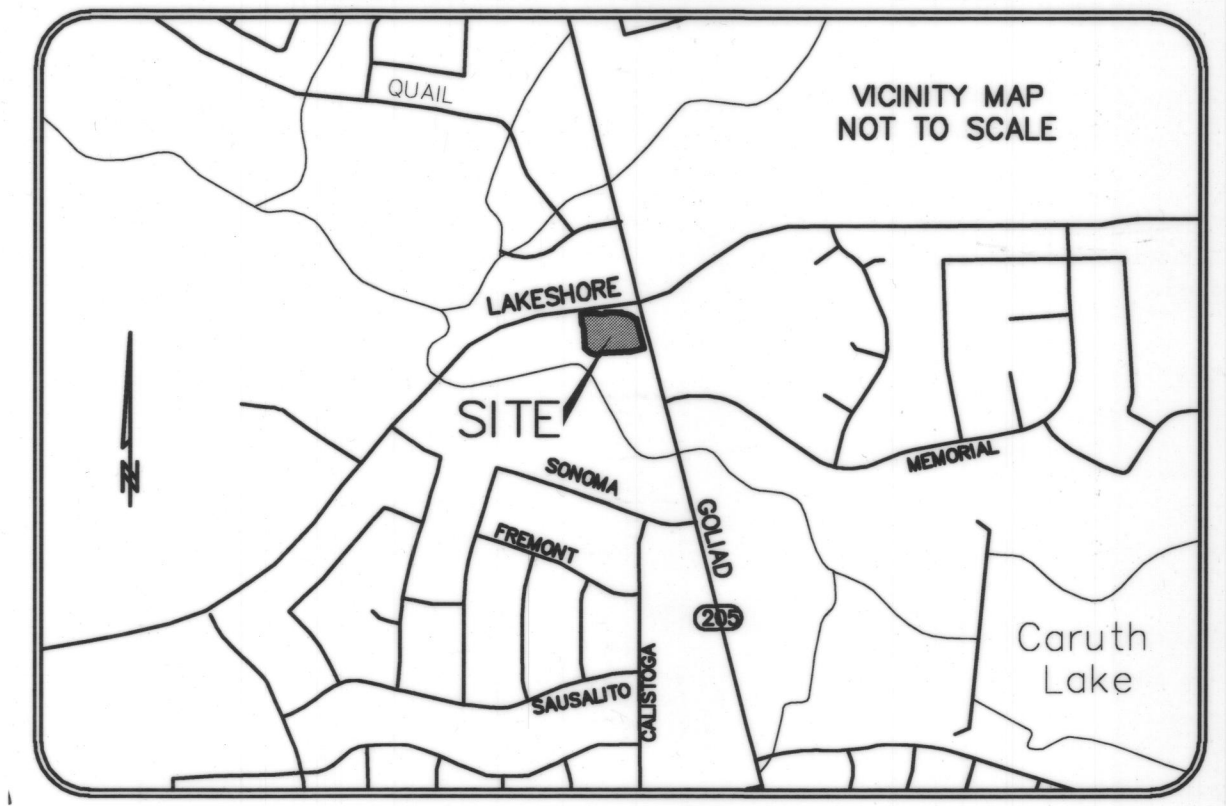
LEGEND				SCALE: N/A DATE: JUNE, 2018		
● GAS	○ I.R.F.	— X —	—————	CONCRETE	JOB NO. 150270-REPLAT-3.4	
● GAS METER	○ IRON ROD FOUND	— X —	—————	BOUNDARY LINE		
▽ ELEC	● I.R.S.	— E —	—————	ROCK WALL	L.N.T. W.G.K. B.W.S.	
● ELECTRIC METER	● IRON ROD SET	— E —	—————	CROSS TIE WALL		

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

NOTES

- 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.
- ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
- "C.M." = CONTROL MONUMENT
- ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING 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 THEREFOR ISSUED, NOR SHALL 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.
- 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.
- SEE PAGE 2 OF 3 FOR EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.

* 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"



* SEE SHEET 2 FOR NEW EASEMENT AND EASEMENT ABANDONMENT DETAILS *

REPLAT
LOT 8, 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 - P2018-036
ONE LOT 1.401 ACRES

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

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

*** 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"

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

**PLACE OF
BEGINNING**
"X" CUT FOUND (CM)

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

JOHN H.B. JONES SURVEY
ABSTRACT NO. 124

LOT 8, 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
LAKE SHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

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

20' DRAINAGE EASEMENT
BY THIS PLAT

SIDEWALK EASEMENT
BY THIS PLAT

SIDEWALK EASEMENT
BY THIS PLAT

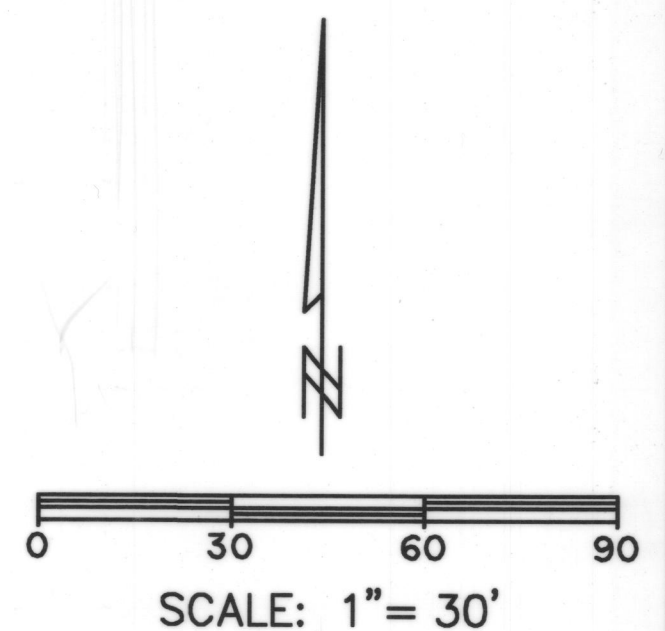
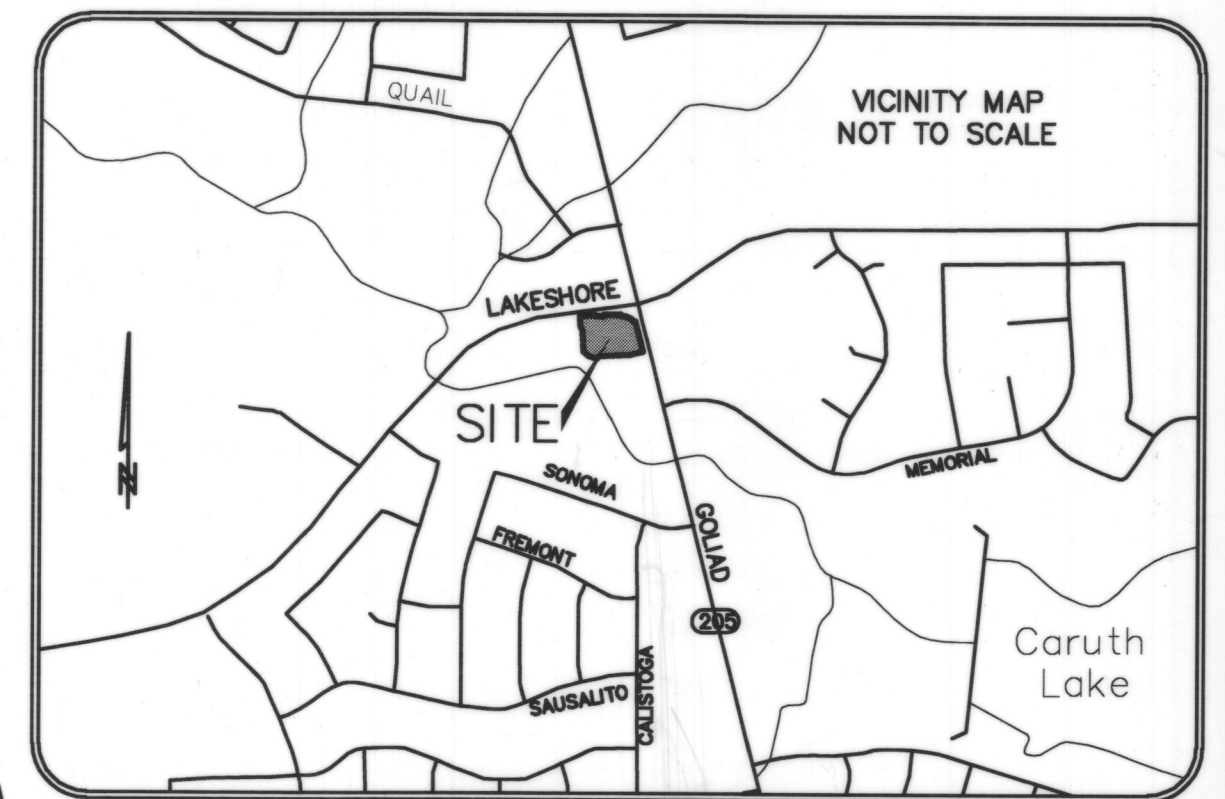
MOORE WORTH INVESTMENTS LLC
INST. No. 20160000022877
O.P.R.R.C.T.
LOT 3, BLOCK A
LAKE SHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

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



**REPLAT
LOT 8, BLOCK A
LAKE SHORE COMMONS**

BEING A REPLAT OF LOT 2, BLOCK A, LAKE SHORE
COMMONS AN ADDITION TO THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2018-036
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. 10033900

SHEET 2 OF 3

DATE: 10/29/2018
W.A. No. 17144

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'

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

OWNER'S CERTIFICATESTATE 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. 20170000015245, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.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 "MER & 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 "MER & 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.

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronL@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 8, 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 8, 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.

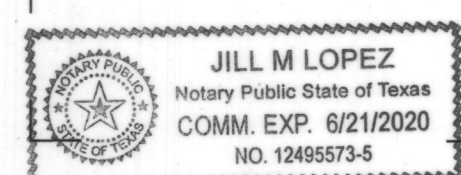
WITNESS OUR HANDS THIS THE 29th DAY OF November, 2018:

FOR: MOORE WORTH INVESTMENTS, LLC

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. Williams, 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 29th DAY OF November, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXASJill M. LOPEZ
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 9th DAY OF November, 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 6th DAY OF December, 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.

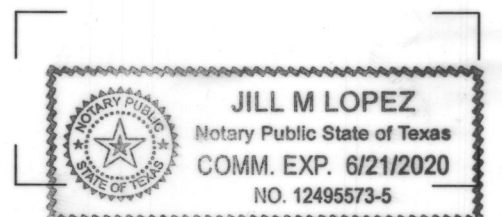
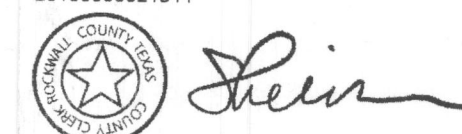
2. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE EASEMENTS INDICATED HEREON, AND CREATE THE EASEMENTS INDICATED HEREON.

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jane Marshall, 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 29th DAY OF November, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXASJill M. LOPEZ
PRINTED NAMEFiled and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/13/2018 10:57:09 AM
\$150.00
20180000021911**COPY****REPLAT****LOT 8, 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 - P2018-036
ONE LOT 1.401 ACRES**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

SHEET 3 OF 3

DATE: 10/29/2018
W.A. No. 17144

*** 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"

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

N86°58'24"E
80.03'

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'

40' ACCESS DRIVE
UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

N03°01'36"W
50.01'
L=27.09'
R=35.00'
D=44°20'38"
CH=N25°28'00"W
CL=26.42'

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

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

JOHN H.B. JONES SURVEY
ABSTRACT NO. 124

CH RETAIL FUN II/DALLAS LAKESHORE LP
INST. No. 20190000004958
O.P.R.R.C.T.
LOT 5, BLOCK A
LAKESHORE COMMONS
INST. No. 20180000008585
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'

N72°06'04"W
46.17'

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

DRAINAGE EASEMENT
INST. No. 20180000021911
P.R.R.C.T.

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

S86°59'47"W 154.50'

S42°07'52"W 17.76'

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

UTILITY EASEMENT
INST. No. 20180000018401
P.R.R.C.T.

DRAINAGE & UTILITY EASEMENT
INST. No. 20180000018401
P.R.R.C.T.

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

S75°42'46"W 74.36'

10' ROW DEDICATION
INST. No. 20170000015245
P.R.R.C.T.

12' WATERLINE EASEMENT
VOL. 81, PG. 97
D.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

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10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

10' UTILITY EASEMENT
INST. No. 20170000015245
P.R.R.C.T.

LOT 9, BLOCK A
1.401 ACRES
(61,014 SQ. FT.)

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

LOT 8, BLOCK A
LAKESHORE COMMONS
INST. No. 20180000021911
O.P.R.R.C.T.

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

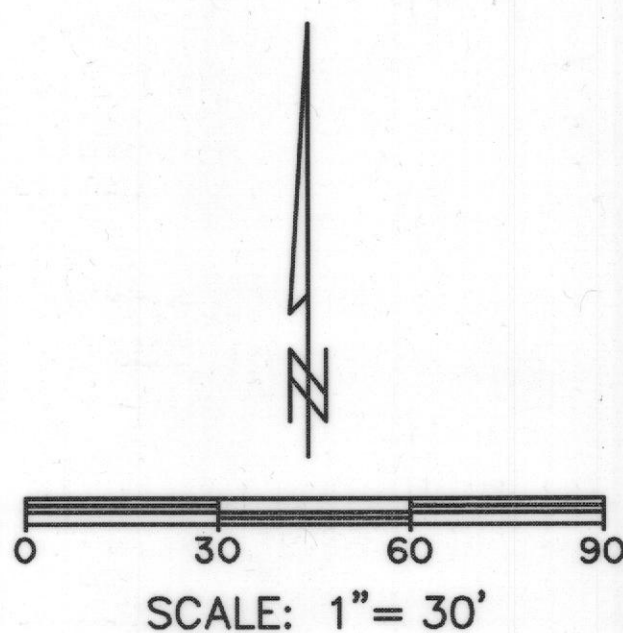
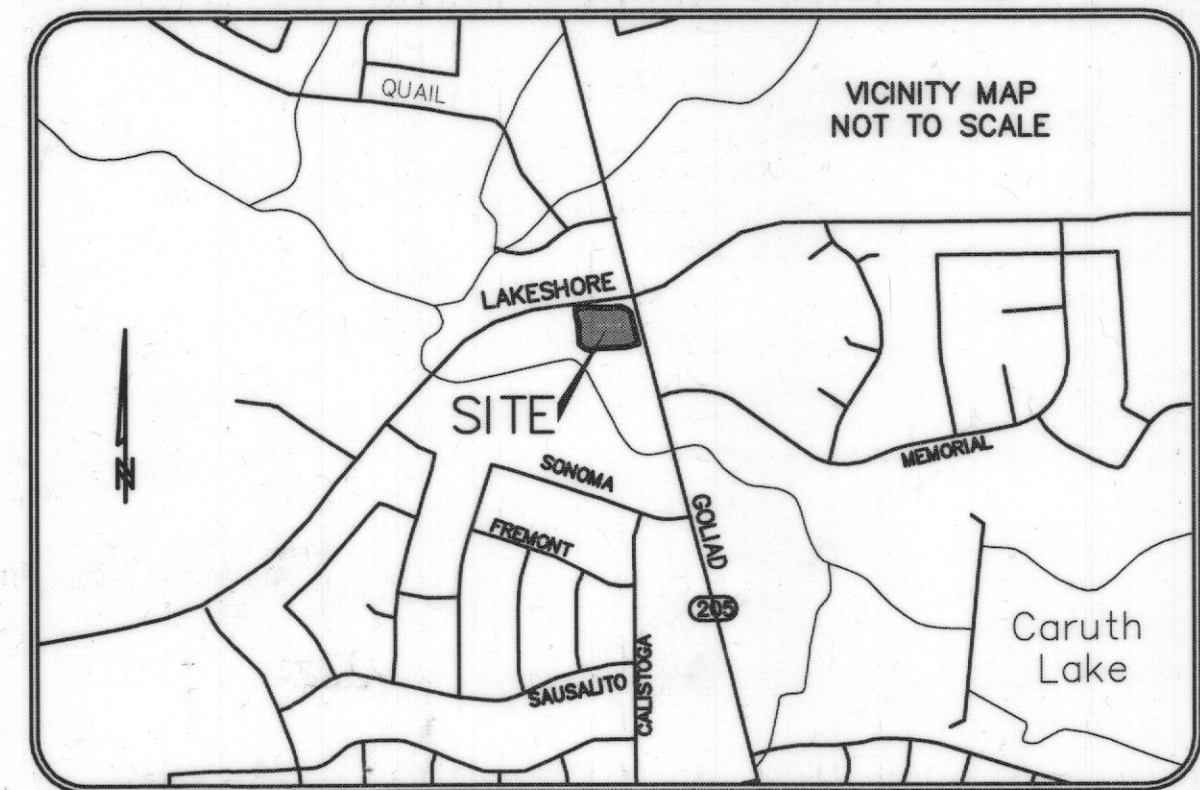
LOT 6, BLOCK A
LAKESHORE COMMONS
INST. No. 20180000018401
O.P.R.R.C.T.

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



REPLAT
LOT 9, BLOCK A
LAKESHORE COMMONS
BEING A REPLAT OF LOT 8, BLOCK A, LAKESHORE
COMMONS AN ADDITION TO THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2020-017
ONE LOT 1.401 ACRES

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

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 8, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000021911, 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 8, AND THE NORTHEAST CORNER OF LOT 5, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2018000008585, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 8 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 89°35'12" 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 8 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 8;

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 8, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF LOT 6 BLOCK A, LAKESHORE COMMONS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000018401, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH LINE OF SAID LOT 6 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 5, CONTINUING ALONG THE EAST LINE OF SAID LOT 5 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8;

THENCE ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8 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.

AARON L. STRINGFELLOW
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 9, 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 9, 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 EXACTIONS 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 27 DAY OF April, 2020:

FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

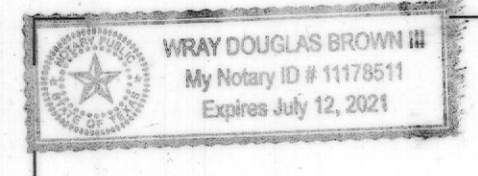
STATE OF TEXAS
COUNTY OF DALLAS

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 27 DAY OF April, 2020.

Notary Public in and for the State of Texas

Wray Douglas Brown III
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 2020.

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 3rd DAY OF June, 2020.

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 WATER EASEMENT INDICATED HEREON, AND CREATE THE WATER EASEMENT INDICATED HEREON.

Signature of party with mortgage or lien interest

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 29 DAY OF April, 2020.

Notary Public in and for the State of Texas

Jill M Lopez
PRINTED NAME



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/04/2020 11:20:29 AM
\$100.00
2020000011600



Signature of notary

REPLAT
LOT 9, BLOCK A
LAKESHORE COMMONS
BEING A REPLAT OF LOT 8, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2020-017
ONE LOT 1.401 ACRES

PREPARED BY:
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SHEET 2 OF 2

DATE: 4/22/2020
W.A. No. 17144