



**LEGEND**  
IRF = Iron rod found  
(C.M.) = Controlling monument  
(TYP.) = Typical  
W/ = With  
B.L. = Building Line  
H.O.A. = Homeowners Association  
D.E. = Drainage Easement  
U.E. = Utility Easement  
S.S.E. = Sanitary Sewer Easement  
MIN. = Minimum  
FF = Finished Floor

N.L. LOFLAND &  
ANNIE LOFLAND  
VOL. 28, PG. 487  
D.R.R.C.T.

S.H. NO. 205  
(100' R.O.W.)

LOFLAND CIRCLE

5/8" IRF  
(C.M.)

3" DIAMETER  
T.X.D.O.T.  
MONUMENT DISK  
(C.M.)

F.M. ROAD 549  
(VARIABLE WIDTH R.O.W.)

POINT OF  
BEGINNING  
1/2" IRF

REMAINDER  
SOMERSET PARK  
DEVELOPMENT, LLC  
INST. NO. 20160000010169  
O.P.R.R.C.T.

PROPOSED FLOODPLAIN  
PER FLOOD STUDY

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

EDWARDS SUBDIVISION  
CABINET I, PAGE 41  
P.R.R.C.T.  
LOT 2, BLOCK A

**NOTES:**

1. FLOOD STATEMENT:  
ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF  
THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE  
"A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY.  
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
2. BASIS OF BEARING:  
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE  
PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY  
GPS MEASUREMENTS TAKEN ON THE GROUND NOVEMBER, 2014 AND  
COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY  
THE NATIONAL GEODETIC SURVEY.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT  
SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS  
THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED  
"R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
5. H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN  
DRIVE.
6. H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT  
DRAINAGE.

SHEET 2  
SHEET 1 MATCH LINE

ZONE A  
BY GRAPHIC SCALE  
MAP NO. 48397C0045 L  
EFFECTIVE DATE:  
SEPTEMBER 26, 2008

**J 135  
FINAL PLAT  
SOMERSET PARK**

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1,  
BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35,  
BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS  
1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND  
BLOCK 12, LOT 1

BEING 56.427 ACRES SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT NUMBER 123  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**SURVEYOR:**  
MADDOX SURVEYING & MAPPING INC.  
P.O. BOX 2109  
FORNEY, TEXAS 75126  
(972) 564-4416  
CONTACT: JAY MADDOX  
Firm Registration No. 10013200

**OWNER:**  
SOMERSET PARK DEVELOPMENT, LLC  
& ARCADIA LAKES OF SOMERSET  
HOLDINGS LLC.  
3500 MAPLE AVENUE, SUITE 1165  
DALLAS, TEXAS 75219  
(214) 724-9281  
CONTACT: CHRISTOPHER ORR

**ENGINEER:**  
TEAGUE NALL AND PERKINS, INC.  
5237 N. RIVERSIDE DRIVE, SUITE 100  
FORT WORTH, TEXAS 76137  
(817) 336-5773  
CONTACT: SCOTT WILHELM, P.E.  
TBPE Registration No. F-230

January 5, 2017

1"=100'

Sheet 1 of 5

LAND USE SUMMARY		
144	RESIDENTIAL LOTS	35.633 ACRES
1	PRIVATE H.O.A. PARK	2.236 ACRES
7	H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
	RIGHT-OF-WAY	14.748 ACRES
	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES

CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33845	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35031	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36687	542.06
37190	542.36
37549	543.09
37791	544.75
38048	546.84



Somerset Park  
Final Plat



LEGEND

- IRF = Iron rod found
- (C.M.) = Controlling monument
- (TYP.) = Typical
- W/ = With
- B.L. = Building Line
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- MIN. = Minimum
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N.L. LOFLAND &  
ANNIE LOFLAND  
VOL. 28, PG. 487  
D.R.R.C.T.

1/2" IRF  
(C.M.)



CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33845	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35031	541.96
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ARCADIA LAKES OF SOMERSET  
HOLDINGS, LLC.  
INST. NO. 20130000500385  
O.P.R.R.C.T.

- NOTES:
- FLOOD STATEMENT:  
ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
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SHEET 3  
SHEET 2  
MATCH LINE

X-SECTION  
35873  
ELEVATION-541.98

X-SECTION  
35775  
ELEVATION-541.97

X-SECTION  
35588  
ELEVATION-541.96

X-SECTION  
35586  
ELEVATION-541.96

ZONE A  
BY GRAPHIC SCALE  
MAP NO. 48397C0045 L  
EFFECTIVE DATE:  
SEPTEMBER 26, 2008

PROPOSED FLOODPLAIN  
PER FLOOD STUDY

J 134  
FINAL PLAT  
SOMERSET PARK

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#### LEGEND

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N.L. LOFLAND  
VOL. 30, PG. 548  
D.R.R.C.T.

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ANNIE LOFLAND  
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REMAINDER  
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TEMPORARY STREET  
AND UTILITY EASEMENT  
INST. NO. 20170000002413  
O.P.R.R.C.T.

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

SHEET 3  
SHEET 2  
MATCH LINE

J 137

## FINAL PLAT SOMERSET PARK

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35, BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT 1

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January 5, 2017

1"=100'

Sheet 3 of 5

Somerset Park  
Final Plat

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	546.00	8°45'14"	83.42	N 60°05'27" E	83.34
C2	546.00	9°12'00"	87.67	N 69°04'04" E	87.58
C3	546.00	9°12'00"	87.67	N 78°16'05" E	87.58
C4	546.00	4°43'21"	45.00	N 85°13'46" E	44.99
C5	300.00	10°44'00"	56.20	S 85°52'33" E	56.12
C6	300.00	16°12'41"	84.88	S 72°24'12" E	84.60
C7	300.00	16°19'12"	85.45	S 56°08'16" E	85.16
C8	300.00	4°48'11"	25.15	S 45°34'34" E	25.14
C9	360.00	10°19'27"	64.87	N 06°24'16" W	64.78
C10	360.00	18°24'18"	115.64	N 20°46'09" W	115.15
C11	360.00	17°14'59"	108.38	N 38°35'47" W	107.97
C12	826.00	4°11'12"	60.36	S 60°55'20" E	60.34
C13	241.00	123°43'53"	520.44	S 29°22'36" E	425.05
C14	259.00	93°09'47"	421.13	S 20°54'54" E	378.25
C15	800.10	4°08'14"	57.77	S 74°38'33" E	57.76
C16	800.10	5°35'20"	78.05	S 75°22'06" E	78.02
C17	800.10	3°13'45"	45.10	S 78°19'33" E	45.09
C18	800.10	6°32'06"	91.26	S 81°25'49" E	91.21
C19	800.10	5°15'29"	73.43	S 82°34'10" E	73.40
C20	800.10	5°12'26"	72.71	S 87°48'07" E	72.69
C21	800.10	6°32'40"	91.39	S 87°58'12" E	91.34
C22	800.10	0°50'12"	11.69	N 89°10'34" E	11.69
C23	966.34	3°36'42"	60.91	N 86°57'06" E	60.90
C24	966.34	5°25'12"	91.41	N 86°02'51" E	91.38
C25	966.34	4°19'30"	72.95	N 82°59'00" E	72.93
C26	966.34	5°55'22"	99.89	N 80°22'34" E	99.85
C27	966.34	4°02'50"	68.26	N 78°47'50" E	68.24
C28	966.34	3°12'29"	54.10	N 75°10'11" E	54.10
C29	966.34	3°50'57"	64.92	N 75°29'25" E	64.90
C30	361.00	5°40'15"	35.73	S 47°02'16" E	35.72
C31	376.00	0°50'50"	5.56	S 43°46'44" E	5.56
C32	376.00	8°19'27"	54.63	S 39°11'35" E	54.58
C33	640.00	7°41'55"	85.99	N 34°19'47" E	85.93
C34	709.00	36°48'34"	455.49	S 79°37'31" E	447.70
C35	535.00	3°52'43"	36.22	N 80°01'51" E	36.21
C36	376.00	7°52'51"	51.72	S 22°41'14" E	51.68
C37	341.00	5°50'06"	34.73	N 68°59'39" E	34.71
C38	791.00	57°58'07"	800.29	S 79°06'15" E	766.59
C39	547.21	2°45'36"	26.36	S 60°38'19" E	26.36
C40	547.21	7°11'53"	68.74	S 65°37'04" E	68.70
C41	547.21	11°31'21"	110.05	S 65°01'11" E	109.86
C42	547.21	7°13'01"	68.93	S 72°49'30" E	68.88
C43	547.21	11°41'31"	111.66	S 76°37'37" E	111.47
C44	547.21	7°14'09"	69.10	S 80°03'05" E	69.06
C45	547.21	7°15'13"	69.28	S 87°17'46" E	69.23
C46	547.21	11°39'13"	111.30	S 88°17'59" E	111.11
C47	547.21	7°18'47"	69.84	N 85°25'14" E	69.80
C48	547.21	7°30'19"	71.68	N 78°00'40" E	71.63
C49	547.21	11°36'54"	110.93	N 80°03'58" E	110.74
C50	796.00	0°41'56"	9.71	N 23°15'38" E	9.71
C51	796.00	4°45'40"	66.15	N 20°31'50" E	66.13
C52	796.00	5°27'36"	75.85	N 20°52'48" E	75.83
C53	796.00	4°42'21"	65.38	N 15°47'49" E	65.36
C54	796.00	5°45'54"	80.09	N 15°16'03" E	80.06
C55	796.00	4°42'21"	65.38	N 11°05'29" E	65.36
C56	796.00	5°45'54"	80.09	N 09°30'09" E	80.06
C57	796.00	4°42'21"	65.38	N 06°23'08" E	65.36
C58	796.00	5°45'54"	80.09	N 03°44'15" E	80.06
C59	796.00	4°42'50"	65.49	N 01°40'33" E	65.47
C60	796.00	4°56'08"	68.57	N 03°08'56" W	68.55
C61	796.00	6°28'19"	89.91	N 02°22'51" W	89.86
C62	1000.00	7°45'31"	135.41	N 21°29'22" E	135.31
C63	476.00	10°54'33"	90.63	S 65°12'50" E	90.49
C64	589.00	11°45'11"	120.82	N 24°15'08" W	120.61
C65	407.88	11°30'43"	81.95	N 61°20'23" W	81.82
C66	407.88	8°47'19"	62.56	N 51°11'22" W	62.50
C67	407.88	21°18'26"	151.68	N 56°26'32" W	150.81
C68	407.88	8°48'36"	62.72	N 42°23'25" W	62.66
C69	407.88	15°06'36"	107.57	N 38°14'01" W	107.26
C70	407.88	8°49'13"	62.79	N 33°34'30" W	62.73
C71	407.88	8°49'10"	62.79	N 24°45'18" W	62.72
C72	407.88	12°18'10"	87.58	N 24°31'37" W	87.41
C73	407.88	1°58'10"	14.02	N 19°21'38" W	14.02
C74	796.00	1°46'56"	24.76	N 17°29'04" W	24.76
C75	796.00	4°13'36"	58.72	N 16°15'44" W	58.71
C76	796.00	4°47'19"	66.53	N 11°45'17" W	66.51
C77	796.00	7°13'59"	100.49	N 12°58'37" W	100.42
C78	830.00	6°10'26"	89.44	S 13°36'40" W	89.39
C79	830.00	8°39'56"	125.53	S 14°51'25" W	125.41
C80	830.00	5°27'06"	78.97	S 19°25'26" W	78.94
C81	830.00	5°41'57"	82.56	S 24°59'58" W	82.53
C82	830.00	8°39'33"	125.44	S 23°31'10" W	125.32
C83	830.00	5°08'42"	74.53	S 04°10'44" W	74.51
C84	830.00	2°25'17"	35.08	S 00°23'45" W	35.07
C85	830.00	1°34'28"	22.81	S 01°36'07" E	22.81
C86	830.00	2°03'58"	29.93	S 01°50'52" E	29.93
C87	830.00	4°50'25"	70.12	S 05°18'04" E	70.10
C88	830.00	5°39'45"	82.03	S 05°42'44" E	81.99
C89	830.00	2°48'08"	40.59	S 09°56'40" E	40.59
C90	830.00	3°37'28"	52.50	S 09°32'00" E	52.50
C91	1170.00	0°58'18"	19.84	N 10°51'35" W	19.84
C92	1170.00	3°28'35"	70.99	N 09°36'26" W	70.98
C93	1170.00	4°19'21"	88.27	N 08°12'45" W	88.25
C94	1170.00	4°19'21"	88.27	N 03°53'24" W	88.25
C95	1170.00	3°31'18"	71.91	N 00°01'56" E	71.90
C96	1170.00	9°39'43"	197.30	N 03°02'17" W	197.07

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°35'26" E	26.42'
L2	N 88°45'27" E	8.86'
L3	N 88°45'27" E	70.00'
L4	N 88°45'27" E	70.00'
L5	N 88°45'27" E	70.00'
L6	N 88°45'27" E	70.00'
L7	N 88°45'27" E	67.76'
L8	N 88°45'27" E	67.76'
L9	N 88°45'27" E	27.07'
L10	N 43°10'28" W	60.17'
L11	N 43°10'28" W	88.68'
L12	N 88°45'27" E	72.20'
L13	N 85°51'55" E	13.86'
L14	N 86°16'05" E	14.48'
L15	N 11°26'08" W	14.41'
L16	N 01°14'33" W	5.08'
L17	N 43°45'27" E	28.28'
L18	S 77°00'13" W	14.26'
L19	S 88°45'27" W	14.95'
L20	N 10°03'15" E	4.00'
L21	S 25°39'59" W	19.24'
L22	N 18°50'53" W	14.26'
L23	S 32°29'21" W	50.14'
L24	S 15°43'44" W	80.44'
L25	S 09°39'33" E	57.90'
L26	N 04°51'21" W	14.14'
L27	N 49°52'23" W	5.86'
L28	N 44°12'09" W	46.49'
L29	N 44°12'09" W	95.94'
L30	S 74°47'57" E	15.20'
L31	N 69°35'28" E	14.41'
L32	S 25°39'59" W	19.60'
L33	S 88°45'27" W	7.30'
L34	N 74°24'22" E	14.30'
L35	S 61°13'14" E	205.90'
L36	N 81°58'12" E	66.55'
L37	N 60°32'37" W	14.89'
L38	S 18°38'36" E	16.66'
L39	N 18°55'24" E	13.81'
L40	S 50°07'12" E	41.41'
L41	N 05°44'48" W	14.30'
L42	S 05°51'02" E	16.27'
L43	N 47°26'22" E	14.75'
L44	S 71°30'06" E	15.16'
L45	N 29°40'27" E	13.30'
L46	N 17°36'31" W	14.48'
L47	S 61°27'16" E	14.67'
L48	S 59°15'31" E	84.21'
L49	N 24°10'05" E	14.67'
L50	N 11°53'48" E	14.63'
L51	N 38°44'12" E	14.49'
L52	S 51°38'28" E	13.88'
L53	N 47°17'18" E	13.89'
L54	N 23°36'35" E	52.56'
L55	N 23°36'35" E	84.08'
L56	N 23°36'35" E	76.85'
L57	N 23°36'35" E	98.15'
L58	N 23°36'35" E	11.65'
L59	N 23°36'35" E	64.48'
L60	S 47°37'20" E	13.09'
L61	N 59°58'03" E	14.54'
L62	N 36°25'11" E	13.92'
L63	N 53°53'29" W	14.43'
L64	N 34°40'16" W	13.91'
L65	N 79°16'32" E	12.64'
L66	S 27°19'25" E	14.40'
L67	S 16°37'23" W	90.81'
L68	N 18°22'32" W	29.34'
L69	N 89°07'25" E	4.00'
L70	N 53°28'43" E	13.91'
L71	N 43°31'05" W	13.48'
L72	N 18°22'32" W	14.76'
L73	N 18°22'32" W	60.66'
L74	N 18°22'32" W	80.00'
L75	N 18°22'32" W	80.00'
L76	N 18°22'32" W	12.45'
L77	N 18°22'32" W	58.35'
L78	N 00°48'53" W	53.41'
L79	N 00°48'53" W	43.64'
L80	N 00°48'53" W	46.59'
L81	N 00°48'53" W	56.36'
L82	S 11°20'44" E	25.62'
L83	S 11°20'44" E	70.09'
L84	S 11°20'44" E	80.00'
L85	S 11°20'44" E	62.02'
L86	S 11°20'44" E	71.94'

STREET & LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°14'33" W	25.08'
L2	N 40°07'37" E	47.88'
L3	S 25°39'59" W	55.19'
L4	S 32°29'21" W	86.09'
L5	S 50°07'12" E	91.35'
L6	S 46°30'18" W	45.78'
L7	N 04°28'48" E	50.04'
L8	N 81°58'12" E	66.55'
L9	S 18°38'36" E	33.73'
L10	S 28°37'54" E	14.51'
L11	N 85°31'12" W	23.00'
L12	N 80°35'46" W	97.37'
L13	N 49°52'23" W	201.37'
L14	S 16°37'23" W	166.84'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5005.59	1°25'19"	124.23	N 43°10'28" W	124.23
C2	574.00	13°40'50"	137.05	S 32°28'18" E	136.73
C3	1040.00	1°26'00"	26.02	N 34°15'20" E	26.02
C4	960.00	2°27'29"	41.19	S 33°44'40" W	41.18
C5	574.00	13°44'06"	137.60	S 56°22'56" E	137.27
C6	606.00	19°54'48"	210.62	S 53°17'35" E	209.56
C7	424.00	50°39'01"	374.82	S 68°39'41" E	362.73
C8	1000.00	23°47'40"	415.29	S 05°42'46" W	412.31
C9	1476.00	0°54'00"	23.18	S 18°39'08" W	23.18
C10	406.00	0°41'12"	4.86	S 19°26'43" W	4.86
C11	526.00	48°44'05"	447.41	S 44°09'22" W	434.04
C12	321.00	40°44'09"	228.22	S 39°07'20" E	223.45
C13	364.00	9°37'01"	61.10	S 54°40'54" E	61.03
C14	443.00	48°37'50"	376.00	S 25°33'28" E	364.82

STREET & CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00	48°37'50"	339.51	N 25°33'28" W	329.41
C2	400.00	48°37'51"	339.51	N 64°26'32" E	329.41
C3	250.00	123°43'53"	539.88	S 29°22'36" E	440.92
C4	250.00	116°54'32"	510.11	S 32°47'17" E	426.11
C5	350.00	31°13'48"	190.77	S 34°15'29" E	188.42
C6	350.00	11°33'52"	70.64	N 66°07'46" E	70.52
C7	800.00	57°58'07"	809.39	S 79°06'15" E	775.31
C8	600.00	42°01'29"	440.08	N 25°29'33" E	430.28
C9	1000.00	15°49'32"	276.21	N 03°25'58" W	275.33
C10	1000.00	10°31'51"	183.80	S 06°04'49" E	183.54
C11	1000.00	31°40'14"	552.76	S 15°01'14" W	545.75
C12	1000.00	4°07'01"	71.86	S 32°54'51" W	71.84
C13	700.00	36°48'34"	449.71	S 79°37'31" E	442.02
C14	526.00	7°41'34"	70.62	N 78°07'25" E	70.57
C15	526.00	3°55'22"	36.01	N 72°18'57" E	36.00
C16	1450.00	0°54'00"	22.77	N 18°39'08" E	22.77
C17	380.00	132°15'59"	877.22	N 85°14'07" E	695.01
C18	250.00	73°33'15"	320.94	N 57°42'11" E	299.35
C19	650.00	39°18'05"	445.86	N 01°16'30" E	437.17
C20	250.00	62°13'14"	271.49	N 49°29'09" W	258.34
C21	700.00	21°05'26"	257.67	S 09°18'36" W	256.22
C22	942.00	38°13'52"	628.56	N 00°44'24" E	616.96
C23	580.00	44°52'27"	454.26	N 40°48'46" W	442.74
C24	600.00	37°37'07"	393.94	S 44°26'26" E	386.90
C25	450.00	50°39'01"	397.81	S 68°39'41" E	384.98

## OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}  
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as **SOMERSET PARK** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I 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 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 Addition 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.

SOMERSET PARK DEVELOPMENT, LLC,

Representative:

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.

Representative:

STATE OF TEXAS}  
COUNTY OF ROCKWALL}

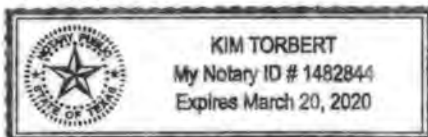
Before me, the undersigned authority, on this day personally appeared William S. Mader, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 22 day of

February, 2017.

Kim Torbert  
Notary Public in and for the State of Texas

My Commission Expires:



## OWNERS CERTIFICATE

STATE OF TEXAS}  
COUNTY OF ROCKWALL}

WHEREAS, Somerset Park Development, LLC, and Arcadia Lakes of Somerset Holdings, LLC, are the owner's of a tract of land in the Abner Johnson Survey, Abstract No. 123, situated in the City of Rockwall, in Rockwall County, Texas, being a portion of a tract of land to Somerset Park Development, LLC, as recorded in Instrument Number 20160000010169 of the Official Public Records of Rockwall County, Texas and a portion of a remainder of a tract of land to Arcadia Lakes of Somerset Holdings, LLC, recorded in Instrument Number 20130000500385 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Somerset Park tract, lying on the north Right of Way of Farm to Market (F.M.) 549, a variable width right-of-way;

THENCE South 88 degrees 45 minutes 27 seconds West along the south line of said Somerset Park tract and the north line of said F.M. 549, a distance of 1321.87 feet to a 3 inch T.X.D.O.T. right-of-way disk found for the southwest corner of said Somerset Park tract, said point also lying on the east line of State Highway (S.H.) 205 a called 100 feet wide right-of-way and at the beginning of a curve to the right;

THENCE with said curve to the right and along the east line of said S.H. 205, having a radius of 5005.59 feet, a central angle of 01 degrees 25 minutes 19 seconds, an arc length of 124.23 feet, a chord bearing of North 43 degrees 10 minutes 28 seconds West, a distance of, 124.23 feet to a 5/8 inch iron rod found for the most northerly southwest corner of said Somerset Park tract, same being the south corner of a tract of land to N.L. Lofland & Annie Lofland as recorded in Volume 28, Page 487 of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 40 minutes 31 seconds West along the common line of said N.L. Lofland & Annie Lofland tract and said Somerset Park tract, a distance of 1062.07 feet to a 1/2 inch iron rod found at an angle point in same;

THENCE North 00 degrees 59 minutes 21 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 869.90 feet to a 60-D nail found at the northerly base of a fence corner post for the northeast corner of said N.L. Lofland & Annie Lofland tract and at an inner ell corner of said Somerset Park tract;

THENCE North 85 degrees 28 minutes 38 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 10.57 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to N.L. Lofland recorded in Volume 30, Page 548, of the Deed Records of Rockwall County, Texas, same point lying on the north line of said N.L. Lofland & Annie Lofland tract and on the west line of said Somerset Park tract;

THENCE North 00 degrees 08 minutes 29 seconds East along the common line of said N.L. Lofland tract and said Somerset Park tract, a distance of 428.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of said Somerset Park tract;

THENCE departing the east line of said N.L. Lofland tract, along the north/east lines of said Somerset Park tract and partially through the interior of said Arcadia tract the following courses and distances;

THENCE North 64 degrees 22 minutes 07 seconds East, a distance of 255.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 40 minutes 50 seconds, an arc length of 137.05 feet, a chord bearing of South 32 degrees 28 minutes 18 seconds East, a distance of 136.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 86 degrees 43 minutes 34 seconds East, a distance of 11.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1040.00 feet, a central angle of 01 degrees 26 minutes 00 seconds, an arc length of 26.02 feet, a chord bearing of North 34 degrees 15 minutes 20 seconds East a distance of 26.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 55 degrees 02 minutes 34 seconds East a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 960.00 feet, a central angle of 02 degrees 27 minutes 29 seconds, an arc length of 41.19 feet, a chord bearing of South 33 degrees 44 minutes 40 seconds West a distance of 41.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 08 degrees 23 minutes 58 seconds East a distance of 15.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 44 minutes 06 seconds, an arc length of 137.60 feet, a chord bearing of South 56 degrees 22 minutes 56 seconds East a distance of 137.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 606.00 feet, a central angle of 19 degrees 54 minutes 48 seconds, an arc length of 210.62 feet, a chord bearing of South 53 degrees 17 minutes 35 seconds East, a distance of, 209.56 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 424.00 feet, a central angle of 50 degrees 39 minutes 01 seconds, an arc length of 374.82 feet, a chord bearing of South 68 degrees 39 minutes 41 seconds East, a distance of, 362.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 03 degrees 59 minutes 12 seconds East, a distance of 52.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 57 minutes 49 seconds East, a distance of 142.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 06 degrees 11 minutes 04 seconds East, a distance of 184.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1000.00 feet, a central angle of 23 degrees 47 minutes 40 seconds, an arc length of 415.29 feet, a chord bearing of South 05 degrees 42 minutes 48 seconds West, a distance of 412.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 71 degrees 47 minutes 52 seconds East, a distance of 173.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1476.00 feet, a central angle of 00 degrees 54 minutes 00 seconds, an arc length of 23.18 feet, a chord bearing of South 18 degrees 39 minutes 08 seconds West, a distance of, 23.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a compound curve continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 406.00 feet, a central angle of 00 degrees 41 minutes 12 seconds, an arc length of 4.86 feet, a chord bearing of South 19 degrees 26 minutes 43 seconds West, a distance of, 4.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 70 degrees 12 minutes 41 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 526.00 feet, a central angle of 48 degrees 44 minutes 05 seconds, an arc length of 447.41 feet, a chord bearing of South 44 degrees 09 minutes 22 seconds West, a distance of, 434.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 118.21 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 63 degrees 53 minutes 02 seconds East a distance of 14.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 52.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 26 degrees 04 minutes 50 seconds West a distance of 9.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 321.00 feet, a central angle of 40 degrees 44 minutes 09 seconds, an arc length of 228.22 feet, a chord bearing of South 39 degrees 07 minutes 20 seconds East a distance of 223.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 59 degrees 29 minutes 25 seconds East a distance of 26.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 364.00 feet, a central angle of 09 degrees 37 minutes 01 seconds, an arc length of 61.10 feet, a chord bearing of South 54 degrees 40 minutes 54 seconds East a distance of 61.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 49 degrees 52 minutes 23 seconds East a distance of 61.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 443.00 feet, a central angle of 48 degrees 37 minutes 50 seconds, an arc length of 376.00 feet, a chord bearing of South 25 degrees 33 minutes 28 seconds East a distance of 364.82 feet;

THENCE South 01 degrees 14 minutes 33 seconds East a distance of 8.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 46 degrees 14 minutes 32 seconds East a distance of 24.04 feet to the **POINT OF BEGINNING** containing 2,457,949 square Feet, or 56.427 acres of land.

11/15/14  
Date

Planning & Zoning Commission, Chairman

**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 13 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 22nd day of April, 2017.

Mayor City of Rockwall City Secretary City Engineer



## SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Brian J. Maddox**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22<sup>ND</sup> DAY

OF February, 2017

Brian J. Maddox  
BRIAN J. MADDOX, R.P.L.S. NO. 5430



Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
05/03/2017 09:23:14 AM  
\$250.00  
20170000007776



Shelli Miller

**COPY**

## J 139 FINAL PLAT SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1,  
BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35,  
BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS  
1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND  
BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT NUMBER 123  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**SURVEYOR:**  
MADDOX SURVEYING & MAPPING INC.  
P.O. BOX 2109  
FORNEY, TEXAS 75126  
(972) 564-4416  
CONTACT: JAY MADDOX  
Firm Registration No. 10013200

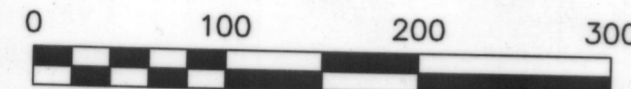
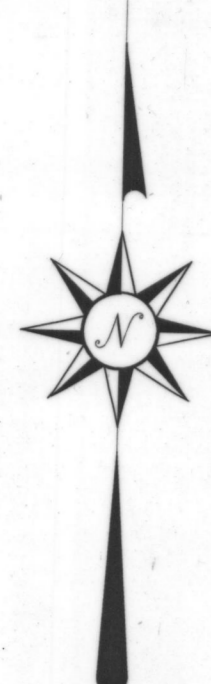
**OWNER:**  
SOMERSET PARK DEVELOPMENT, LLC  
& ARCADIA LAKES OF SOMERSET  
HOLDINGS LLC.  
3500 MAPLE AVENUE, SUITE 1165  
DALLAS, TEXAS 75219  
(214) 724-9281  
CONTACT: CHRISTOPHER ORR  
1"=100'

**ENGINEER:**  
TEAGUE NALL AND PERKINS, INC.  
5237 N. RIVERSIDE DRIVE, SUITE 100  
FORT WORTH, TEXAS 76137  
(817) 336-5773  
CONTACT: SCOTT WILHELM, P.E.  
TBPE Registration No. F-230

January 5, 2017

Sheet 5 of 5

Somerset Park  
Final Plat



**LEGEND**  
IRF = Iron rod found  
(C.M.) = Controlling monument  
(TYP.) = Typical  
W/ = With  
B.L. = Building Line  
H.O.A. = Homeowners Association  
D.E. = Drainage Easement  
U.E. = Utility Easement  
S.S.E. = Sanitary Sewer Easement  
S.W.E. = Sidewalk Easement  
MIN. = Minimum  
FF = Finished Floor

N.L. LOFLAND &  
ANNIE LOFLAND  
VOL. 28, PG. 487  
D.R.R.C.T.

S.H. NO. 205  
(100' R.O.W.)

LOFLAND CIRCLE

3" DIAMETER  
T.X.D.O.T.  
MONUMENT DISK  
(C.M.)

F.M. ROAD 549  
(VARIABLE WIDTH R.O.W.)

POINT OF  
BEGINNING  
1/2" IRF  
(C.M.)

REMAINDER  
SOMERSET PARK  
DEVELOPMENT, LLC  
INST. NO. 2016000010169  
O.P.R.R.C.T.

PROPOSED FLOODPLAIN  
PER FLOOD STUDY

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

EDWARDS SUBDIVISION  
CABINET I, PAGE 41  
P.R.R.C.T.  
LOT 2, BLOCK A

- NOTES:**
- FLOOD STATEMENT:**  
ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
  - BASIS OF BEARING:**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND NOVEMBER, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
  - THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.**
  - ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.**
  - H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.**
  - H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.**

# AMENDING PLAT J 273 SOMERSET PARK

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35, BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT 1

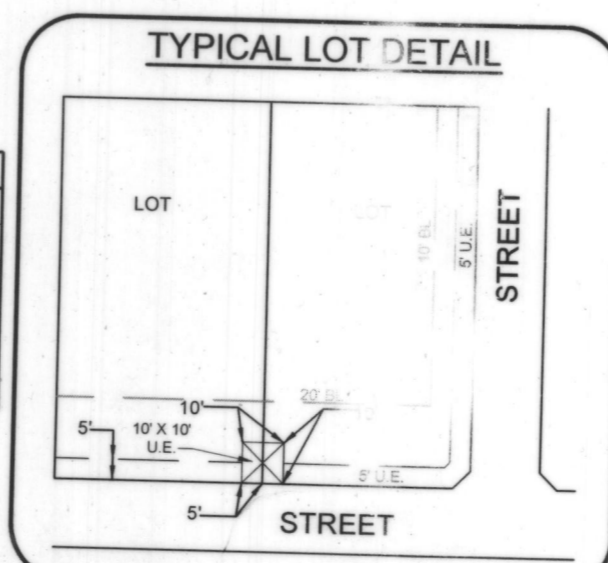
BEING 56.427 ACRES SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT NUMBER 123  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33845	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35031	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36687	542.06
37190	542.36
37549	543.09
37791	544.75
38048	546.84

LAND USE SUMMARY		
144	RESIDENTIAL LOTS	35.633 ACRES
1	PRIVATE H.O.A. PARK	2.236 ACRES
7	H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
	RIGHT-OF-WAY	14.748 ACRES
	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES

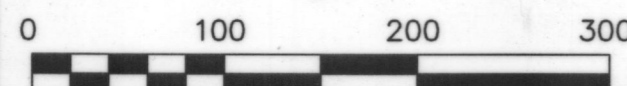
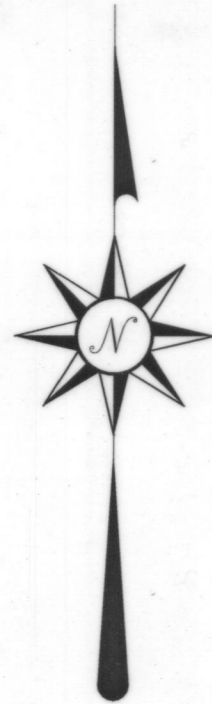
THE PURPOSE OF THIS AMENDING PLAT IS TO ADD/REMOVE UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)



**SURVEYOR:**  
MADDOX SURVEYING & MAPPING INC.  
P.O. BOX 2109  
FORNEY, TEXAS 75126  
(972) 564-4416  
CONTACT: JAY MADDOX  
Firm Registration No. 10013200

**OWNER:**  
SOMERSET PARK DEVELOPMENT, LLC  
& ARCADIA LAKES OF SOMERSET HOLDINGS LLC.  
3500 MAPLE AVENUE, SUITE 1165  
DALLAS, TEXAS 75219  
(214) 724-9281  
CONTACT: CHRISTOPHER ORR  
1"=100'

**ENGINEER:**  
TEAGUE NALL AND PERKINS, INC.  
5237 N. RIVERSIDE DRIVE, SUITE 100  
FORT WORTH, TEXAS 76137  
(817) 336-5773  
CONTACT: SCOTT WILHELM, P.E.  
TBPE Registration No. F-230

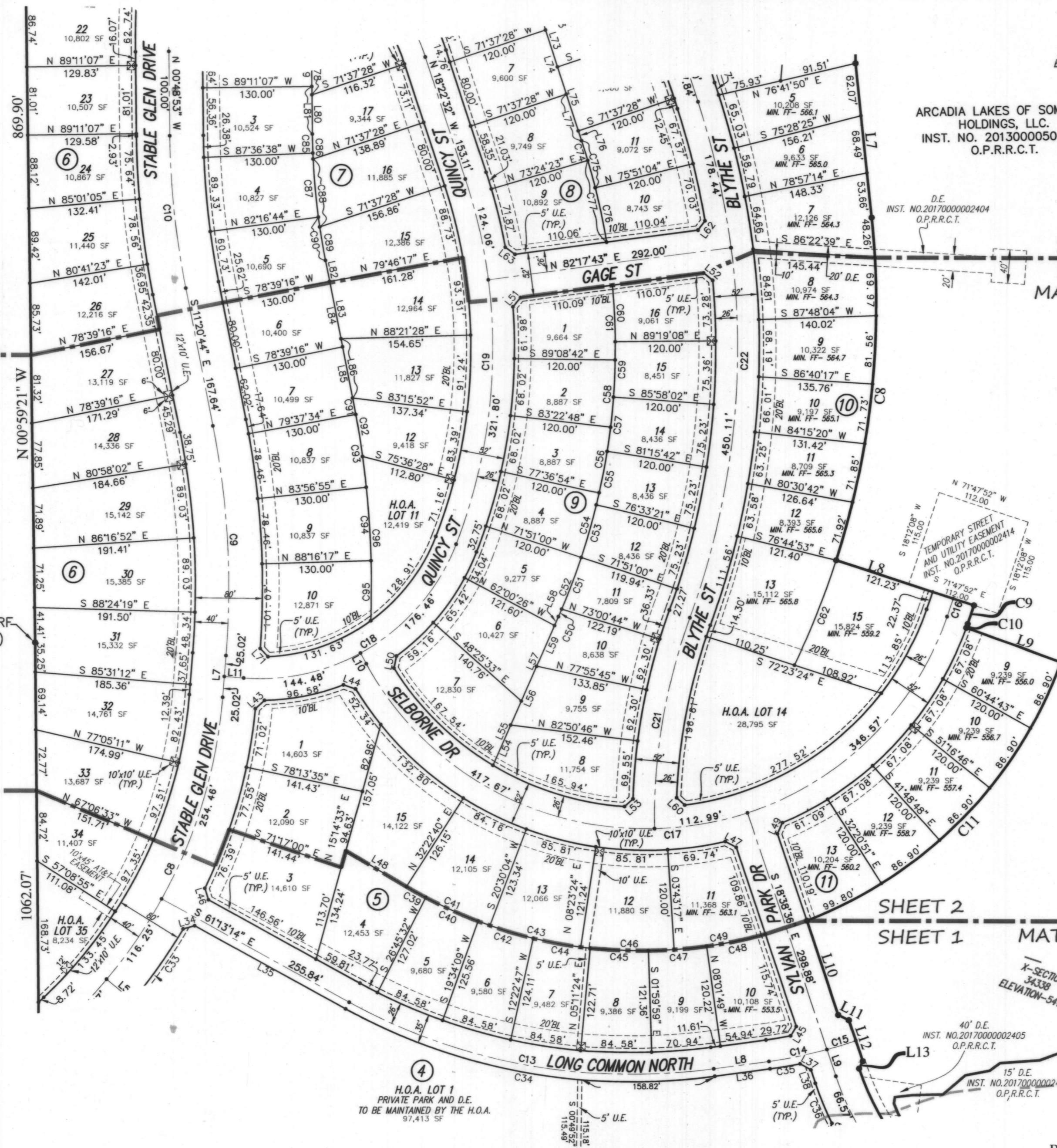


#### LEGEND

IRF = Iron rod found  
(C.M.) = Controlling monument  
(TYP.) = Typical  
W/ = With  
B.L. = Building Line  
H.O.A. = Homeowners Association  
D.E. = Drainage Easement  
U.E. = Utility Easement  
S.S.E. = Sanitary Sewer Easement  
S.W.E. = Sidewalk Easement  
MIN. = Minimum  
FF = Finished Floor

N.L. LOFLAND &  
ANNIE LOFLAND  
VOL. 28, PG. 487  
D.R.R.C.T.

1/2" IRF  
(C.M.)



X-SECTION  
35973  
ELEVATION-541.98

SHEET 3  
SHEET 2  
MATCH LINE

X-SECTION  
35598  
ELEVATION-541.96  
X-SECTION  
35596  
ELEVATION-541.96

X-SECTION  
35237  
ELEVATION-541.96

X-SECTION  
35031  
ELEVATION-541.96

X-SECTION  
34338  
ELEVATION-541.94

## AMENDING PLAT J 274 SOMERSET PARK

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1,  
BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35,  
BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS  
1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND  
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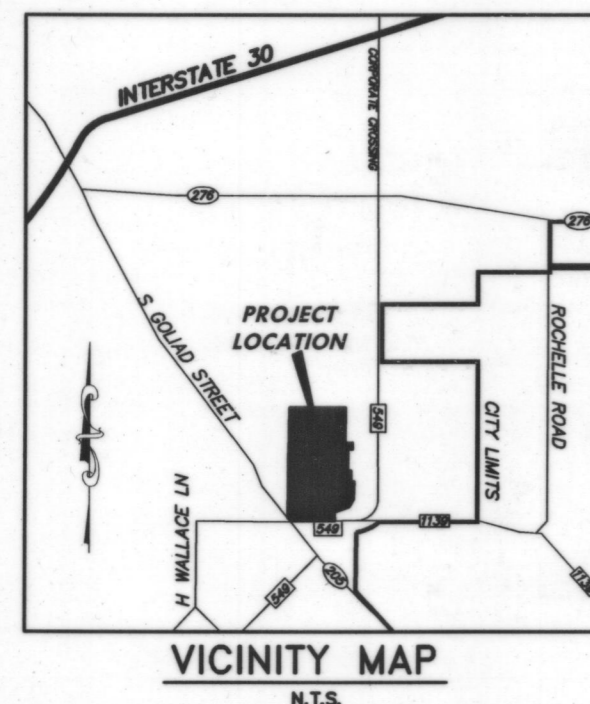
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December 5, 2017

1"=100'

Sheet 2 of 5

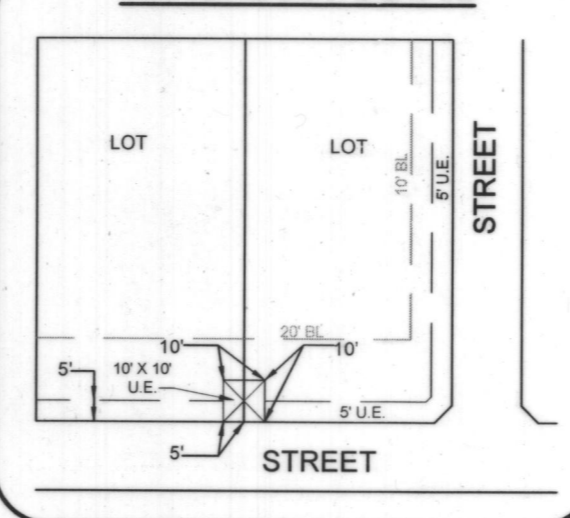


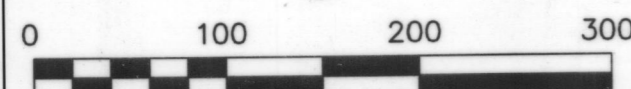
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(NO LOTS HAVE BEEN CHANGED)

#### TYPICAL LOT DETAIL





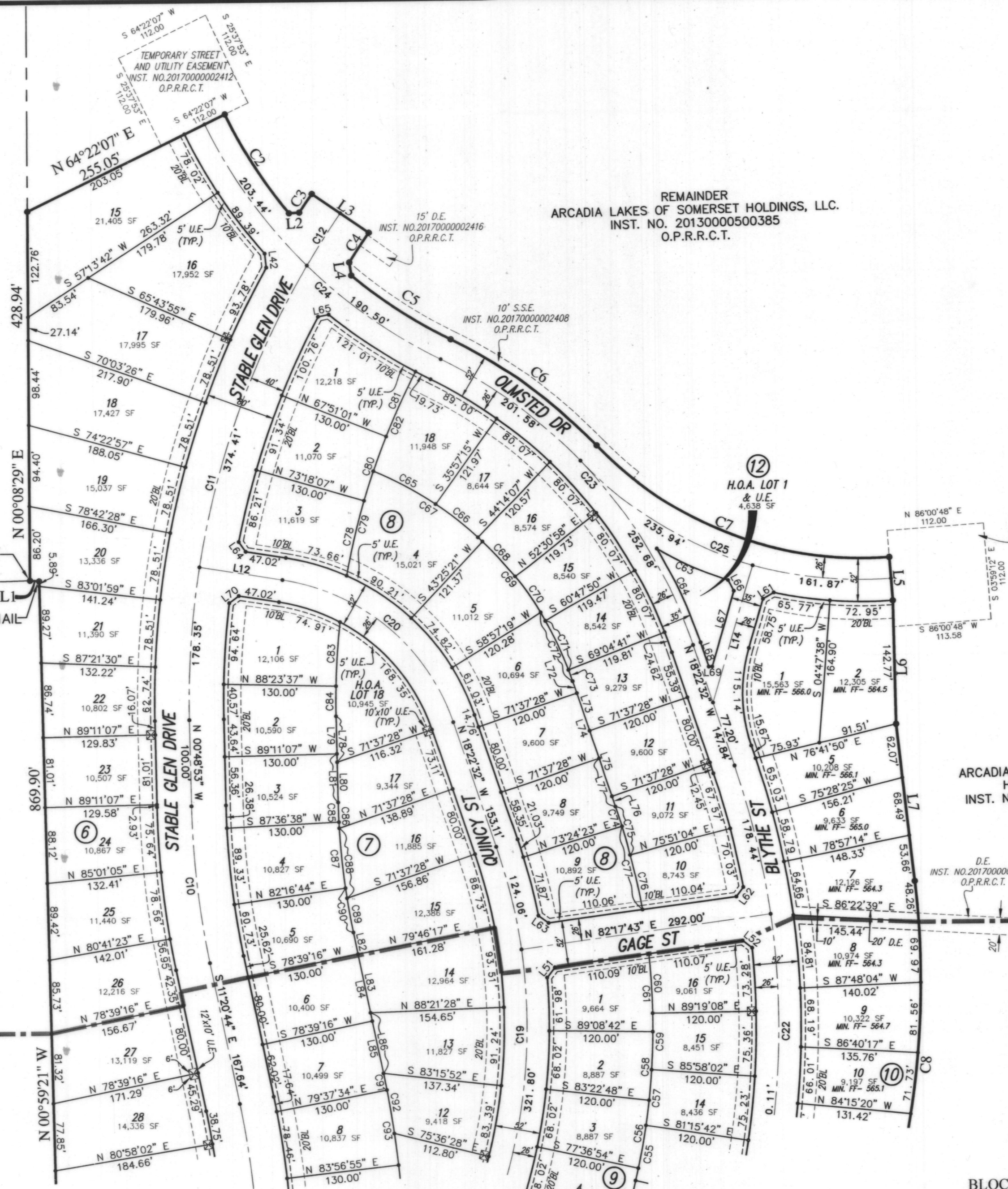
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1/2" IRF  
(C.M.)  
60D NAIL



#### NOTES:

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6. H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.

TEMPORARY STREET  
AND UTILITY EASEMENT  
INST. NO. 2017000002413  
O.P.R.R.C.T.

ZONE A  
BY GRAPHIC SCALE  
MAP NO. 48397C0045 L  
EFFECTIVE DATE:  
SEPTEMBER 26, 2008

X-SECTION  
35973  
ELEVATION-541.98

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

X-SECTION  
35775  
ELEVATION-541.97

SHEET 3  
SHEET 2  
MATCH LINE

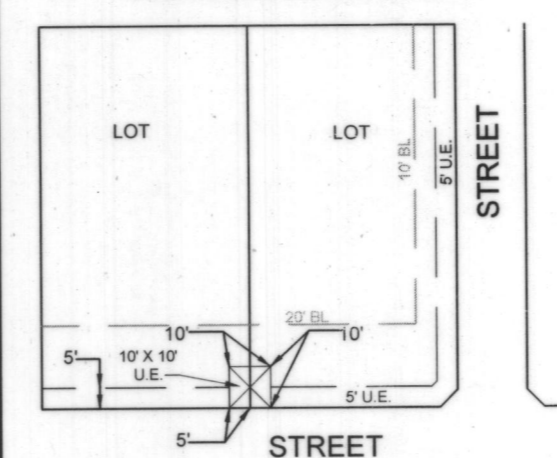
X-SECTION  
35598  
ELEVATION-541.96

## AMENDING PLAT SOMERSET PARK J 215

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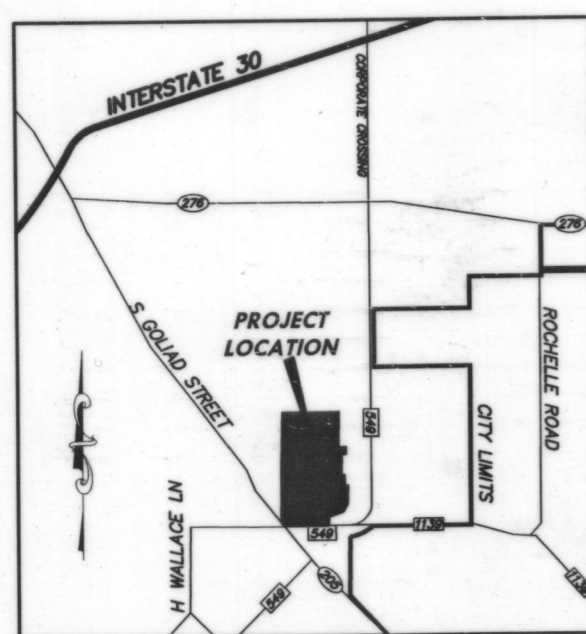


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VICINITY MAP  
N.T.S.

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December 5, 2017

Sheet 3 of 5

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	546.00	8°45'14"	83.42	N 60°05'27" E	83.34
C2	546.00	9°12'00"	87.67	N 69°04'04" E	87.58
C3	546.00	9°12'00"	87.67	N 78°16'05" E	87.58
C4	546.00	4°43'21"	45.00	N 85°13'46" E	44.99
C5	300.00	10°44'00"	56.20	S 85°52'33" E	56.12
C6	300.00	16°12'41"	84.88	S 72°24'12" E	84.60
C7	300.00	16°19'12"	85.45	S 56°08'16" E	85.16
C8	300.00	4°48'11"	25.15	S 45°34'34" E	25.14
C9	360.00	10°19'27"	64.87	N 06°24'16" W	64.78
C10	360.00	18°24'18"	115.64	N 20°46'09" W	115.15
C11	360.00	17°14'59"	108.38	N 38°35'47" W	107.97
C12	826.00	4°11'12"	60.36	S 60°55'20" E	60.34
C13	241.00	123°43'53"	520.44	S 29°22'36" E	425.05
C14	259.00	93°09'47"	421.13	S 20°54'54" E	376.25
C15	800.10	4°08'14"	57.77	S 74°38'33" E	57.76
C16	800.10	5°35'20"	78.05	S 75°22'06" E	78.02
C17	800.10	3°13'45"	45.10	S 78°19'33" E	45.09
C18	800.10	6°32'06"	91.26	S 81°25'49" E	91.21
C19	800.10	5°15'29"	73.43	S 82°34'10" E	73.40
C20	800.10	5°12'26"	72.71	S 87°48'07" E	72.69
C21	800.10	6°32'40"	91.39	S 87°58'12" E	91.34
C22	800.10	0°50'12"	11.69	N 89°10'34" E	11.69
C23	966.34	3°36'42"	60.91	N 86°57'06" E	60.90
C24	966.34	5°25'12"	91.41	N 86°02'51" E	91.38
C25	966.34	4°19'30"	72.95	N 82°59'00" E	72.93
C26	966.34	5°55'22"	99.89	N 80°22'34" E	99.85
C27	966.34	4°02'50"	68.26	N 78°47'50" E	68.24
C28	966.34	3°12'29"	54.10	N 75°10'11" E	54.10
C29	966.34	3°50'57"	64.92	N 75°29'25" E	64.90
C30	361.00	5°40'15"	35.73	S 47°02'16" E	35.72
C31	376.00	0°50'50"	5.56	S 43°46'44" E	5.56
C32	376.00	8°19'27"	54.63	S 39°11'35" E	54.58
C33	640.00	7°41'55"	85.99	N 34°19'47" E	85.93
C34	709.00	36°48'34"	455.49	S 79°37'31" E	447.70
C35	535.00	3°52'43"	36.22	N 80°01'51" E	36.21
C36	376.00	7°52'51"	51.72	S 22°41'14" E	51.68
C37	341.00	5°50'06"	34.73	N 68°59'39" E	34.71
C38	791.00	57°58'07"	800.29	S 79°06'15" E	766.59
C39	547.21	2°45'36"	26.36	S 60°38'19" E	26.36
C40	547.21	7°11'53"	68.74	S 65°37'04" E	68.70
C41	547.21	11°31'21"	110.05	S 65°01'11" E	109.86
C42	547.21	7°13'01"	68.93	S 72°49'30" E	68.88
C43	547.21	11°41'31"	111.66	S 76°37'37" E	111.47
C44	547.21	7°14'09"	69.10	S 80°03'05" E	69.06
C45	547.21	7°15'13"	69.28	S 87°17'46" E	69.23
C46	547.21	11°39'13"	111.30	S 88°17'59" E	111.11
C47	547.21	7°18'47"	69.84	N 85°25'14" E	69.80
C48	547.21	7°30'19"	71.68	N 78°00'40" E	71.63
C49	547.21	11°36'54"	110.93	N 80°03'58" E	110.74
C50	796.00	0°41'56"	9.71	N 23°15'38" E	9.71
C51	796.00	4°45'40"	66.15	N 20°31'50" E	66.13
C52	796.00	5°27'36"	75.85	N 20°52'48" E	75.83
C53	796.00	4°42'21"	65.38	N 15°47'49" E	65.36
C54	796.00	5°45'54"	80.09	N 15°16'03" E	80.06
C55	796.00	4°42'21"	65.38	N 11°05'29" E	65.36
C56	796.00	5°45'54"	80.09	N 09°30'09" E	80.06
C57	796.00	4°42'21"	65.38	N 06°23'08" E	65.36
C58	796.00	5°45'54"	80.09	N 03°44'15" E	80.06
C59	796.00	4°42'50"	65.49	N 01°40'33" E	65.47
C60	796.00	4°56'08"	68.57	N 03°08'56" W	68.55
C61	796.00	6°28'19"	89.91	N 02°22'51" W	89.86
C62	1000.00	7°45'31"	135.41	N 21°29'22" E	135.31
C63	476.00	10°54'33"	90.63	S 65°12'50" E	90.49
C64	589.00	11°45'11"	120.82	N 24°15'08" W	120.61
C65	407.88	11°30'43"	81.95	N 61°20'23" W	81.82
C66	407.88	8°47'19"	62.56	N 51°11'22" W	62.50
C67	407.88	21°18'26"	151.68	N 56°26'32" W	150.81
C68	407.88	8°48'36"	62.72	N 42°23'25" W	62.66
C69	407.88	15°06'36"	107.57	N 38°14'01" W	107.26
C70	407.88	8°49'13"	62.79	N 33°34'30" W	62.73
C71	407.88	8°49'10"	62.79	N 24°45'18" W	62.72
C72	407.88	12°18'10"	87.58	N 24°31'37" W	87.41
C73	407.88	1°58'10"	14.02	N 19°21'38" W	14.02
C74	796.00	1°46'56"	24.76	N 17°29'04" W	24.76
C75	796.00	4°13'36"	58.72	N 16°15'44" W	58.71
C76	796.00	4°47'19"	66.53	N 11°45'17" W	66.51
C77	796.00	7°13'59"	100.49	N 12°58'37" W	100.42
C78	830.00	6°10'26"	89.44	S 13°36'40" W	89.39
C79	830.00	8°39'56"	125.53	S 14°51'25" W	125.41
C80	830.00	5°27'06"	78.97	S 19°25'26" W	78.94
C81	830.00	5°41'57"	82.56	S 24°59'58" W	82.53
C82	830.00	8°39'33"	125.44	S 23°31'10" W	125.32
C83	830.00	5°08'42"	74.53	S 04°10'44" W	74.51
C84	830.00	2°25'17"	35.08	S 00°23'45" W	35.07
C85	830.00	1°34'28"	22.81	S 01°36'07" E	22.81
C86	830.00	2°03'58"	29.93	S 01°50'52" E	29.93
C87	830.00	4°50'25"	70.12	S 05°18'04" E	70.10
C88	830.00	5°39'45"	82.03	S 05°42'44" E	81.99
C89	830.00	2°48'08"	40.59	S 09°56'40" E	40.59
C90	830.00	3°37'28"	52.50	S 09°32'00" E	52.50
C91	1170.00	0°58'18"	19.84	N 10°51'35" W	19.84
C92	1170.00	3°28'35"	70.99	N 09°36'26" W	70.98
C93	1170.00	4°19'21"	88.27	N 08°12'45" W	88.25
C94	1170.00	4°19'21"	88.27	N 03°53'24" W	88.25
C95	1170.00	3°31'18"	71.91	N 00°01'56" E	71.90
C96	1170.00	9°39'43"	197.30	N 03°02'17" W	197.07

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°35'26" E	26.42'
L2	N 88°45'27" E	8.86'
L3	N 88°45'27" E	70.00'
L4	N 88°45'27" E	70.00'
L5	N 88°45'27" E	70.00'
L6	N 88°45'27" E	70.00'
L7	N 88°45'27" E	67.76'
L8	N 88°45'27" E	67.76'
L9	N 88°45'27" E	27.07'
L10	N 43°10'28" W	60.17'
L11	N 43°10'28" W	88.68'
L12	N 88°45'27" E	72.20'
L13	N 85°51'55" E	13.86'
L14	N 86°16'05" E	14.48'
L15	N 11°26'08" W	14.41'
L16	N 01°14'33" W	5.08'
L17	N 43°45'27" E	28.28'
L18	S 77°00'13" W	14.26'
L19	S 88°45'27" W	14.95'
L20	N 10°03'15" E	4.00'
L21	S 25°39'59" W	19.24'
L22	N 18°50'53" W	14.26'
L23	S 32°29'21" W	50.14'
L24	S 15°43'44" W	80.44'
L25	S 09°39'33" E	57.90'
L26	N 04°51'21" W	14.14'
L27	N 49°52'23" W	5.86'
L28	N 44°12'09" W	46.49'
L29	N 44°12'09" W	95.94'
L30	S 74°47'57" E	15.20'
L31	N 69°35'28" E	14.41'
L32	S 25°39'59" W	19.60'
L33	S 88°45'27" W	7.30'
L34	N 74°24'22" E	14.30'
L35	S 61°13'14" E	205.90'
L36	N 81°58'12" E	66.55'
L37	N 60°32'37" W	14.89'
L38	S 18°38'36" E	16.66'
L39	N 18°55'24" E	13.81'
L40	S 50°07'12" E	41.41'
L41	N 05°44'48" W	14.30'
L42	S 05°51'02" E	16.27'
L43	N 47°26'22" E	14.75'
L44	S 71°30'06" E	15.16'
L45	N 29°40'27" E	13.30'
L46	N 17°36'31" W	14.48'
L47	S 61°27'16" E	14.67'
L48	S 59°15'31" E	84.21'
L49	N 24°10'05" E	14.67'
L50	N 11°53'48" E	14.63'
L51	N 38°44'12" E	14.49'
L52	S 51°38'28" E	13.88'
L53	N 47°17'18" E	13.89'
L54	N 23°36'35" E	52.56'
L55	N 23°36'35" E	84.08'
L56	N 23°36'35" E	76.85'
L57	N 23°36'35" E	98.15'
L58	N 23°36'35" E	11.65'
L59	N 23°36'35" E	64.48'
L60	S 47°37'20" E	13.09'
L61	N 59°58'03" E	14.54'
L62	N 36°25'11" E	13.92'
L63	N 53°53'29" W	14.43'
L64	N 34°40'16" W	13.91'
L65	N 79°16'32" E	12.64'
L66	S 27°19'25" E	14.40'
L67	S 16°37'23" W	90.81'
L68	N 18°22'32" W	29.34'
L69	N 89°07'25" E	4.00'
L70	N 53°28'43" E	13.91'
L71	N 43°31'05" W	13.48'
L72	N 18°22'32" W	14.76'
L73	N 18°22'32" W	60.66'
L74	N 18°22'32" W	80.00'
L75	N 18°22'32" W	80.00'
L76	N 18°22'32" W	12.45'
L77	N 18°22'32" W	58.35'
L78	N 00°48'53" W	53.41'
L79	N 00°48'53" W	43.64'
L80	N 00°48'53" W	46.59'
L81	N 00°48'53" W	56.36'
L82	S 11°20'44" E	25.62'
L83	S 11°20'44" E	70.09'
L84	S 11°20'44" E	80.00'
L85	S 11°20'44" E	62.02'
L86	S 11°20'44" E	71.94'

STREET & CURVE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°14'33" W	25.08
L2	N 40°07'37" E	47.88'
L3	S 25°39'59" W	55.19'
L4	S 32°29'21" W	86.09'
L5	S 50°07'12" E	91.35'
L6	S 46°30'18" W	45.78'
L7	N 04°28'48" E	50.04'
L8	N 81°58'12" E	66.55'
L9	S 18°38'36" E	33.73'
L10	S 28°37'54" E	14.51'
L11	N 85°31'12" W	23.00'
L12	N 80°35'46" W	97.37'
L13	N 49°52'23" W	201.37
L14	S 16°37'23" W	166.84'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5005.59	1°25'19"	124.23	N 43°10'28" W	124.23
C2	574.00	13°40'50"	137.05	S 32°28'18" E	136.73
C3	1040.00	1°26'00"	26.02	N 34°15'20" E	26.02
C4	960.00	2°27'29"	41.19	S 33°44'40" W	41.18
C5	574.00	13°44'06"	137.60	S 56°22'56" E	137.27
C6	606.00	19°54'48"	210.62	S 53°17'35" E	209.56
C7	424.00	50°39'01"	374.82	S 68°39'41" E	362.73
C8	1000.00	23°47'40"	415.29	S 05°42'46" W	412.31
C9	1476.00	0°54'00"	23.18	S 18°39'08" W	23.18
C10	406.00	0°41'12"	4.86	S 19°26'43" W	4.86
C11	526.00	48°44'05"	447.41	S 44°09'22" W	434.04
C12	321.00	40°44'09"	228.22	S 39°07'20" E	223.45
C13	364.00	9°37'01"	61.10	S 54°40'54" E	61.03
C14	443.00	48°37'50"	376.00	S 25°33'28" E	364.82

STREET & CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00	48°37'50"	339.51	N 25°33'28" W	329.41
C2	400.00	48°37'51"	339.51	N 64°26'32" E	329.41
C3	250.00	123°43'53"	539.88	S 29°22'36" E	440.92
C4	250.00	116°54'32"	510.11	S 32°47'17" E	426.11
C5	350.00	31°13'48"	190.77	S 34°15'29" E	188.42
C6	350.00	11°33'52"	70.64	N 66°07'46" E	70.52
C7	800.00	5°58'07"	809.39	S 79°06'15" E	775.31
C8	600.00	42°01'29"	440.08	N 25°29'33" E	430.28
C9	1000.00	15°49'32"	276.21	N 03°25'58" W	275.33
C10	1000.00	10°31'51"	183.80	S 06°04'49" E	183.54
C11	1000.00	31°40'14"	552.76	S 15°01'14" W	545.75
C12	1000.00	4°07'01"	71.86	S 32°54'51" W	71.84
C13	700.00	36°48'34"	449.71	S 79°37'31" E	442.02
C14	526.00	7°41'34"	70.62	N 78°07'25" E	70.57
C15	526.00	3°55'22"	36.01	N 72°18'57" E	36.00
C16	1450.00	0°54'00"	22.77	N 18°39'08" E	22.77
C17	380.00	132°15'59"	877.22	N 85°14'07" E	695.01
C18	250.00	7°33'15"	320.94	N 57°42'11" E	299.35
C19	650.00	39°18'05"	445.86	N 01°16'30" E	437.17
C20	250.00	62°13'14"	271.49	N 49°29'09" W	258.34
C21	700.00	21°05'26"	257.67	S 09°18'36" W	256.22
C22	942.00	38°13'52"	628.56	N 00°44'24" E	616.96
C23	580.00	44°52'27"	454.26	N 40°48'46" W	442.74
C24	600.00	37°37'07"	393.94	S 44°26'26" E	386.90
C25	450.00	50°39'01"	397.81	S 68°39'41" E	384.98

## OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}  
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as the AMENDING PLAT OF SOMERSET PARK to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I 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 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 time 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 Addition 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.

SOMERSET PARK DEVELOPMENT, LLC,

Representative: JOHN HODGE

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.

Representative: JOHN HODGE

STATE OF TEXAS}  
COUNTY OF ROCKWALL}

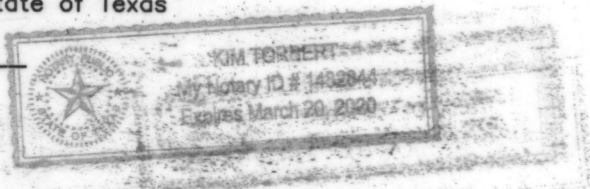
Before me, the undersigned authority, on this day personally appeared JOHN HODGE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 4 day of

JANUARY, 2018.

Jim J. Smith  
Notary Public in and for the State of Texas

3-20-2020  
My Commission Expires:



## OWNERS CERTIFICATE

STATE OF TEXAS}  
COUNTY OF ROCKWALL}

WHEREAS, Somerset Park Development, LLC, and Arcadia Lakes of Somerset Holdings, LLC. are the owner's of a tract of land in the Abner Johnson Survey, Abstract No. 123, situated in the City of Rockwall, in Rockwall County, Texas, being a portion of a tract of land to Somerset Park Development, LLC, as recorded in Instrument Number 20160000010169 of the Official Public Records of Rockwall County, Texas and a portion of a remainder of a tract of land to Arcadia Lakes of Somerset Holdings, LLC. recorded in Instrument Number 20130000500385 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Somerset Park tract, lying on the north Right of Way of Farm to Market (F.M.) 549, a variable width right-of-way;

THENCE South 88 degrees 45 minutes 27 seconds West along the south line of said Somerset Park tract and the north line of said F.M. 549, a distance of 1321.87 feet to a 3 inch T.X.D.O.T. right-of-way disk found for the southwest corner of said Somerset Park tract, said point also lying on the east line of State Highway (S.H.) 205 a called 100 feet wide right-of-way and at the beginning of a curve to the right;

THENCE with said curve to the right and along the east line of said S.H. 205, having a radius of 5005.59 feet, a central angle of 01 degrees 25 minutes 19 seconds, an arc length of 124.23 feet, a chord bearing of North 43 degrees 10 minutes 28 seconds West, a distance of, 124.23 feet to a 5/8 inch iron rod found for the most northerly southwest corner of said Somerset Park tract, same being the south corner of a tract of land to N.L. Lofland & Annie Lofland as recorded in Volume 28, Page 487 of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 40 minutes 31 seconds West along the common line of said N.L. Lofland & Annie Lofland tract and said Somerset Park tract, a distance of 1062.07 feet to a 1/2 inch iron rod found at an angle point in same;

THENCE North 00 degrees 59 minutes 21 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 869.90 feet to a 60-D nail found at the northerly base of a fence corner post for the northeast corner of said N.L. Lofland & Annie Lofland tract and at an inner ell corner of said Somerset Park tract;

THENCE North 85 degrees 28 minutes 38 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 10.57 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to N.L. Lofland recorded in Volume 30, Page 548, of the Deed Records of Rockwall County, Texas, same point lying on the north line of said N.L. Lofland & Annie Lofland tract and on the west line of said Somerset Park tract;

THENCE North 00 degrees 08 minutes 29 seconds East along the common line of said N.L. Lofland tract and said Somerset Park tract, a distance of 428.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of said Somerset Park tract;

THENCE departing the east line of said N.L. Lofland tract, along the north/east lines of said Somerset Park tract and partially through the interior of said Arcadia tract the following courses and distances;

THENCE North 64 degrees 22 minutes 07 seconds East, a distance of 255.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 40 minutes 50 seconds, an arc length of 137.05 feet, a chord bearing of South 32 degrees 28 minutes 18 seconds East, a distance of 136.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 86 degrees 43 minutes 34 seconds East, a distance of 11.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1040.00 feet, a central angle of 01 degrees 26 minutes 00 seconds, an arc length of 26.02 feet, a chord bearing of North 34 degrees 15 minutes 20 seconds East a distance of 26.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 55 degrees 02 minutes 34 seconds East a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 960.00 feet, a central angle of 02 degrees 27 minutes 29 seconds, an arc length of 41.19 feet, a chord bearing of South 33 degrees 44 minutes 40 seconds West a distance of 41.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 08 degrees 23 minutes 58 seconds East a distance of 15.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 44 minutes 06 seconds, an arc length of 137.60 feet, a chord bearing of South 56 degrees 22 minutes 56 seconds East a distance of 137.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 606.00 feet, a central angle of 19 degrees 54 minutes 48 seconds, an arc length of 210.62 feet, a chord bearing of South 53 degrees 17 minutes 35 seconds East, a distance of, 209.56 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 424.00 feet, a central angle of 50 degrees 39 minutes 01 seconds, an arc length of 374.82 feet, a chord bearing of South 68 degrees 39 minutes 41 seconds East, a distance of, 362.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 03 degrees 59 minutes 12 seconds East, a distance of 52.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 57 minutes 49 seconds East, a distance of 142.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 06 degrees 11 minutes 04 seconds East, a distance of 184.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1000.00 feet, a central angle of 23 degrees 47 minutes 40 seconds, an arc length of 415.29 feet, a chord bearing of South 05 degrees 42 minutes 46 seconds West, a distance of 412.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 71 degrees 47 minutes 52 seconds East, a distance of 173.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1476.00 feet, a central angle of 00 degrees 54 minutes 00 seconds, an arc length of 23.18 feet, a chord bearing of South 18 degrees 39 minutes 08 seconds West, a distance of, 23.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a compound curve continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 406.00 feet, a central angle of 00 degrees 41 minutes 12 seconds, an arc length of 4.86 feet, a chord bearing of South 19 degrees 26 minutes 43 seconds West, a distance of, 4.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 70 degrees 12 minutes 41 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 526.00 feet, a central angle of 48 degrees 44 minutes 05 seconds, an arc length of 447.41 feet, a chord bearing of South 44 degrees 09 minutes 22 seconds West, a distance of, 434.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 118.21 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 63 degrees 53 minutes 02 seconds East a distance of 14.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 52.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 26 degrees 04 minutes 50 seconds West a distance of 9.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 321.00 feet, a central angle of 40 degrees 44 minutes 09 seconds, an arc length of 228.22 feet, a chord bearing of South 39 degrees 07 minutes 20 seconds East a distance of 223.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 59 degrees 29 minutes 25 seconds East a distance of 26.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 364.00 feet, a central angle of 09 degrees 37 minutes 01 seconds, an arc length of 61.10 feet, a chord bearing of South 54 degrees 40 minutes 54 seconds East a distance of 61.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 49 degrees 52 minutes 23 seconds East a distance of 61.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 443.00 feet, a central angle of 48 degrees 37 minutes 50 seconds, an arc length of 376.00 feet, a chord bearing of South 25 degrees 33 minutes 28 seconds East a distance of 364.82 feet;

THENCE South 01 degrees 14 minutes 33 seconds East a distance of 8.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 46 degrees 14 minutes 32 seconds East a distance of 24.04 feet to the POINT OF BEGINNING containing 2,457,949 square Feet, or 56.427 acres of land.

THE PURPOSE OF THIS AMENDING PLAT  
IS TO ADD/REMOVE UTILITY EASEMENTS.  
(NO LOTS HAVE BEEN CHANGED)

Planning & Zoning Commission, Chairman 12/21/17  
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 2 day of Jan, 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 the 18th day of January, 2018.

Jim J. Smith Mayor, City of Rockwall  
Kristy Cole City Secretary  
Amey Williams City Engineer



## SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY  
OF January, 2018

B. J. Maddox  
BRIAN J. MADDOX, R.P.L.S. NO. 5430



Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
01/30/2018 10:36:18 AM  
\$250.00  
2018000001707



Shelli

COPY

## AMENDING PLAT SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1,  
BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35,  
BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS  
1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND  
BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT NUMBER 123  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**MSM**  
SURVEYOR:  
MADDOX SURVEYING & MAPPING INC.  
P.O. BOX 2109  
FORNEY, TEXAS 75126  
(972) 564-4416  
CONTACT: JAY MADDOX  
Firm Registration No. 10013200

December 5, 2017

OWNER:  
SOMERSET PARK DEVELOPMENT, LLC  
& ARCADIA LAKES OF SOMERSET  
HOLDINGS LLC.  
3500 MAPLE AVENUE, SUITE 1165  
DALLAS, TEXAS 75219  
(214) 724-9281  
CONTACT: CHRISTOPHER ORR

1"=100'

**tnp**  
ENGINEER:  
TEAGUE NALL AND PERKINS, INC.  
5237 N. RIVERSIDE DRIVE, SUITE 100  
FORT WORTH, TEXAS 76137  
(817) 336-5773  
CONTACT: SCOTT WILHELM, P.E.  
TBPE Registration No. F-230

Sheet 5 of 5