



## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-056 P&Z DATE 11/9/21 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

### SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

### PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☒ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# \_\_\_\_\_)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE \_\_\_\_\_
  - ☐ CABINET # \_\_\_\_\_
  - ☐ SLIDE # \_\_\_\_\_

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING MAP UPDATED \_\_\_\_\_



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-056

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST (\$100.00)

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION SOMERSET PARK PH.2

LOT

BLOCK

GENERAL LOCATION N.E. OF THE INTERSECTION OF S.H.205 AND FM 549

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-63

CURRENT USE VACANT

PROPOSED ZONING PD-63

PROPOSED USE SINGLE-FAMILY RESIDENTIAL

ACREAGE 82.809

LOTS [CURRENT] 1

LOTS [PROPOSED] 165 (Res.) 6 (HOD)

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

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

☐ OWNER ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

☒ APPLICANT SPIARS ENGINEERING, INC

CONTACT PERSON BILL GIETEMA

CONTACT PERSON GREG HESSEL

ADDRESS 3500 MAPLE AVENUE  
SUITE 1165

ADDRESS 765 CUSTER RD.

CITY, STATE & ZIP DALLAS, TX 75219

CITY, STATE & ZIP PLANO, TX 75075

PHONE (214) 986-5024

PHONE (903) 408-7486

E-MAIL bill@arcadia.realty.net

E-MAIL greg.hessel@sparsengineering.com

## NOTARY VERIFICATION [REQUIRED]

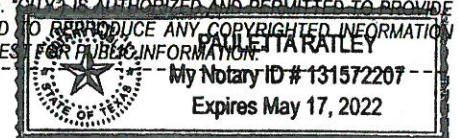
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Gietema Jr [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 + 20.00 acre TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 5/17/22



# CHECKLIST FOR PLAT SUBMITTALS

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

## Case Type:

- |  |   |
|--|---|
| <input type="checkbox"/> Minor/Amending Plat   | <input type="checkbox"/> Replat           |
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Master Plat           | <input type="checkbox"/> Vacation Plat    |

## Case Number

## Reviewed By:

## Review Date:

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal. Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/> Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/> Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/> Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/> Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/> Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/> Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans. Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Parks and Open Space [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Indicate how the proposed improvements would relate to those in the surrounding area.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/> Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/> Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/> Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/> Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/> Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Seal/Signature [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/> Provide a space for signatures attesting approval of the plat.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

October 15, 2021

Mr. Ryan Miller  
City of Rockwall  
385 S. Goliad Street  
Rockwall, Texas 75087

Re: Contacts Affiliated with  
Somerset Park Phase II  
Rockwall, Texas  
SEI Project No.: 20-112

Dear Mr. Miller:

Please find below a list of all affiliated contacts for the above mentioned project:

Owner/Developer:

Katherine Hamilton  
Arcadia Lakes of Somerset Holdings, LLC  
3500 Maple Avenue  
Suite 1165  
Dallas, Texas 75219  
[katherine@arcadiarealty.net](mailto:katherine@arcadiarealty.net)

Project Representative:

Greg T. Helsel, P.E.  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
972-215-7129  
972-422-0075 fax  
[greg.helsel@spiarsengineering.com](mailto:greg.helsel@spiarsengineering.com)

If you have any questions, please do not hesitate to contact me.

Sincerely,  
Spiars Engineering, Inc.



Greg T. Helsel, P.E.



Through Tax Year  
2021

# TAX CERTIFICATE

Certificate #  
3826

**Issued By:**

ROCKWALL CENTRAL APPRAISAL DISTRICT  
841 JUSTIN RD  
ROCKWALL, TX 75087

**Property Information**

Property ID: 11254 Geo ID: 0123-0000-0001-00-0R  
Legal Acres: 12.2050  
Legal Desc: A0123 A JOHNSON, TRACT 1, ACRES 12.205, (PT OF  
82.474 AC TR)  
Situs: 2994 S FM549  
DBA:  
Exemptions:

Owner ID: 1065499 100.00%  
ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

**For Entities**

CITY OF ROCKWALL  
ROCKWALL COUNTY  
ROCKWALL ISD

**Value Information**

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	105,190
Productivity Market:	0
Productivity Use:	0
Assessed Value	105,190

**Current/Delinquent Taxes**

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2021	ROCKWALL ISD	105,190	1,339.70	0.00	0.00	1,339.70
2021	ROCKWALL COUNTY	105,190	329.35	0.00	0.00	329.35
2021	CITY OF ROCKWALL	105,190	368.17	0.00	0.00	368.17
<b>Totals:</b>			<b>2,037.22</b>	<b>0.00</b>	<b>0.00</b>	<b>2,037.22</b>

Effective Date: 10/13/2021

Total Due if paid by: 10/31/2021

2,037.22

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2021</b>
CITY OF ROCKWALL	0.00
ROCKWALL COUNTY	0.00
ROCKWALL ISD	0.00


If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 10/13/2021  
Requested By: KATHERINE HAMILTON  
Fee Amount: 10.00  
Reference #:

Through Tax Year  
2021

# TAX CERTIFICATE

Certificate #  
3825

**Issued By:**

ROCKWALL CENTRAL APPRAISAL DISTRICT  
841 JUSTIN RD  
ROCKWALL, TX 75087

**Property Information**

Property ID: 11257 Geo ID: 0123-0000-0007-00-0R  
Legal Acres: 70.2690  
Legal Desc: ABS A0123, A JOHNSON, TRACT 7, (PT OF 82.474 AC TR), 70.269 ACRES  
Situs:  
DBA:  
Exemptions:

Owner ID: 1065499 100.00%  
ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

**For Entities**

CITY OF ROCKWALL  
ROCKWALL COUNTY  
ROCKWALL ISD

**Value Information**

Improvement HS: 0  
Improvement NHS: 0  
Land HS: 0  
Land NHS: 908,410  
Productivity Market: 0  
Productivity Use: 0  
Assessed Value 908,410

**Current/Delinquent Taxes**

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2021	ROCKWALL ISD	908,410	11,569.51	0.00	0.00	11,569.51
2021	ROCKWALL COUNTY	908,410	2,844.23	0.00	0.00	2,844.23
2021	CITY OF ROCKWALL	908,410	3,179.44	0.00	0.00	3,179.44
<b>Totals:</b>			<b>17,593.18</b>	<b>0.00</b>	<b>0.00</b>	<b>17,593.18</b>

Effective Date: 10/13/2021

Total Due if paid by: 10/31/2021

17,593.18

Tax Certificate Issued for:  
CITY OF ROCKWALL 0.00  
ROCKWALL COUNTY 0.00  
ROCKWALL ISD 0.00

**Taxes Paid in 2021**

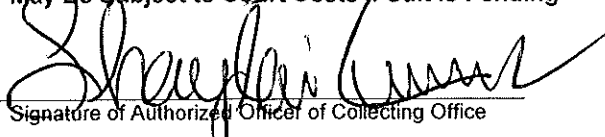
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

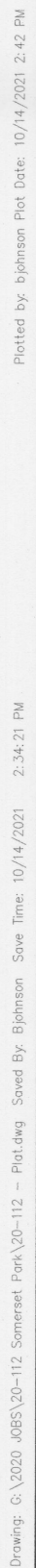
A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

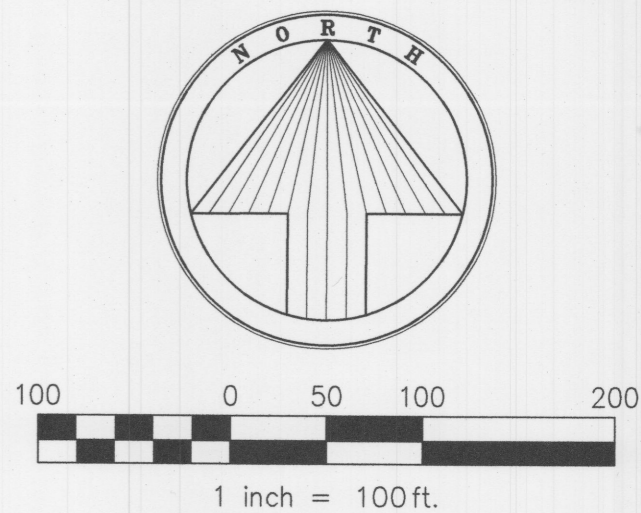
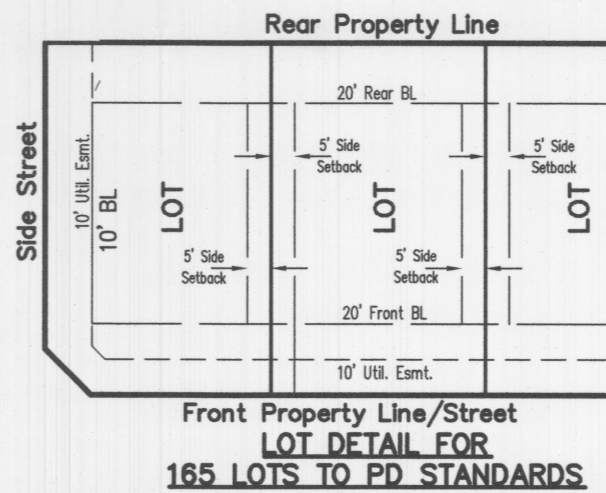
May Be Subject to Court Costs if Suit is Pending

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 10/13/2021  
Requested By: KATHERINE HAMILTON  
Fee Amount: 10.00  
Reference #:



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



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

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

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
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BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63

165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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



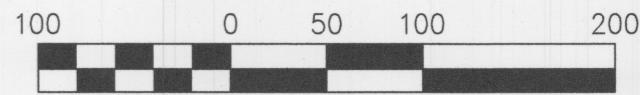
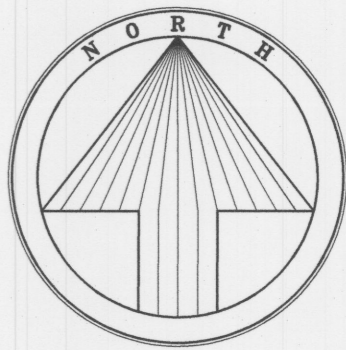
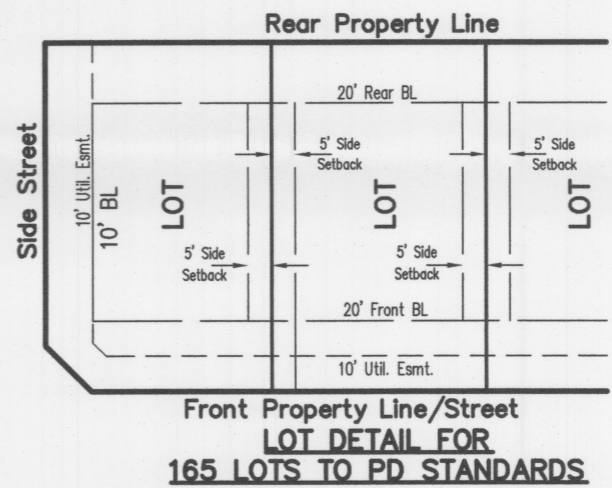
Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C34	186.74'	476.00'	185.54'	N 11°22'35" E	22°28'39"
C36	46.83'	575.98'	46.81'	N 02°11'29" W	4°39'29"
C37	297.20'	990.00'	296.09'	N 24°03'10" E	17°12'02"
C38	37.21'	109.57'	37.03'	S 46°24'25" E	19°27'31"
C39	18.57'	94.57'	18.54'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

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

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

Easement Line Table		
Line #	Length	Direction
L26	90.40'	N 00°08'16" E
L27	34.79'	N 87°41'33" E
L28	21.76'	N 87°41'33" E
L29	22.17'	N 51°09'21" W
L30	16.52'	S 38°50'39" W
L31	16.86'	N 38°50'39" E
L32	7.58'	N 08°34'14" E
L33	83.49'	S 35°31'48" E
L34	83.64'	S 35°31'48" E
L35	10.05'	S 55°32'41" E
L36	10.05'	S 55°32'41" E
L37	27.71'	N 52°33'37" W
L38	77.46'	N 52°33'30" W

Easement Line Table		
Line #	Length	Direction
L40	32.49'	S 46°23'53" E
L41	20.00'	S 43°36'07" W
L42	32.48'	N 46°23'53" W
L43	20.00'	N 22°30'23" E
L44	53.83'	N 89°36'56" E
L45	2.89'	N 00°59'52" E
L46	16.47'	N 90°00'00" E
L47	18.25'	S 00°00'00" E
L48	240.00'	S 84°20'20" E
L49	240.00'	S 84°20'20" E
L50	35.64'	S 84°20'20" E
L51	20.00'	S 05°39'40" W
L52	35.64'	N 84°20'20" W



1 inch = 100 ft.

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

#### LEGEND

(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
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VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
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#### FINAL PLAT

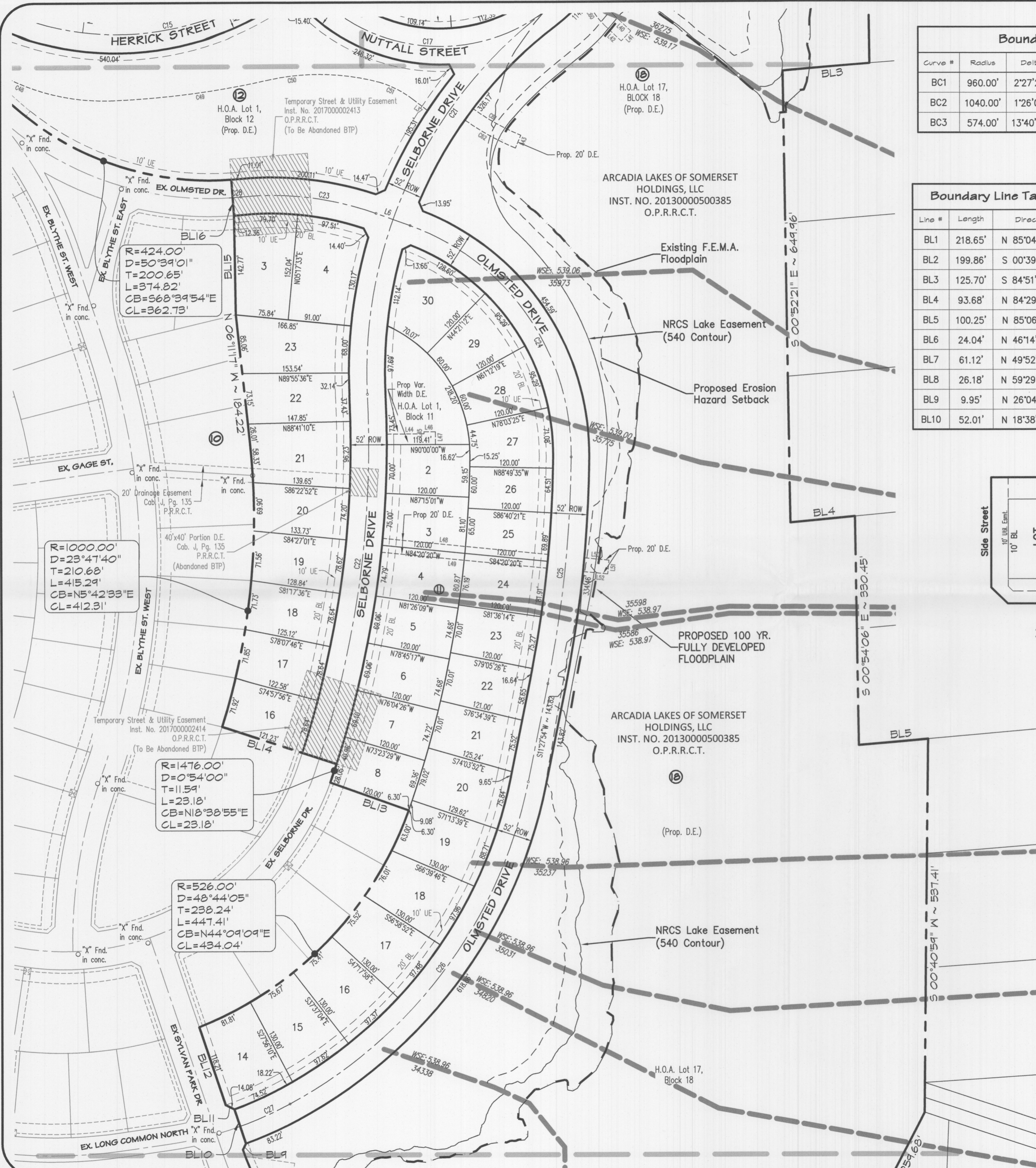
### SOMERSET PARK PHASE II

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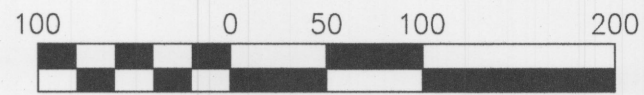
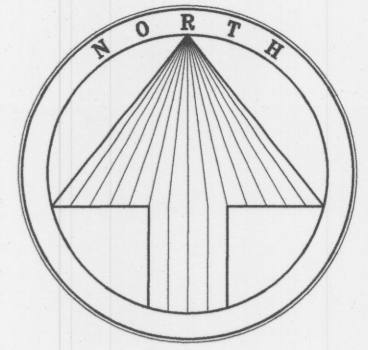
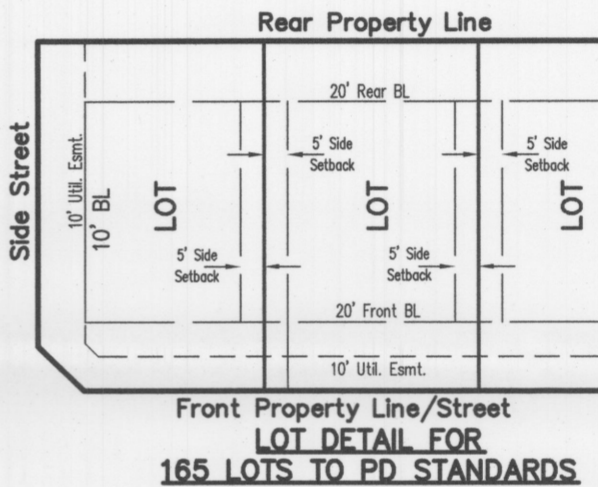
ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg T. Helsel



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

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

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



1 inch = 100 ft.  
Basis of bearing: State Plane  
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FINAL PLAT

**SOMERSET PARK PHASE II**

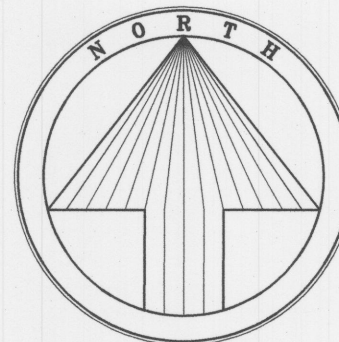
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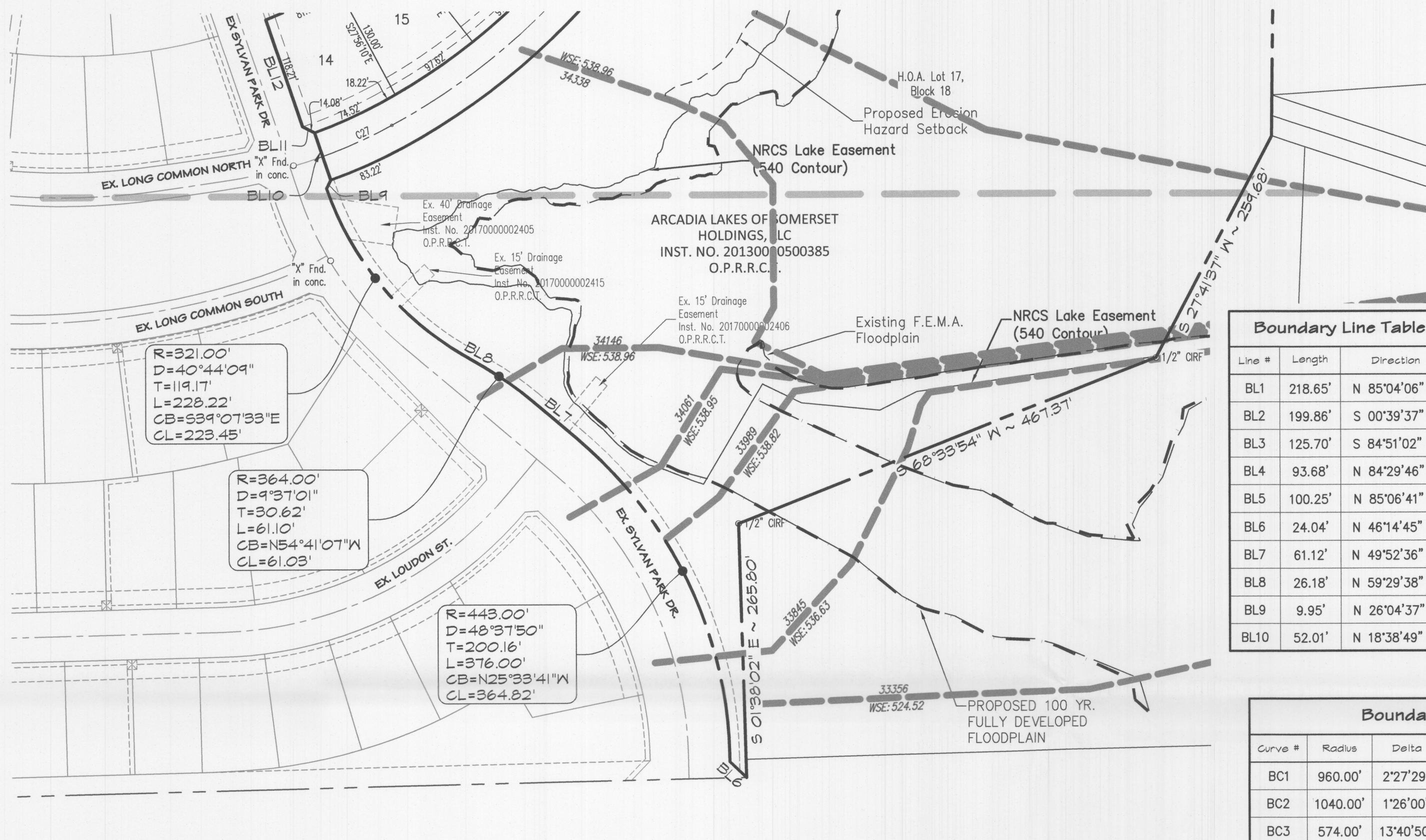
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Telephone: (972) 422-0077  
TBPE No. F-2121  
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100 0 50 100 200

1 inch = 100 ft.

Basis of bearing: State Plane  
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Datum of 1983. Adjustment  
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Boundary Line Table		
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BL6	24.04'	N 46°14'45" W
BL7	61.12'	N 49°52'36" W
BL8	26.18'	N 59°29'38" W
BL9	9.95'	N 26°04'37" E
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Boundary Line Table		
Line #	Length	Direction
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BL13	120.00'	N 70°12'54" W
BL14	173.23'	N 71°48'05" W
BL15	142.77'	N 00°58'02" W
BL16	52.00'	N 03°59'25" W
BL17	15.18'	N 08°24'11" W
BL18	80.00'	N 55°02'47" W
BL19	11.91'	S 86°43'21" W

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

LEGEND	
(Not all items may be applicable)	
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FINAL PLAT

## SOMERSET PARK PHASE II

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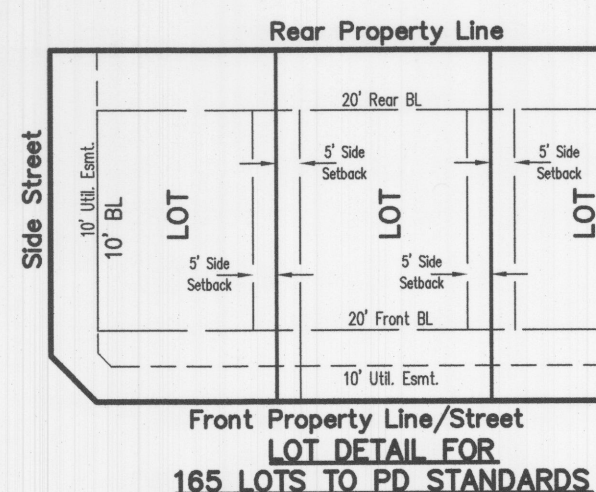
SHEET 4 OF 6

Scale: 1"=100' October, 2021 SEI Job No. 20-112

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

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C15	712.81'	400.00'	622.17'	N76°41'36"E	102°06'11"
C16	329.46'	600.00'	325.34'	N09°54'41"E	31°27'40"
C17	381.10'	250.00'	345.26'	S83°27'47"E	87°20'32"
C18	188.54'	600.00'	187.76'	N10°05'47"W	18°00'15"
C19	267.10'	850.00'	266.00'	N10°05'47"W	18°00'15"
C20	235.47'	249.73'	226.84'	N25°53'08"E	54°01'25"
C21	633.32'	652.00'	608.71'	N25°02'20"E	55°39'14"
C22	532.80'	1450.00'	529.81'	N07°42'24"E	21°03'12"
C23	198.17'	450.00'	196.57'	S82°51'45"E	25°13'53"
C24	432.94'	350.00'	405.86'	S34°48'37"E	70°52'24"
C25	329.54'	1742.00'	329.05'	S06°02'44"W	10°50'19"
C26	596.03'	679.00'	577.08'	S36°36'45"W	50°17'41"
C27	85.56'	529.56'	85.47'	S66°24'12"W	9°15'28"
C28	16.66'	450.00'	16.66'	N85°34'57"E	2°07'17"

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



Plotted by: bjehanson Plot Date: 10/14/2021 2:43 PM

Drawing: C:\2020\_J085\20-112 Somerset Park\20-112 - Plot.dwg Saved By: bjehanson Save Time: 10/14/2021 2:34:21 PM

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

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	16	12,353	0.284
2	16	11,104	0.255
3	16	8,973	0.206
4	16	9,886	0.227
5	16	10,605	0.243
6	16	10,721	0.246
7	16	10,219	0.235
8	16	9,169	0.210
9	16	15,434	0.354
10	16	12,299	0.282
11	16	10,304	0.237
12	16	10,879	0.250
13	16	10,722	0.246
14	16	10,544	0.242
15	16	10,410	0.239

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINAL PLAT

**SOMERSET PARK PHASE II**

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63

165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

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

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

S 01°05'40" E, 1084.85 feet;

N 85°04'06" E, 218.65 feet;

S 00°39'37" E, 199.86 feet;

S 84°51'02" W, 125.70 feet;

S 00°52'21" E, 649.96 feet;

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

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

S 00°54'06" E, 330.45 feet;

N 85°06'41" E, 100.25 feet;

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

THENCE along the common line thereof, the following:

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

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

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

THENCE along the easterly lines thereof, the following:

N 46°14'45" W, 24.04 feet;

N 01°14'46" W, 8.08 feet;

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

N 49°52'36" W, 61.12 feet;

A tangent curve to the left having a central angle of 09°37'01", a radius of 364.00 feet, a chord of N 54°41'07" W - 61.03 feet, an arc length of 61.10 feet;

N 59°29'38" W, 26.18 feet;

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

N 26°04'37" E, 9.95 feet;

N 18°38'49" W, 52.01 feet;

N 63°53'15" W, 14.08 feet;

N 18°38'49" W, 118.21 feet;

A non-tangent curve to the left having a central angle of 48°44'05", a radius of 526.00 feet, a chord of N 44°09'09" E - 434.04 feet, an arc length of 447.41 feet;

N 70°12'54" W, 120.00 feet;

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

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

N 71°48'05" W, 173.23 feet;

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

N 06°11'17" W, 184.22 feet;

N 00°58'02" W, 142.77 feet;

N 03°59'25" W, 52.00 feet;

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

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

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

N 08°24'11" W, 15.18 feet;

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

N 55°02'47" W, 80.00 feet;

A non-tangent curve to the left having a central angle of 01°26'00", a radius of 574.00 feet, a chord of S 34°15'07" W - 26.02 feet, an arc length of 26.02 feet;

S 86°43'21" W, 11.91 feet;

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

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

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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

We Further understand and acknowledge the following:

1. All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.

Witness our hands at Rockwall County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

By: \_\_\_\_\_  
Katherine Hamilton, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

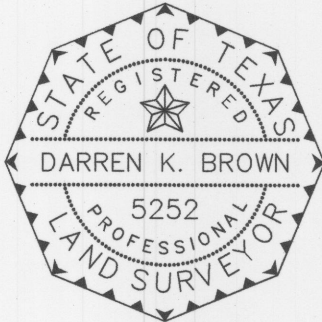
\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252



FINAL PLAT

**SOMERSET PARK PHASE II**  
**BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,**  
**BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,**  
**BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,**  
**BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,**  
**BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17**  
**ZONED PD-63**  
**165 RESIDENTIAL LOTS, 6 HOA LOTS**  
**82.809 ACRES OUT OF THE**  
**A. JOHNSON SURVEY~ ABSTRACT NO. 123**  
**IN THE CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**

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

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

LEGEND OF ABBREVIATIONS

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "AE", Zone "A", & Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, as affected by Letter of Map Revision Case No. 18-06-1450 P, dated April 15, 2019 via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- The purpose of this survey is to locate trees meeting the scope requirements within contract signed by client. All improvements are not shown hereon.

NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines



PROPERTY DESCRIPTION

Being a tract of land out of the A. Johnson Survey, Abstract Number 123 in the City of Rockwall, Rockwall County, Texas, and being a portion of that tract of land described by deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded under Document Number 20130000500385, Official Public Records, Rockwall County, Texas.

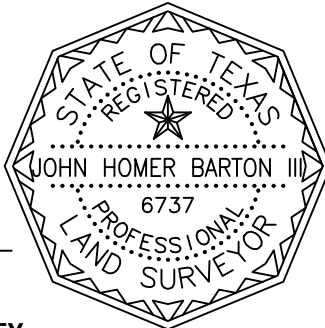
TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. Fieldwork was completed on January 27, 2021.

Date of Plat/Map: January 28, 2021



John H. Barton III, RPLS# 6737

TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcsdfw.com, or call (817) 864-1957.

Line Data Table		
Line #	Distance	Bearing
L1	24.04'	N46°14'32"W
L2	8.08'	N01°4'33"W
L3	61.12'	N49°52'23"W
L4	26.18'	N59°29'25"W
L5	9.95'	N26°04'50"E
L6	52.01'	N18°38'36"W
L7	14.08'	N63°53'02"W
L8	118.21'	N18°38'36"W
L9	120.00'	N70°12'41"W
L10	173.23'	N71°47'52"W
L11	184.22'	N06°11'04"W
L12	142.77'	N00°57'49"W
L13	52.00'	N03°59'12"W
L14	15.18'	N08°23'58"W
L15	80.00'	N55°02'34"W
L16	11.91'	S86°43'34"W

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing Chord
C1	376.00'	443.00'	048°37'50"	N25°33'28"W 364.82'
C2	61.10'	364.00'	009°37'01"	N54°40'54"W 61.03'
C3	228.22'	321.00'	040°44'09"	N39°07'20"W 223.45'
C4	447.41'	526.00'	048°44'05"	N44°09'22"E 434.04'
C5	4.86'	406.00'	000°41'12"	N19°26'43"E 4.86'
C6	23.18'	1476.00'	000°54'00"	N18°39'08"E 23.18'
C7	415.29'	1000.00'	023°47'40"	N05°42'46"E 412.31'
C8	374.82'	424.00'	050°39'01"	N68°39'41"W 362.73'
C9	210.62'	606.00'	019°54'48"	N53°17'35"W 209.56'
C10	137.60'	574.00'	013°44'06"	N56°22'56"W 137.27'
C11	41.19'	960.00'	002°27'29"	N33°44'40"E 41.18'
C12	26.02'	1040.00'	001°26'00"	S34°15'20"W 26.02'
C13	137.05'	574.00'	013°40'50"	N32°28'18"W 136.73'

TREE TABLE

TAG#	DIAMETER (INCHES)	GEN. SPECIES
609	11	CEDAR
610	11	CEDAR
611	11	CEDAR
612	11	CEDAR
613	22 (MULTI-TRUNK)	BOIS D'ARC
614	20 (MULTI-TRUNK)	OAK
615	15 (MULTI-TRUNK)	CEDAR
616	10	CEDAR
617	10	CEDAR
618	10	CEDAR
619	10	CEDAR
620	10	CEDAR
621	11	CEDAR
622	11	CEDAR
623	11	CEDAR
624	10	CEDAR
625	10	CEDAR
626	10	CEDAR
639	10	CEDAR
640	10	CEDAR
641	11	MULTI
642	10	CEDAR
643	10	CEDAR
644	12	CEDAR
645	10	CEDAR
646	12	WILLOW
647	14 (MULTI-TRUNK)	WILLOW
648	13	HACKBERRY
649	11 (MULTI-TRUNK)	LOCUST
650	5	LOCUST
651	9	ELM
652	17 (MULTI-TRUNK)	CEDAR
653	17 (MULTI-TRUNK)	CEDAR
654	13	CEDAR
655	12	CEDAR
656	16 (MULTI-TRUNK)	CEDAR
657	12	CEDAR
658	12	CEDAR
659	10	CEDAR
660	10	CEDAR
661	10	CEDAR

TREE SURVEY

A TRACT SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT #123  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



BARTON CHAPA  
SURVEYING

5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcsdfw.com  
TBPLS Firm #10194474

JOB NO. 2020.105.001

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

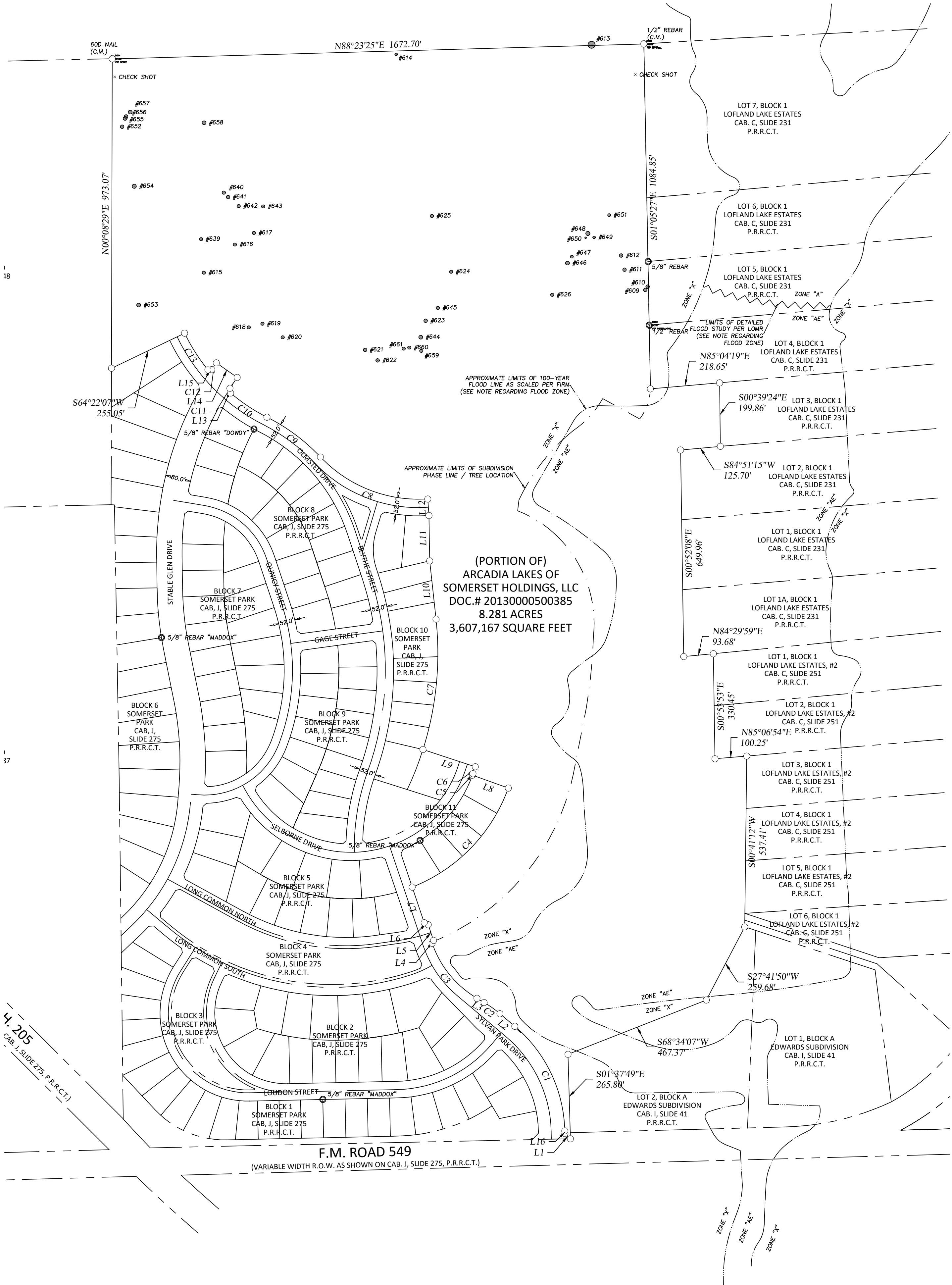
SOMERSET PARK

ROCKWALL,  
TEXAS

SHEET:

VO1

TREE SURVEY



TAG #	DIAMETER (INCHES)	GEN. SPECIES	TREE CONDITION ASSESSMENT	REMOVE	REMAIN	MITIGATION INCHES
609	11	CEDAR	HEALTHY	X		5.5
610	11	CEDAR	HEALTHY	X		5.5
611	11	CEDAR	HEALTHY	X		5.5
612	11	BOIS D'ARC	HEALTHY	X		5.5
613	22	OAK MULTI TRUNK	HEALTHY	X		22
614	20	CEDAR MULTI-TRUNK	HEALTHY	X		10
615	15	CEDAR MULTI-TRUNK	HEALTHY	X		7.5
616	10	CEDAR	HEALTHY	X		5
617	10	CEDAR	HEALTHY	X		5
618	10	CEDAR	HEALTHY	X		5
619	10	CEDAR	HEALTHY	X		5
620	10	CEDAR	HEALTHY	X		5
621	11	CEDAR	HEALTHY	X		5.5
622	11	CEDAR	HEALTHY	X		5.5
623	11	CEDAR	HEALTHY	X		5.5
624	10	CEDAR	HEALTHY	X		5
625	10	CEDAR	HEALTHY	X		5
626	10	CEDAR	HEALTHY	X		5
639	10	CEDAR	HEALTHY	X		5
640	10	CEDAR	HEALTHY	X		5
641	11	CEDAR	HEALTHY	X		5.5
642	10	CEDAR	HEALTHY	X		5
643	10	CEDAR	HEALTHY	X		5
644	12	CEDAR	HEALTHY	X		6
645	10	CEDAR	HEALTHY	X		5
646	12	WILLOW	HEALTHY	X		12
647	14	WILLOW MULTI-TRUNK	HEALTHY	X		14
648	13	HACKBERRY	HEALTHY	X		6.5
649	11	LOCUST MULTI-TRUNK	HEALTHY	X		11
650	5	LOCUST	HEALTHY	X		5
651	9	ELM	HEALTHY	X		9
652	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
653	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
654	13	CEDAR	HEALTHY	X		6.5
655	12	CEDAR	HEALTHY	X		6
656	16	CEDAR MULTI-TRUNK	HEALTHY	X		8
657	12	CEDAR	HEALTHY	X		6
658	12	CEDAR	HEALTHY	X		6
659	10	CEDAR	HEALTHY	X		5
660	10	CEDAR	HEALTHY	X		5
661	10	CEDAR	HEALTHY	X		5
TOTAL MITIGATION INCHES						276.5

TREE PROTECTION NOTES

- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

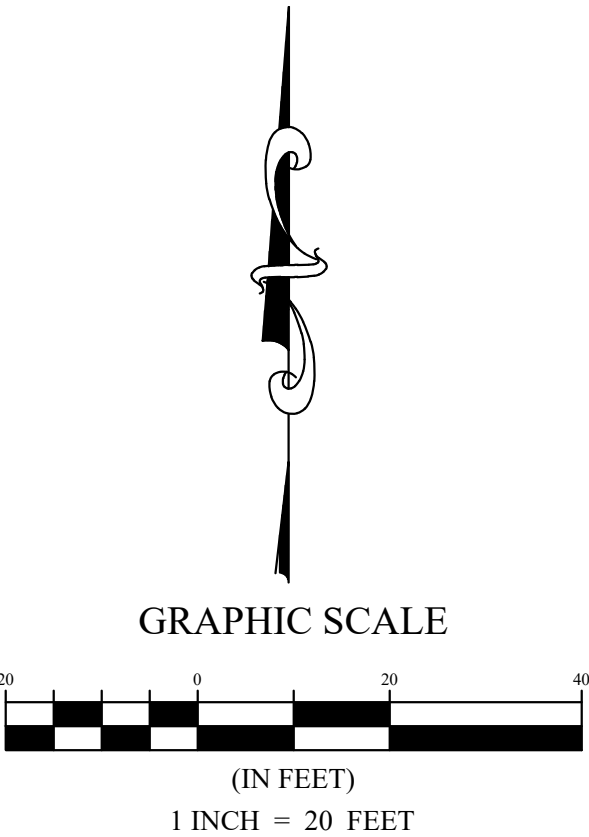
LANDSCAPE ARCHITECT/ARBORIST STATEMENT

"I, AMY LONDON, BEING A LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN."

*[Signature]* DATE: MARCH 1, 2021

TREE TRIMMING AND REMOVAL NOTES

- STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND TREE HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF: THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE)
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS.
- NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
- TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
- SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.



PRESERVATION PLAN SUMMARY

TOTAL TREES SURVEYED	41
TOTAL CAL. INCHES SURVEYED	480"
QUANTITY OF PROTECTED TREES SAVED	0
CALIPER INCHES SAVED	0
QUANTITY OF PRIMARY PROTECTED TREES REMOVED	5
CALIPER INCHES REMOVED	73"
TOTAL INCHES TO BE MITIGATED	276.5"
METHOD OF MITIGATION PAY FEE (\$121.67)	\$33,841.75

NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPING (BY OTHERS)

PROJECT NUMBER:	SOMERSET		
PROJECT MANAGER:	ASL		
DRAWN BY:	AB		
CHECKED BY:	ASL		
ISSUE DATE:	3/1/21		
REV.	DATE	DESCRIP.	BY
SHEET CONTENT:			
TREE SURVEY AND PRESERVATION PLAN			
SHEET NO:			
TR1.00			



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-056

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION SOMERSET PARK PH.2

LOT

BLOCK

GENERAL LOCATION N.E. OF THE INTERSECTION OF S.H.205 AND FM 549

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-63

CURRENT USE VACANT

PROPOSED ZONING PD-63

PROPOSED USE SINGLE-FAMILY RESIDENTIAL

ACREAGE 82.809

LOTS [CURRENT]

1

LOTS [PROPOSED] 165 (Res.) 6 (HOD)

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

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

☐ OWNER ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

CONTACT PERSON BILL GIETEMA

ADDRESS 3500 MAPLE AVENUE  
SUITE 1165

CITY, STATE & ZIP DALLAS, TX 75219

PHONE (214) 986-5024

E-MAIL bill@arcadia.realty.net

☒ APPLICANT SPIARS ENGINEERING, INC

CONTACT PERSON GREG HESSEL

ADDRESS 765 CUSTER RD.

CITY, STATE & ZIP PLANO, TX 75075

PHONE (903) 408-7486

E-MAIL greg.hessel@spiarengineering.com

## NOTARY VERIFICATION [REQUIRED]

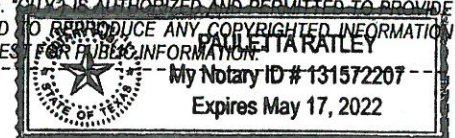
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Gietema Jr [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 + 20.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

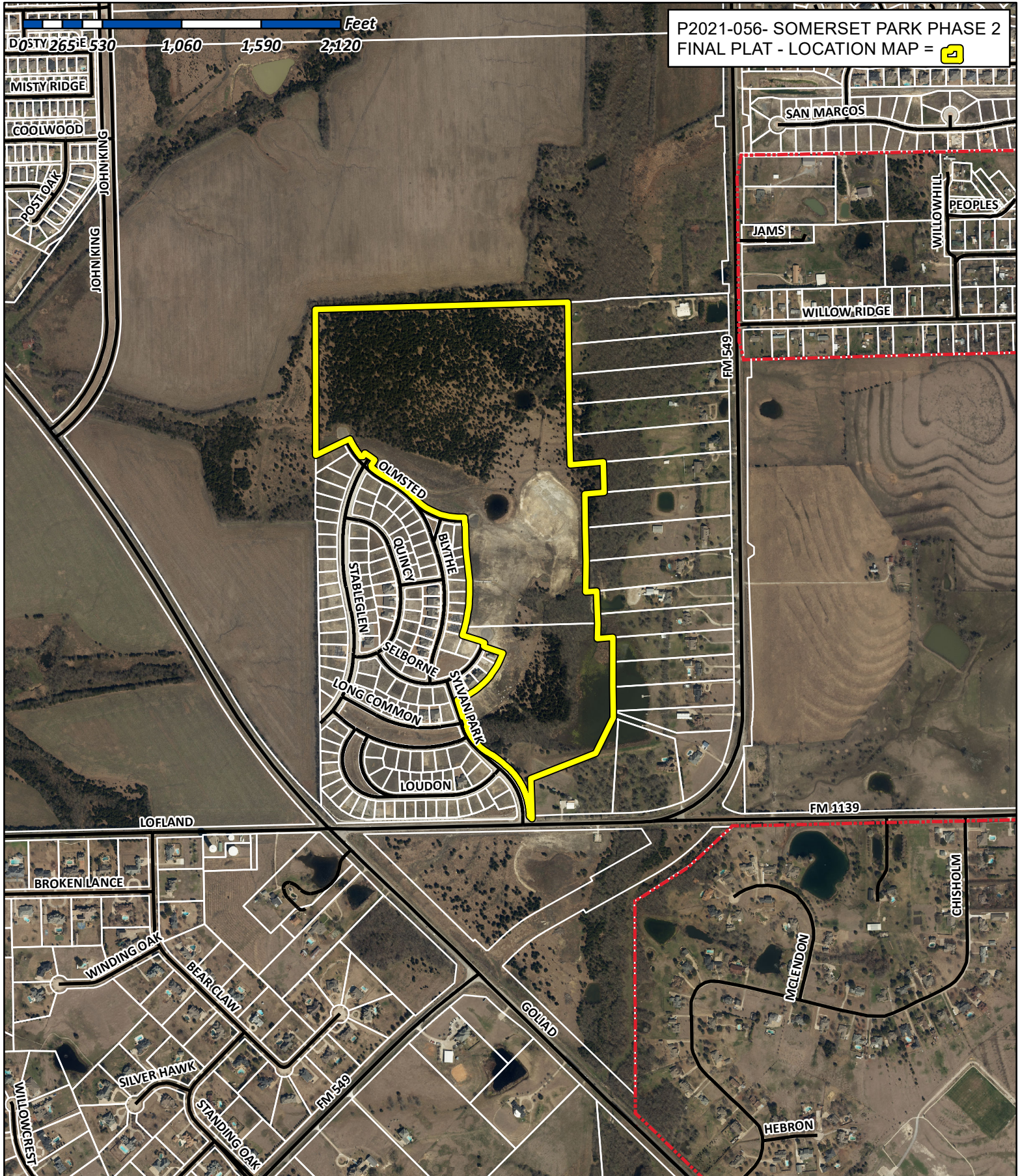
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



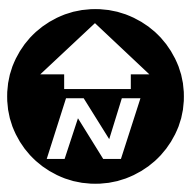
MY COMMISSION EXPIRES 5/17/22



## City of Rockwall

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

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



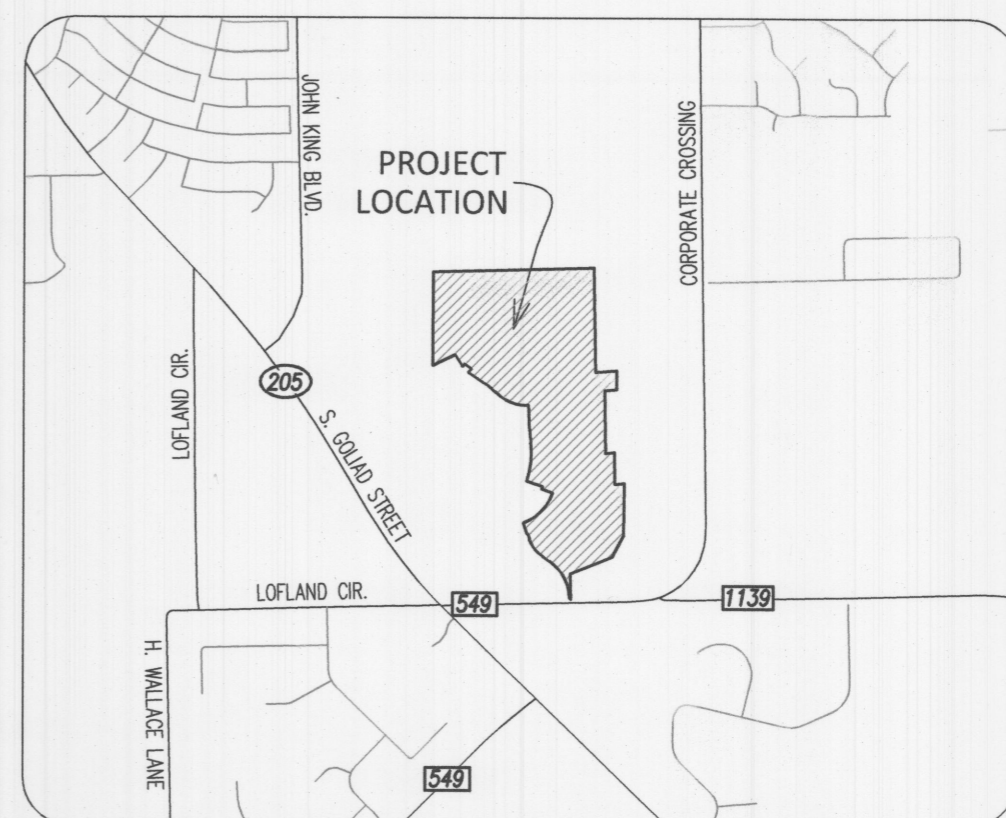
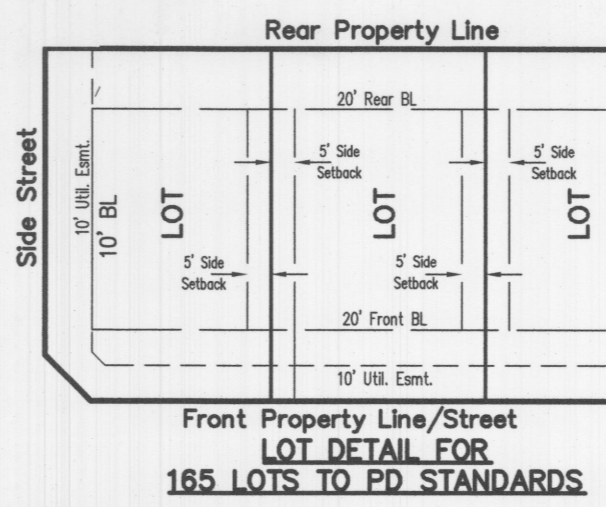


R=574.00'  
D=13°44'06"  
T=69.13'  
L=137.60'  
CB=556°23'09"E  
CL=137.27'

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

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

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



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

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

## FINAL PLAT

# SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63  
165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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



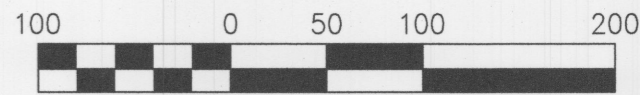
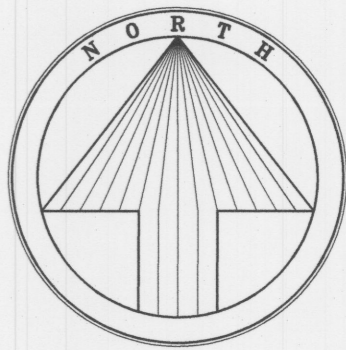
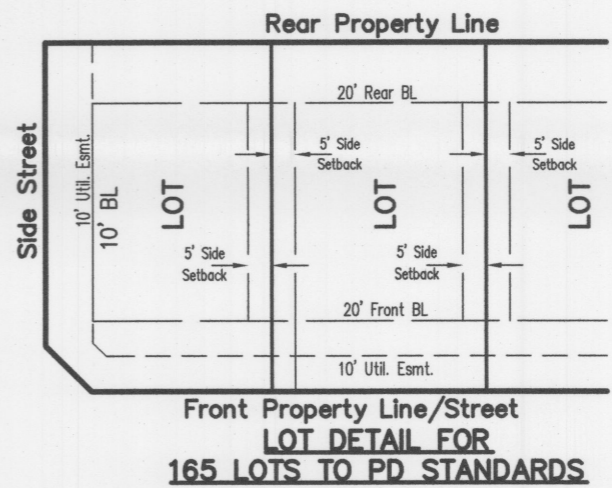
Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C34	186.74'	476.00'	185.54'	N 11°22'35" E	22°28'39"
C36	46.83'	575.98'	46.81'	N 02°11'29" W	4°39'29"
C37	297.20'	990.00'	296.09'	N 24°03'10" E	17°12'02"
C38	37.21'	109.57'	37.03'	S 46°24'25" E	19°27'31"
C39	18.57'	94.57'	18.54'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

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

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

Easement Line Table		
Line #	Length	Direction
L26	90.40'	N 00°08'16" E
L27	34.79'	N 87°41'33" E
L28	21.76'	N 87°41'33" E
L29	22.17'	N 51°09'21" W
L30	16.52'	S 38°50'39" W
L31	16.86'	N 38°50'39" E
L32	7.58'	N 08°34'14" E
L33	83.49'	S 35°31'48" E
L34	83.64'	S 35°31'48" E
L35	10.05'	S 55°32'41" E
L36	10.05'	S 55°32'41" E
L37	27.71'	N 52°33'37" W
L38	77.46'	N 52°33'30" W

Easement Line Table		
Line #	Length	Direction
L40	32.49'	S 46°23'53" E
L41	20.00'	S 43°36'07" W
L42	32.48'	N 46°23'53" W
L43	20.00'	N 22°30'23" E
L44	53.83'	N 89°36'56" E
L45	2.89'	N 00°59'52" E
L46	16.47'	N 90°00'00" E
L47	18.25'	S 00°00'00" E
L48	240.00'	S 84°20'20" E
L49	240.00'	S 84°20'20" E
L50	35.64'	S 84°20'20" E
L51	20.00'	S 05°39'40" W
L52	35.64'	N 84°20'20" W



1 inch = 100 ft.

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

#### LEGEND

(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
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Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
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(DRGCT)	DEED RECORDS, ROCKWALL COUNTY, TEXAS
(PRGCT)	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
(OPRGCT)	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

#### FINAL PLAT

### SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63

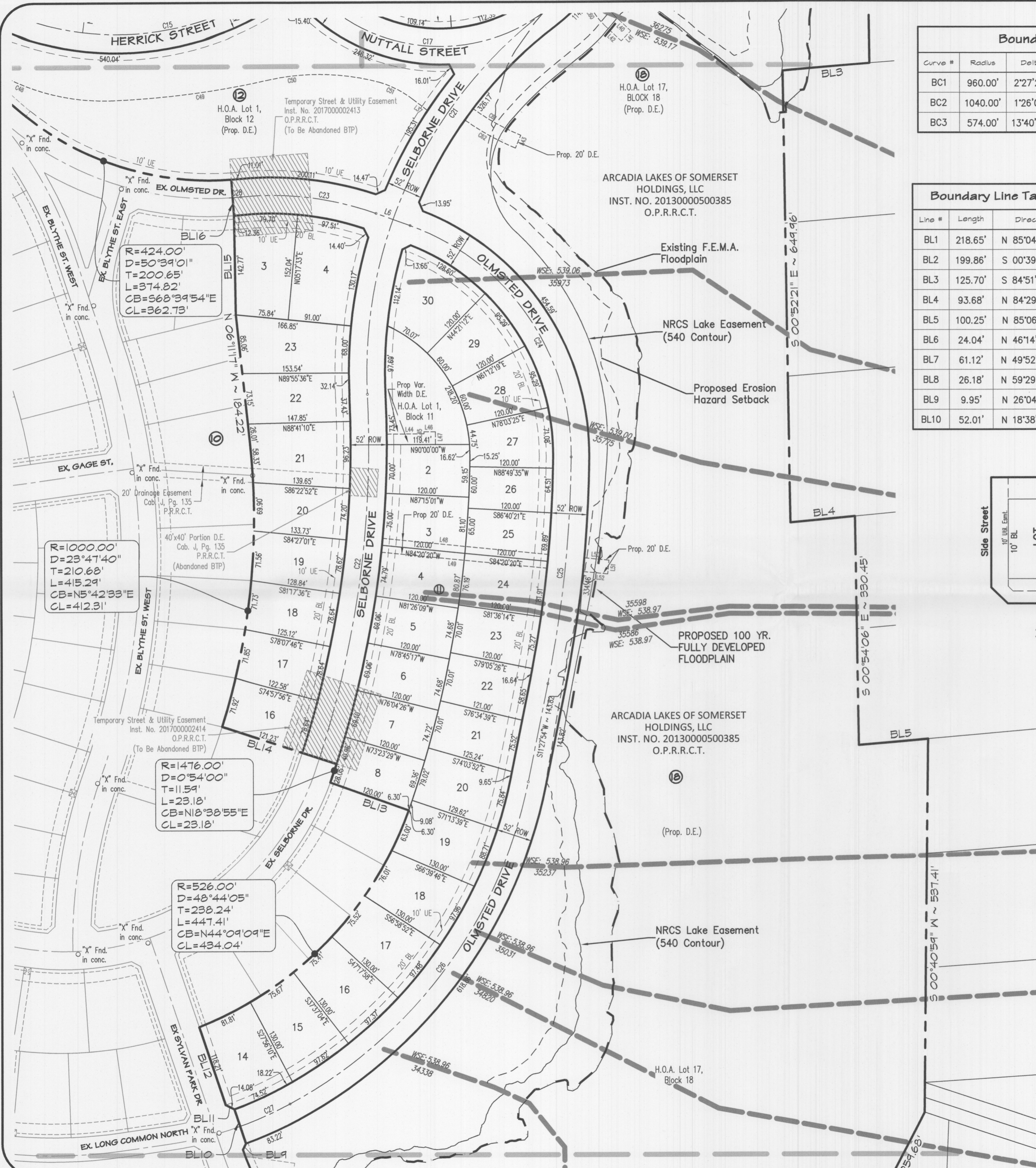
165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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

SHEET 2 OF 6

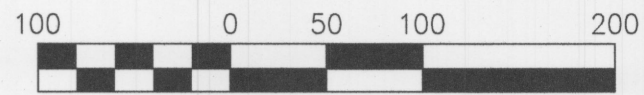
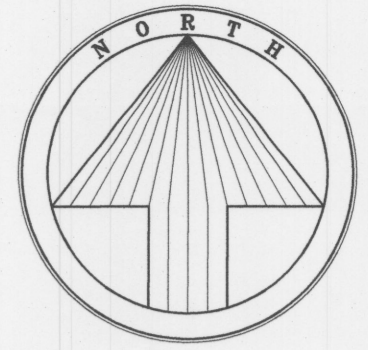
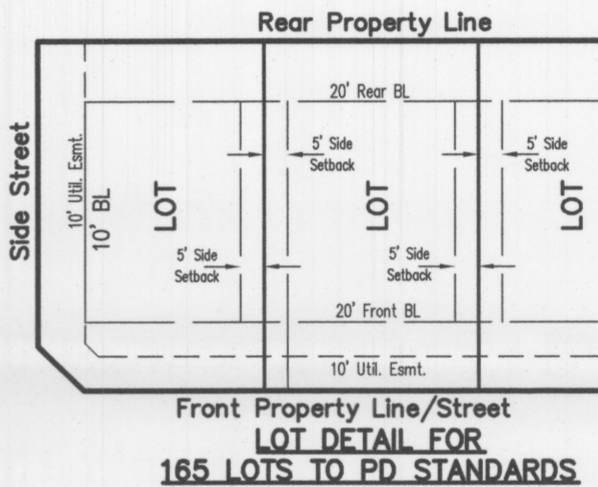
Scale: 1"=100' October, 2021 SEI Job No. 20-112



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

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

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



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

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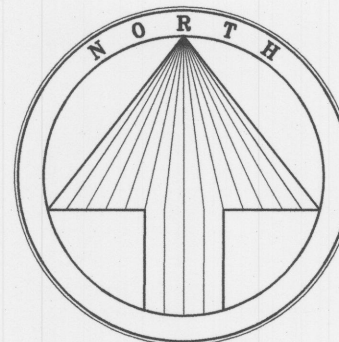
FINAL PLAT

## SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
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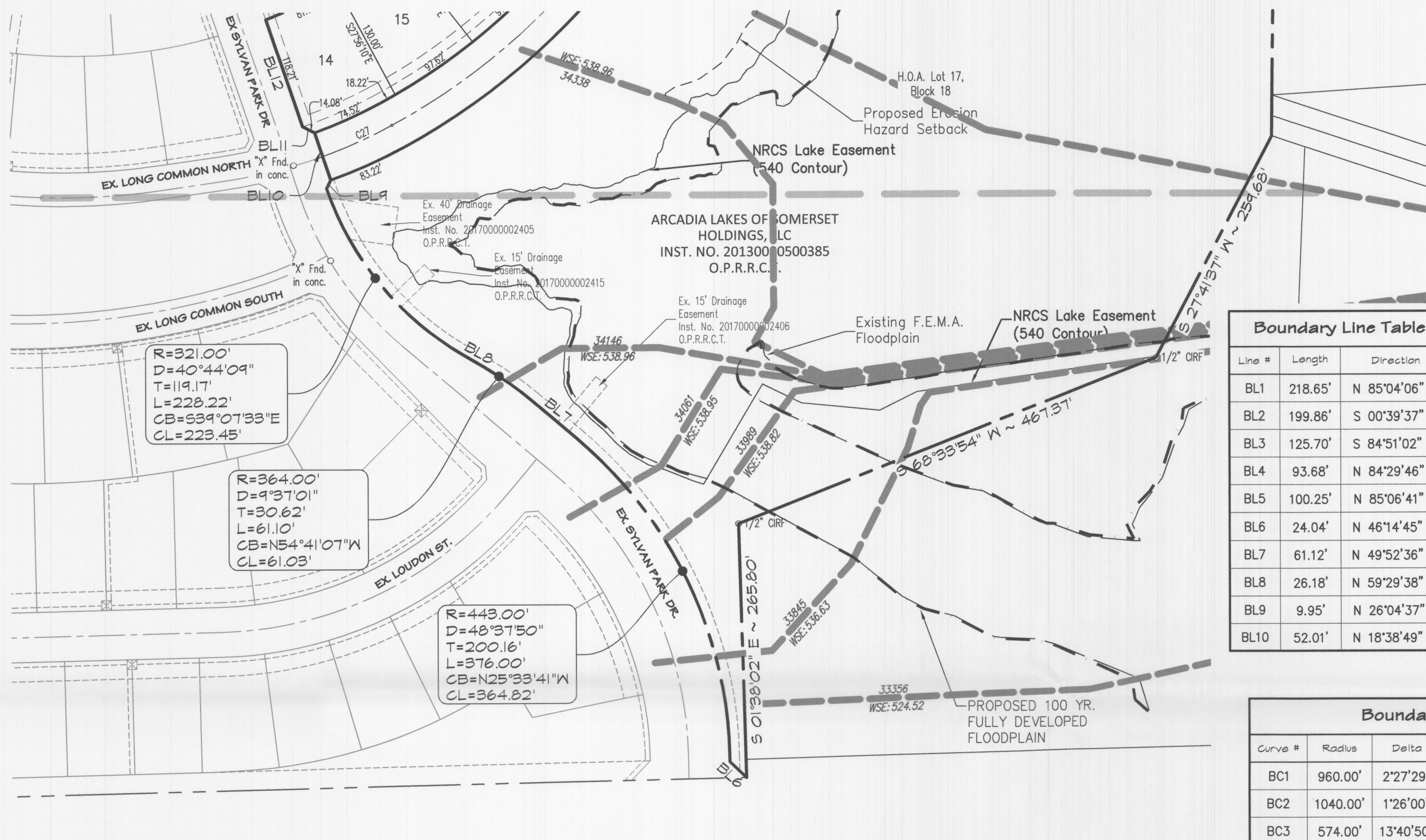
ENGINEER / SURVEYOR  
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765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg T. Helsel



100 0 50 100 200

1 inch = 100 ft.

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



Boundary Line Table			
Line #	Length	Direction	
BL1	218.65'	N 85°04'06\"	
BL2	199.86'	S 00°39'37\"	
BL3	125.70'	S 84°51'02\"	
BL4	93.68'	N 84°29'46\"	
BL5	100.25'	N 85°06'41\"	
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Boundary Line Table		
Line #	Length	Direction
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BL13	120.00'	N 70°12'54\"
BL14	173.23'	N 71°48'05\"
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BL17	15.18'	N 08°24'11\"
BL18	80.00'	N 55°02'47\"
BL19	11.91'	S 86°43'21\"

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29\"	41.19'	S 33°44'27\"	41.18'
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LEGEND	
(Not all items may be applicable)	
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CIRF	CAPPED IRON ROD FOUND
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R.O.W.	RIGHT-OF-WAY
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ZONED PD-63

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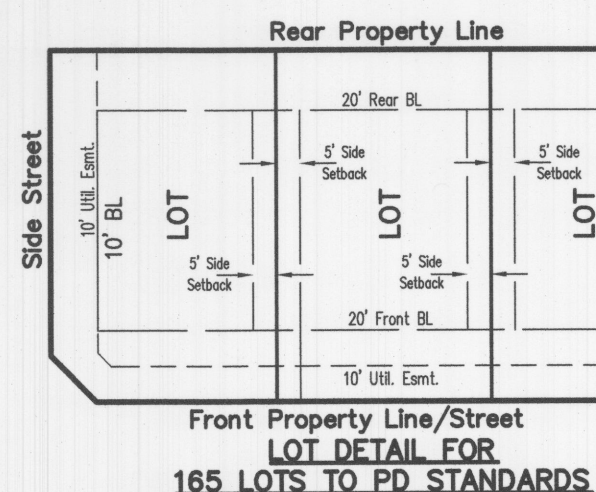
SHEET 4 OF 6

Scale: 1"=100' October, 2021 SEI Job No. 20-112

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

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C15	712.81'	400.00'	622.17'	N76°41'36"E	102°06'11"
C16	329.46'	600.00'	325.34'	N09°54'41"E	31°27'40"
C17	381.10'	250.00'	345.26'	S83°27'47"E	87°20'32"
C18	188.54'	600.00'	187.76'	N10°05'47"W	18°00'15"
C19	267.10'	850.00'	266.00'	N10°05'47"W	18°00'15"
C20	235.47'	249.73'	226.84'	N25°53'08"E	54°01'25"
C21	633.32'	652.00'	608.71'	N25°02'20"E	55°39'14"
C22	532.80'	1450.00'	529.81'	N07°42'24"E	21°03'12"
C23	198.17'	450.00'	196.57'	S82°51'45"E	25°13'53"
C24	432.94'	350.00'	405.86'	S34°48'37"E	70°52'24"
C25	329.54'	1742.00'	329.05'	S06°02'44"W	10°50'19"
C26	596.03'	679.00'	577.08'	S36°36'45"W	50°17'41"
C27	85.56'	529.56'	85.47'	S66°24'12"W	9°15'28"
C28	16.66'	450.00'	16.66'	N85°34'57"E	2°07'17"

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



Plotted by: bjehanson Plot Date: 10/14/2021 2:43 PM

Drawing: C:\2020\_J085\20-112 Somerset Park\20-112 - Plot.dwg Saved By: bjehanson Save Time: 10/14/2021 2:34:21 PM

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

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	16	12,353	0.284
2	16	11,104	0.255
3	16	8,973	0.206
4	16	9,886	0.227
5	16	10,605	0.243
6	16	10,721	0.246
7	16	10,219	0.235
8	16	9,169	0.210
9	16	15,434	0.354
10	16	12,299	0.282
11	16	10,304	0.237
12	16	10,879	0.250
13	16	10,722	0.246
14	16	10,544	0.242
15	16	10,410	0.239

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINAL PLAT

SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63

165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

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

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

S 01°05'40" E, 1084.85 feet;

N 85°04'06" E, 218.65 feet;

S 00°39'37" E, 199.86 feet;

S 84°51'02" W, 125.70 feet;

S 00°52'21" E, 649.96 feet;

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

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

S 00°54'06" E, 330.45 feet;

N 85°06'41" E, 100.25 feet;

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

THENCE along the common line thereof, the following:

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

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

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

THENCE along the easterly lines thereof, the following:

N 46°14'45" W, 24.04 feet;

N 01°14'46" W, 8.08 feet;

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

N 49°52'36" W, 61.12 feet;

A tangent curve to the left having a central angle of 09°37'01", a radius of 364.00 feet, a chord of N 54°41'07" W - 61.03 feet, an arc length of 61.10 feet;

N 59°29'38" W, 26.18 feet;

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

N 26°04'37" E, 9.95 feet;

N 18°38'49" W, 52.01 feet;

N 63°53'15" W, 14.08 feet;

N 18°38'49" W, 118.21 feet;

A non-tangent curve to the left having a central angle of 48°44'05", a radius of 526.00 feet, a chord of N 44°09'09" E - 434.04 feet, an arc length of 447.41 feet;

N 70°12'54" W, 120.00 feet;

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

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

N 71°48'05" W, 173.23 feet;

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

N 06°11'17" W, 184.22 feet;

N 00°58'02" W, 142.77 feet;

N 03°59'25" W, 52.00 feet;

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

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

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

N 08°24'11" W, 15.18 feet;

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

N 55°02'47" W, 80.00 feet;

A non-tangent curve to the left having a central angle of 01°26'00", a radius of 574.00 feet, a chord of S 34°15'07" W - 26.02 feet, an arc length of 26.02 feet;

S 86°43'21" W, 11.91 feet;

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

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

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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

We Further understand and acknowledge the following:

1. All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.

Witness our hands at Rockwall County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

By: \_\_\_\_\_  
Katherine Hamilton, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

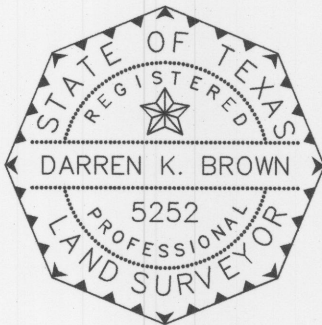
\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252



FINAL PLAT

**SOMERSET PARK PHASE II**  
**BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,**  
**BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,**  
**BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,**  
**BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,**  
**BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17**  
**ZONED PD-63**  
**165 RESIDENTIAL LOTS, 6 HOA LOTS**  
**82.809 ACRES OUT OF THE**  
**A. JOHNSON SURVEY~ ABSTRACT NO. 123**  
**IN THE CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**

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

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

LEGEND OF ABBREVIATIONS

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "AE", Zone "A", & Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, as affected by Letter of Map Revision Case No. 18-06-1450 P, dated April 15, 2019 via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- The purpose of this survey is to locate trees meeting the scope requirements within contract signed by client. All improvements are not shown hereon.

NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines



PROPERTY DESCRIPTION

Being a tract of land out of the A. Johnson Survey, Abstract Number 123 in the City of Rockwall, Rockwall County, Texas, and being a portion of that tract of land described by deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded under Document Number 20130000500385, Official Public Records, Rockwall County, Texas.

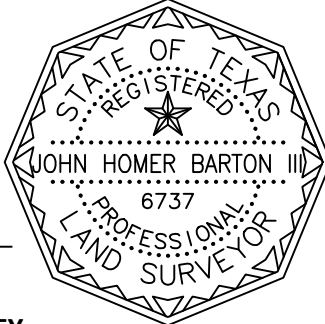
TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. Fieldwork was completed on January 27, 2021.

Date of Plat/Map: January 28, 2021



John H. Barton III, RPLS# 6737

TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcsdfw.com, or call (817) 864-1957.

Line Data Table		
Line #	Distance	Bearing
L1	24.04'	N46°14'32"W
L2	8.08'	N01°4'33"W
L3	61.12'	N49°52'23"W
L4	26.18'	N59°29'25"W
L5	9.95'	N26°04'50"E
L6	52.01'	N18°38'36"W
L7	14.08'	N63°53'02"W
L8	118.21'	N18°38'36"W
L9	120.00'	N70°12'41"W
L10	173.23'	N71°47'52"W
L11	184.22'	N06°11'04"W
L12	142.77'	N00°57'49"W
L13	52.00'	N03°59'12"W
L14	15.18'	N08°23'58"W
L15	80.00'	N55°02'34"W
L16	11.91'	S86°43'34"W

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing Chord
C1	376.00'	443.00'	048°37'50"	N25°33'28"W 364.82'
C2	61.10'	364.00'	009°37'01"	N54°40'54"W 61.03'
C3	228.22'	321.00'	040°44'09"	N39°07'20"W 223.45'
C4	447.41'	526.00'	048°44'05"	N44°09'22"E 434.04'
C5	4.86'	406.00'	000°41'12"	N19°26'43"E 4.86'
C6	23.18'	1476.00'	000°54'00"	N18°39'08"E 23.18'
C7	415.29'	1000.00'	023°47'40"	N05°42'46"E 412.31'
C8	374.82'	424.00'	050°39'01"	N68°39'41"W 362.73'
C9	210.62'	606.00'	019°54'48"	N53°17'35"W 209.56'
C10	137.60'	574.00'	013°44'06"	N56°22'56"W 137.27'
C11	41.19'	960.00'	002°27'29"	N33°44'40"E 41.18'
C12	26.02'	1040.00'	001°26'00"	S34°15'20"W 26.02'
C13	137.05'	574.00'	013°40'50"	N32°28'18"W 136.73'

TREE TABLE

TAG#	DIAMETER (INCHES)	GEN. SPECIES
609	11	CEDAR
610	11	CEDAR
611	11	CEDAR
612	11	CEDAR
613	22 (MULTI-TRUNK)	BOIS D'ARC
614	20 (MULTI-TRUNK)	OAK
615	15 (MULTI-TRUNK)	CEDAR
616	10	CEDAR
617	10	CEDAR
618	10	CEDAR
619	10	CEDAR
620	10	CEDAR
621	11	CEDAR
622	11	CEDAR
623	11	CEDAR
624	10	CEDAR
625	10	CEDAR
626	10	CEDAR
639	10	CEDAR
640	10	CEDAR
641	11	MULTI
642	10	CEDAR
643	10	CEDAR
644	12	CEDAR
645	10	CEDAR
646	12	WILLOW
647	14 (MULTI-TRUNK)	WILLOW
648	13	HACKBERRY
649	11 (MULTI-TRUNK)	LOCUST
650	5	LOCUST
651	9	ELM
652	17 (MULTI-TRUNK)	CEDAR
653	17 (MULTI-TRUNK)	CEDAR
654	13	CEDAR
655	12	CEDAR
656	16 (MULTI-TRUNK)	CEDAR
657	12	CEDAR
658	12	CEDAR
659	10	CEDAR
660	10	CEDAR
661	10	CEDAR

TREE SURVEY

A TRACT SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT #123  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



BARTON CHAPA  
SURVEYING

5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcsdfw.com  
TBPLS Firm #10194474

JOB NO. 2020.105.001

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

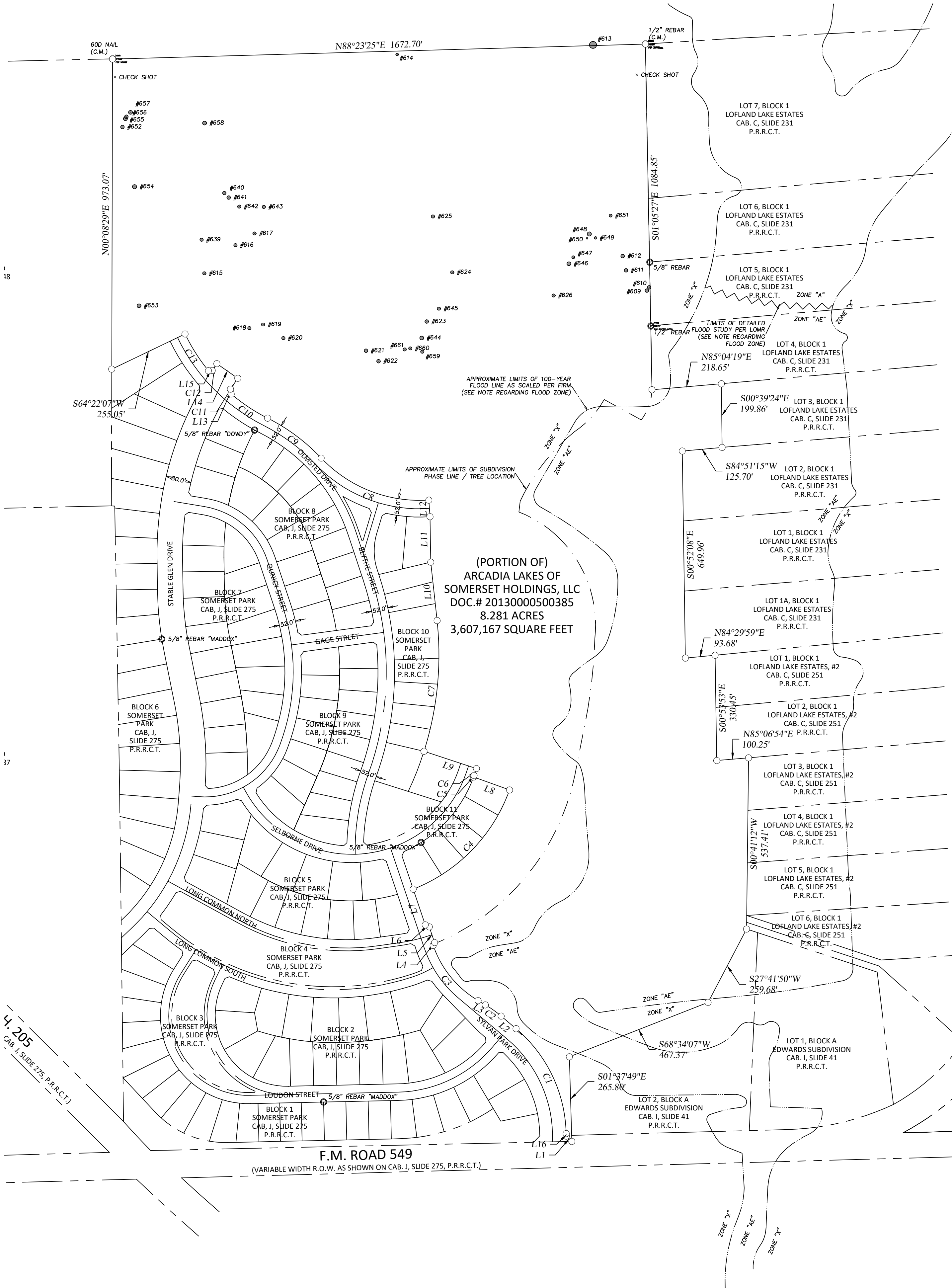
SOMERSET PARK

ROCKWALL,  
TEXAS

SHEET:

VO1

TREE SURVEY



TAG #	DIAMETER (INCHES)	GEN. SPECIES	TREE CONDITION ASSESSMENT	REMOVE	REMAIN	MITIGATION INCHES
609	11	CEDAR	HEALTHY	X		5.5
610	11	CEDAR	HEALTHY	X		5.5
611	11	CEDAR	HEALTHY	X		5.5
612	11	BOIS D'ARC	HEALTHY	X		5.5
613	22	OAK MULTI TRUNK	HEALTHY	X		22
614	20	CEDAR MULTI-TRUNK	HEALTHY	X		10
615	15	CEDAR MULTI-TRUNK	HEALTHY	X		7.5
616	10	CEDAR	HEALTHY	X		5
617	10	CEDAR	HEALTHY	X		5
618	10	CEDAR	HEALTHY	X		5
619	10	CEDAR	HEALTHY	X		5
620	10	CEDAR	HEALTHY	X		5
621	11	CEDAR	HEALTHY	X		5.5
622	11	CEDAR	HEALTHY	X		5.5
623	11	CEDAR	HEALTHY	X		5.5
624	10	CEDAR	HEALTHY	X		5
625	10	CEDAR	HEALTHY	X		5
626	10	CEDAR	HEALTHY	X		5
639	10	CEDAR	HEALTHY	X		5
640	10	CEDAR	HEALTHY	X		5
641	11	CEDAR	HEALTHY	X		5.5
642	10	CEDAR	HEALTHY	X		5
643	10	CEDAR	HEALTHY	X		5
644	12	CEDAR	HEALTHY	X		6
645	10	CEDAR	HEALTHY	X		5
646	12	WILLOW	HEALTHY	X		12
647	14	WILLOW MULTI-TRUNK	HEALTHY	X		14
648	13	HACKBERRY	HEALTHY	X		6.5
649	11	LOCUST MULTI-TRUNK	HEALTHY	X		11
650	5	LOCUST	HEALTHY	X		5
651	9	ELM	HEALTHY	X		9
652	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
653	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
654	13	CEDAR	HEALTHY	X		6.5
655	12	CEDAR	HEALTHY	X		6
656	16	CEDAR MULTI-TRUNK	HEALTHY	X		8
657	12	CEDAR	HEALTHY	X		6
658	12	CEDAR	HEALTHY	X		6
659	10	CEDAR	HEALTHY	X		5
660	10	CEDAR	HEALTHY	X		5
661	10	CEDAR	HEALTHY	X		5
TOTAL MITIGATION INCHES						276.5

TREE PROTECTION NOTES

- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

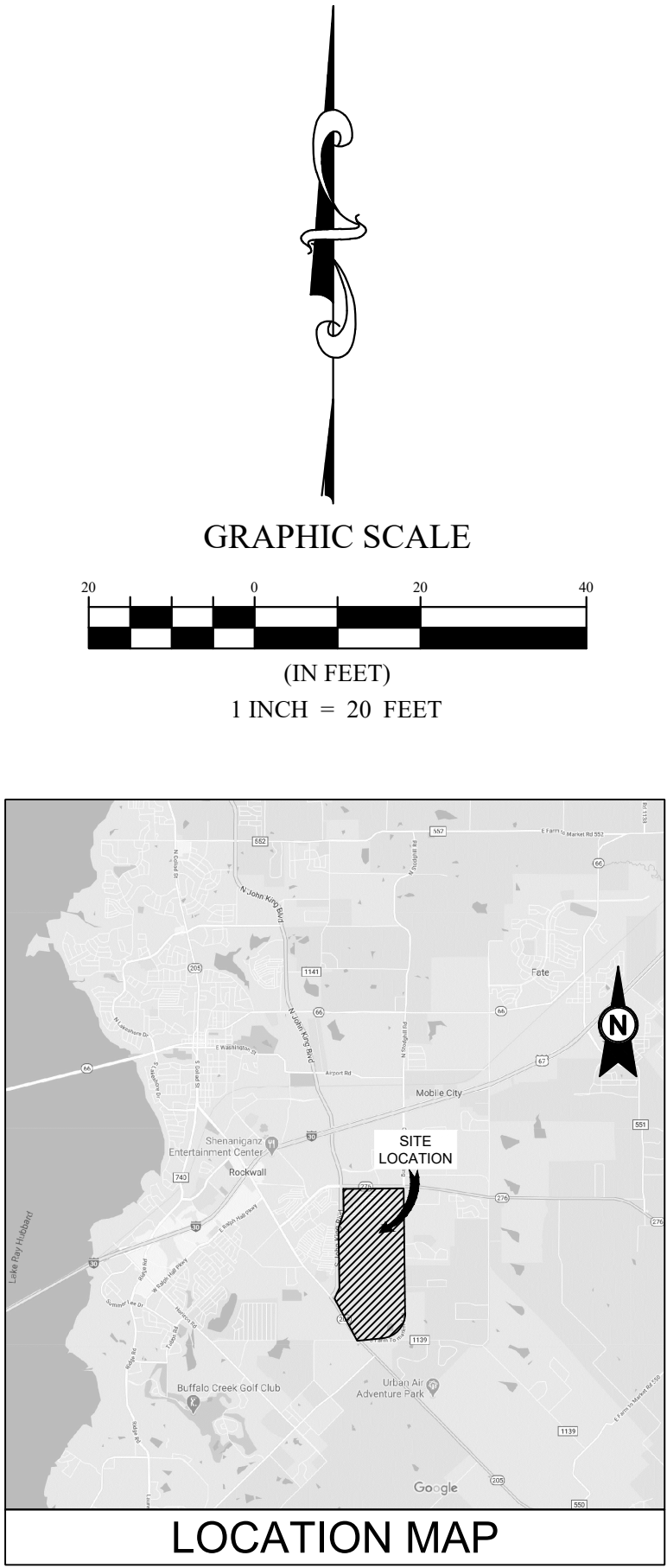
LANDSCAPE ARCHITECT/ARBORIST STATEMENT

"I, AMY LONDON, BEING A LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN."

*Amy London* DATE: MARCH 1, 2021

TREE TRIMMING AND REMOVAL NOTES

- STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND TREE HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF: THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE)
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS.
- NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
- TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
- SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.



PRESERVATION PLAN SUMMARY

TOTAL TREES SURVEYED	41
TOTAL CAL. INCHES SURVEYED	480"
QUANTITY OF PROTECTED TREES SAVED	0
CALIPER INCHES SAVED	0
QUANTITY OF PRIMARY PROTECTED TREES REMOVED	5
CALIPER INCHES REMOVED	73"
TOTAL INCHES TO BE MITIGATED	276.5"
METHOD OF MITIGATION PAY FEE (\$121.67)	\$33,841.75

NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPING (BY OTHERS)

PROJECT NUMBER:	SOMERSET		
PROJECT MANAGER:	ASL		
DRAWN BY:	AB		
CHECKED BY:	ASL		
ISSUE DATE:	3/1/21		
REV.	DATE	DESCRIP.	BY
SHEET CONTENT:			
TREE SURVEY AND PRESERVATION PLAN			
SHEET NO:			
TR1.00			

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 10/22/2021

PROJECT NUMBER: P2021-056  
PROJECT NAME: Final Plat for Phase 2 of the Somerset Park Subdivision  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Andrew Reyna  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Discuss and consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a Final Plat for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-056) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 63 (PD-63), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Include the total square footage in the Title Block.

M.6 The location of the development is required to be tied to a Rockwall monument, and tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). Also indicate the Point of Beginning on the plat.

M.7 Thicken the subdivision boundary line.

M.8 Ghost in the square footage for each proposed lot.

M.9 Provide sheet match line numbers to ease in locating where each page of the plat is located within Phase 2.

M.10 Indicate all existing and proposed corner clips and any subsequent dedication.

M.11 Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.

M.12 Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet. Include this as note 9 on sheet 1.

M.13 Provide a space for plat signatures attesting approval of the plat. The standard city signature block can be found within the application packet.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Date \_\_\_\_\_

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
Mayor, City of Rockwall    City Secretary    City Engineer

1.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Meetings for this case will be held on October 26, 2021 & November 9, 2021. The Parks Board meeting will be held on November 2, 2021.

1.15 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

1.16 The projected City Council Meeting date for this case will be November 15, 2021.

1.17 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Provide two coordinate points: Northing and Easting

M - Include instrument number on plat once easements are filed.

I - -Somerset LS, gravity sewer, and force main pro-rata due = \$545.38/acre, FM 3097 LS pro-rata due = \$432.74/acre

M - Waiting on final approved flood study to verify X-sections, water surface elevations and minimum finish floor elevations.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved w/ Comments

10/19/2021: 1. Tie two corners to State Plane Coordinates (NAD82 NCTX 4202 Grid); add POB to boundary. Submit survey closure report.

2. Choose a new street name for Mercer Dr. We now have conflicts in other areas.

\*(Mercers Colony Dr. will work and has a historic significance to the City of Rockwall).

3. Please submit CAD (.dwg) of road centerlines and lot lines so addressing can begin. Send to lsingleton@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	10/21/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Provide landscape plans for common areas and detention

2. tree mitigation plan approved

3. P2021-056 (Andrew Reyna) (Site Plan)

Park District 12 (pro rata equipment fees approved to be utilized for HOA park and open space in February 2015 meeting, fees now being confirmed and amenity cost must exceed required pro rata equipment fees) (cash in lieu of land collect fees only)

Cash in Lieu of Land: \$541.00 x 165 lots = \$89,265.00

Pro Rata Equipment Fee: \$512.00 x 165 lots = \$84,480.00

Total per lot x lots = \$1,053.00 x 165 lots = \$173,745.00



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-056

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

DIRECTOR OF PLANNING:

*[Signature]*

CITY ENGINEER:

*[Signature]*

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION SOMERSET PARK PH.2

LOT

BLOCK

GENERAL LOCATION N.E. OF THE INTERSECTION OF S.H.205 AND FM 549

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-63

CURRENT USE VACANT

PROPOSED ZONING PD-63

PROPOSED USE SINGLE-FAMILY RESIDENTIAL

ACREAGE 82.809

LOTS [CURRENT] 1

LOTS [PROPOSED] 165 (Res.) 6 (HQA)

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

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

☐ OWNER ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

CONTACT PERSON BILL GIETEMA

ADDRESS 3500 MAPLE AVENUE SUITE 1165

CITY, STATE & ZIP DALLAS, TX 75219

PHONE (214) 986-5024

E-MAIL bill@arcadia.realty.net

☒ APPLICANT SPARS ENGINEERING, INC

CONTACT PERSON GREG HESSEL

ADDRESS 765 CUSTER RD.

CITY, STATE & ZIP PLANO, TX 75075

PHONE (903) 408-7486

E-MAIL greg.hessel@sparsengineering.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Gietema [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

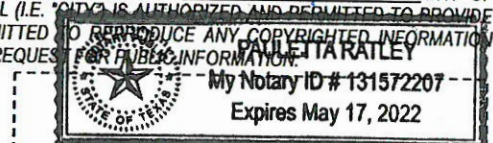
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 + 20.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021

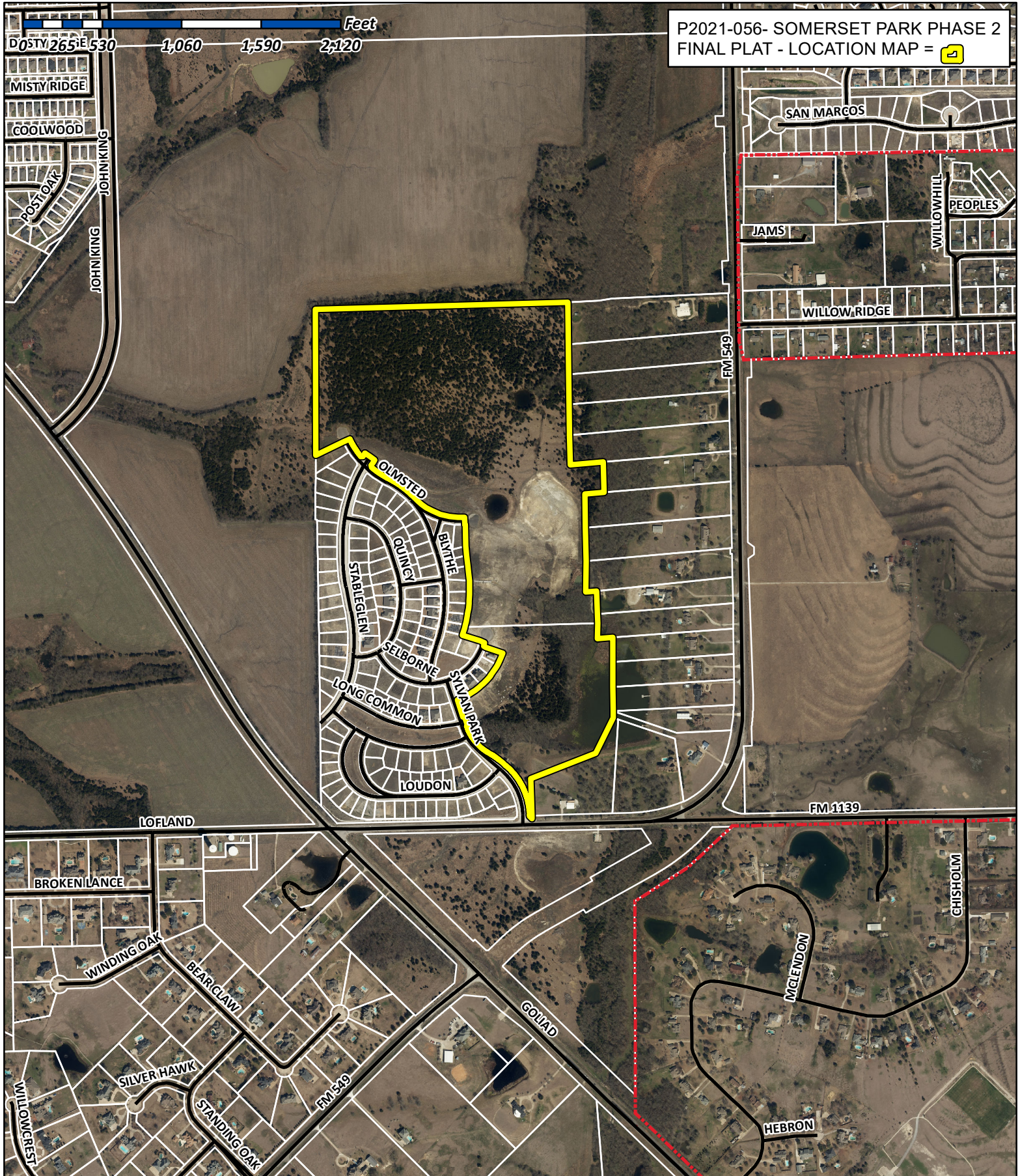
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*



MY COMMISSION EXPIRES 5/17/22



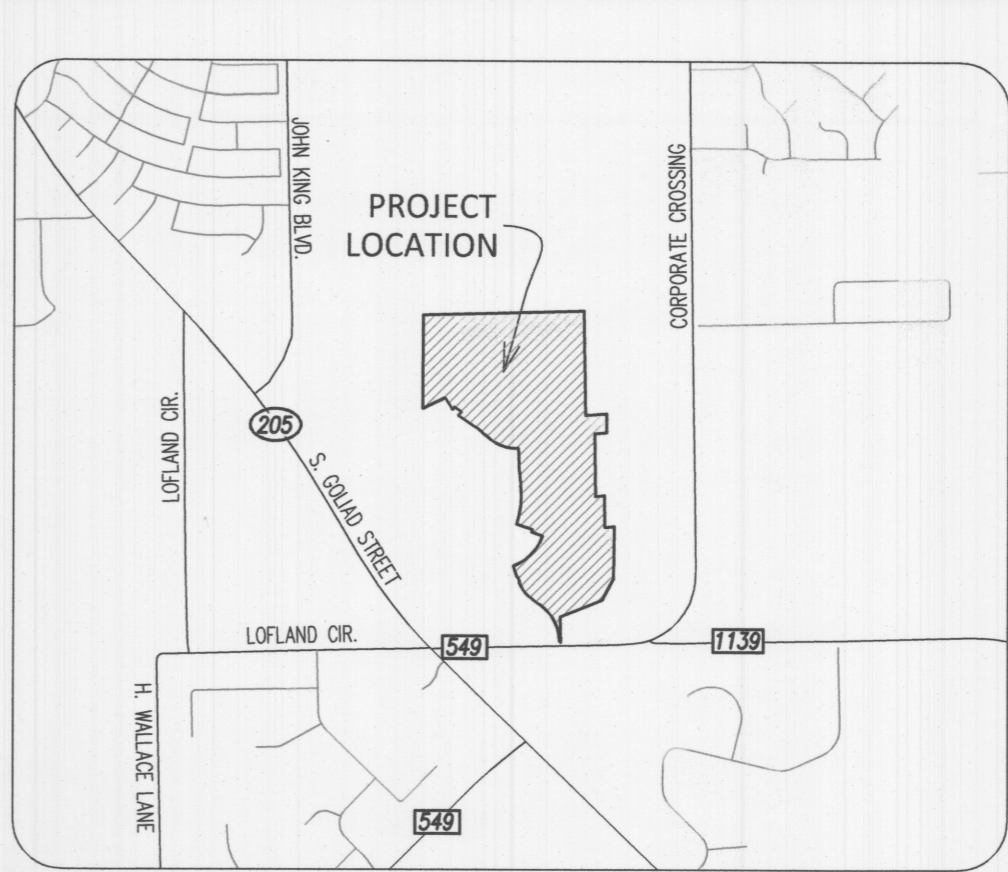
## City of Rockwall

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

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



Drawn by: Johnson Plot Date: 10/14/2021 2:42 PM  
Printed by: Johnson Plot Date: 10/14/2021 2:42 PM  
Drawing: 6.0020 405500-112 Somerset Park 20-112 - Final.dwg Saved by: Johnson Date: 10/14/2021 2:34:21 PM



**LEGEND**  
(Not all items may be applicable)

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

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

## FINAL PLAT

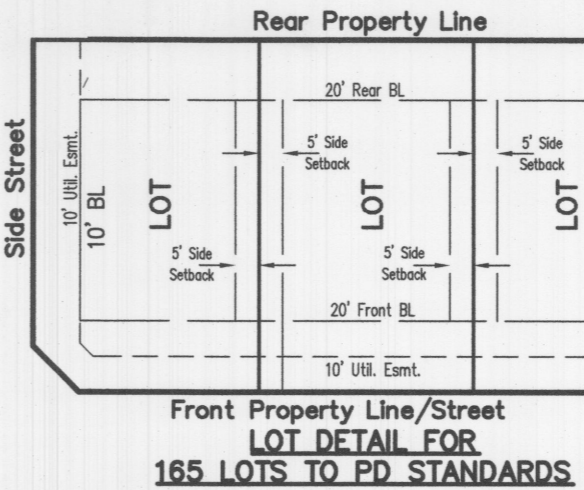
### SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63

165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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



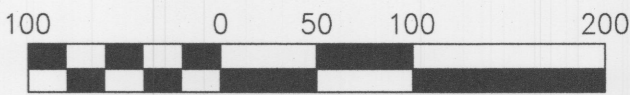
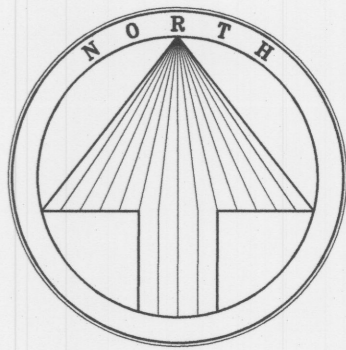
LAND USE SUMMARY	
RESIDENTIAL LOTS	165
H.O.A. LOTS (OPEN SPACE)	6
RIGHT-OF-WAY	14.58 AC.
TOTAL :	171 LOTS

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



Easement Line Table		
Line #	Length	Direction
L26	90.40'	N 00°08'16" E
L27	34.79'	N 87°41'33" E
L28	21.76'	N 87°41'33" E
L29	22.17'	N 51°09'21" W
L30	16.52'	S 38°50'39" W
L31	16.86'	N 38°50'39" E
L32	7.58'	N 08°34'14" E
L33	83.49'	S 35°31'48" E
L34	83.64'	S 35°31'48" E
L35	10.05'	S 55°32'41" E
L36	10.05'	S 55°32'41" E
L37	27.71'	N 52°33'37" W
L38	77.46'	N 52°33'30" W

Easement Line Table		
Line #	Length	Direction
L40	32.49'	S 46°23'53" E
L41	20.00'	S 43°36'07" W
L42	32.48'	N 46°23'53" W
L43	20.00'	N 22°30'23" E
L44	53.83'	N 89°36'56" E
L45	2.89'	N 00°59'52" E
L46	16.47'	N 90°00'00" E
L47	18.25'	S 00°00'00" E
L48	240.00'	S 84°20'20" E
L49	240.00'	S 84°20'20" E
L50	35.64'	S 84°20'20" E
L51	20.00'	S 05°39'40" W
L52	35.64'	N 84°20'20" W



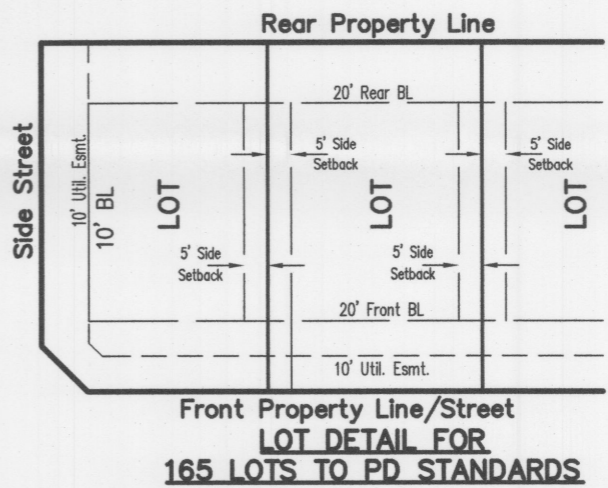
1 inch = 100 ft.

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

LEGEND

(Not all items may be applicable)

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IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
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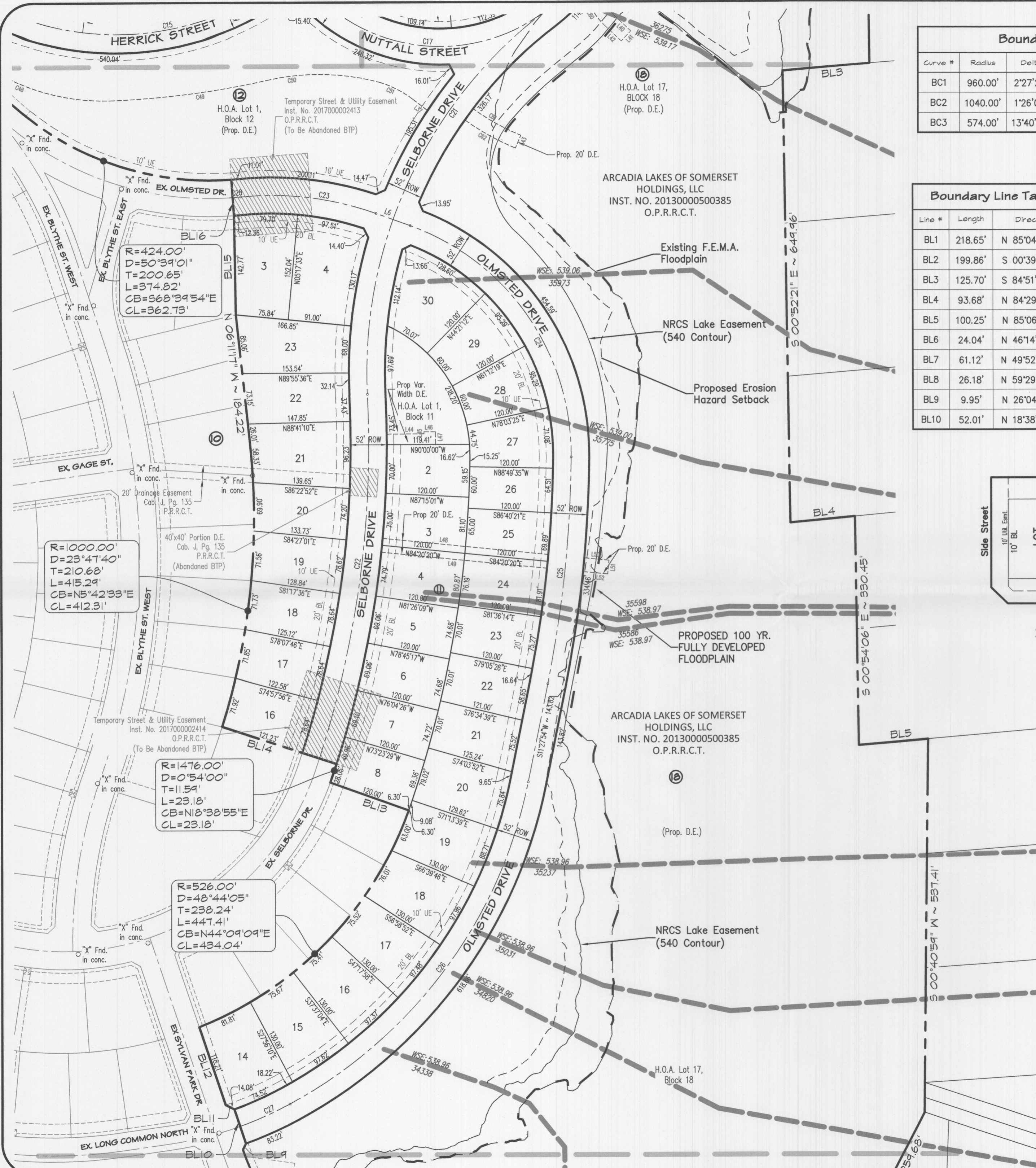
SHEET 2 OF 6

Scale: 1"=100' October, 2021 SEI Job No. 20-112

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

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

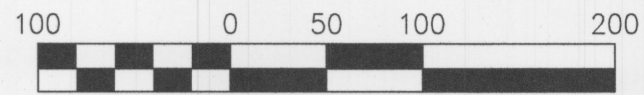
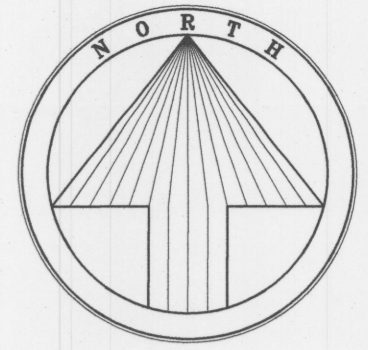
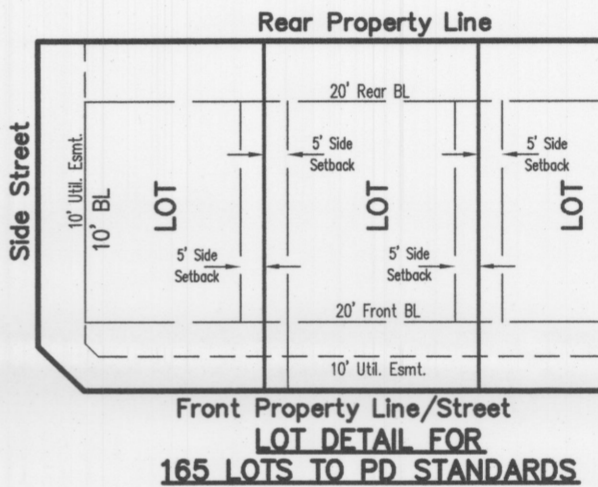
Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C51	53.34'	150.74'	53.06'	N 63°00'58" W	20°16'25"
C56	55.13'	79.57'	54.04'	S 26°35'00" E	39°42'01"
C60	50.19'	99.57'	49.66'	N 31°59'30" W	28°53'01"
C61	78.88'	335.00'	78.70'	S 60°44'52" E	13°29'30"
C62	83.73'	355.00'	83.53'	S 60°44'13"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



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

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

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



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

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

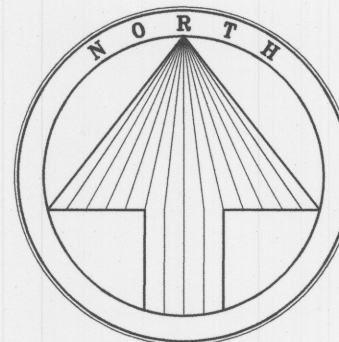
FINAL PLAT

# SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63  
165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

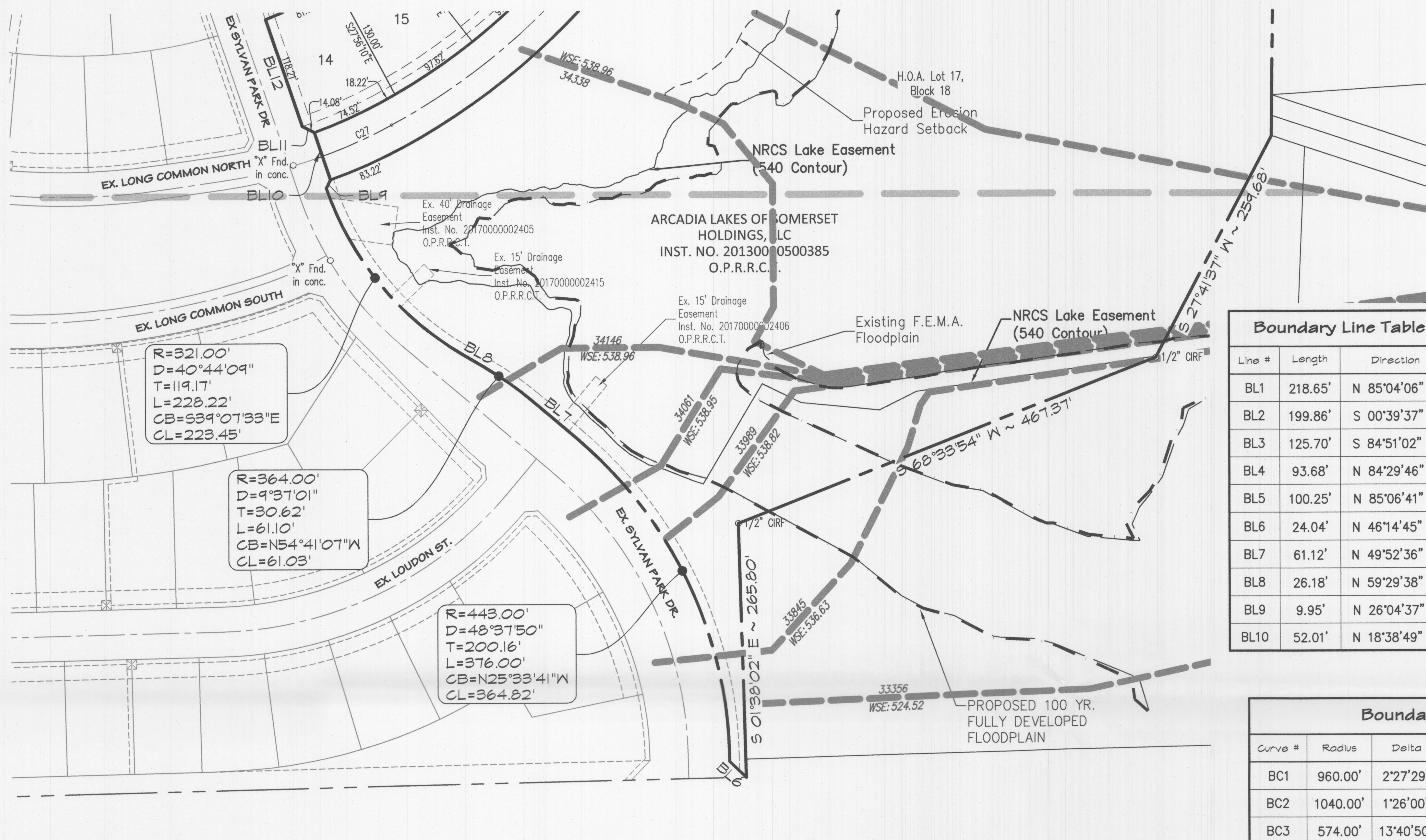
ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg T. Helsel



100 0 50 100 200

1 inch = 100 ft.

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



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

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

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

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
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DUE	DRAINAGE AND UTILITY EASEMENT
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WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
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(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
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FINAL PLAT

## SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17

ZONED PD-63

165 RESIDENTIAL LOTS, 6 HOA LOTS

82.809 ACRES OUT OF THE

A. JOHNSON SURVEY~ ABSTRACT NO. 123

IN THE CITY OF ROCKWALL,

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OWNER

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ENGINEER / SURVEYOR

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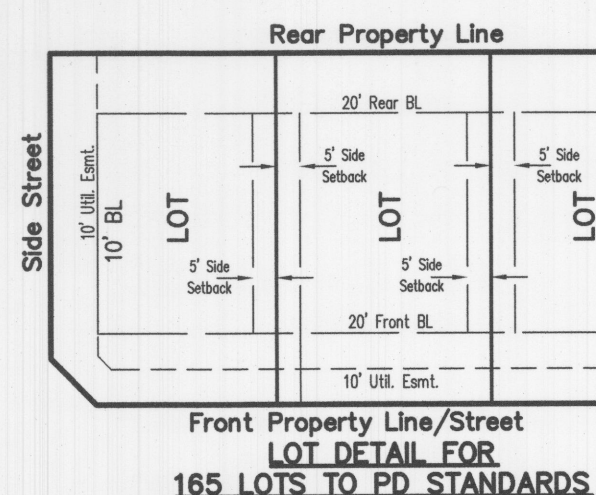
SHEET 4 OF 6

Scale: 1"=100' October, 2021 SEI Job No. 20-112

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

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C15	712.81'	400.00'	622.17'	N76°41'36"E	102°06'11"
C16	329.46'	600.00'	325.34'	N09°54'41"E	31°27'40"
C17	381.10'	250.00'	345.26'	S83°27'47"E	87°20'32"
C18	188.54'	600.00'	187.76'	N10°05'47"W	18°00'15"
C19	267.10'	850.00'	266.00'	N10°05'47"W	18°00'15"
C20	235.47'	249.73'	226.84'	N25°53'08"E	54°01'25"
C21	633.32'	652.00'	608.71'	N25°02'20"E	55°39'14"
C22	532.80'	1450.00'	529.81'	N07°42'24"E	21°03'12"
C23	198.17'	450.00'	196.57'	S82°51'45"E	25°13'53"
C24	432.94'	350.00'	405.86'	S34°48'37"E	70°52'24"
C25	329.54'	1742.00'	329.05'	S06°02'44"W	10°50'19"
C26	596.03'	679.00'	577.08'	S36°36'45"W	50°17'41"
C27	85.56'	529.56'	85.47'	S66°24'12"W	9°15'28"
C28	16.66'	450.00'	16.66'	N85°34'57"E	2°07'17"

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



Plotted by: bjehanson Plot Date: 10/14/2021 2:43 PM

Drawing: C:\2020\_J085\20-112 Somerset Park\20-112 - Plot.dwg Saved By: bjehanson Save Time: 10/14/2021 2:34:21 PM

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

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	16	12,353	0.284
2	16	11,104	0.255
3	16	8,973	0.206
4	16	9,886	0.227
5	16	10,605	0.243
6	16	10,721	0.246
7	16	10,219	0.235
8	16	9,169	0.210
9	16	15,434	0.354
10	16	12,299	0.282
11	16	10,304	0.237
12	16	10,879	0.250
13	16	10,722	0.246
14	16	10,544	0.242
15	16	10,410	0.239

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINAL PLAT

SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
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ENGINEER / SURVEYOR  
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Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg T. Helsel

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

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

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

S 01°05'40" E, 1084.85 feet;

N 85°04'06" E, 218.65 feet;

S 00°39'37" E, 199.86 feet;

S 84°51'02" W, 125.70 feet;

S 00°52'21" E, 649.96 feet;

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

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

S 00°54'06" E, 330.45 feet;

N 85°06'41" E, 100.25 feet;

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

THENCE along the common line thereof, the following:

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

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

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

THENCE along the easterly lines thereof, the following:

N 46°14'45" W, 24.04 feet;

N 01°14'46" W, 8.08 feet;

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

N 49°52'36" W, 61.12 feet;

A tangent curve to the left having a central angle of 09°37'01", a radius of 364.00 feet, a chord of N 54°41'07" W - 61.03 feet, an arc length of 61.10 feet;

N 59°29'38" W, 26.18 feet;

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

N 26°04'37" E, 9.95 feet;

N 18°38'49" W, 52.01 feet;

N 63°53'15" W, 14.08 feet;

N 18°38'49" W, 118.21 feet;

A non-tangent curve to the left having a central angle of 48°44'05", a radius of 526.00 feet, a chord of N 44°09'09" E - 434.04 feet, an arc length of 447.41 feet;

N 70°12'54" W, 120.00 feet;

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

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

N 71°48'05" W, 173.23 feet;

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

N 06°11'17" W, 184.22 feet;

N 00°58'02" W, 142.77 feet;

N 03°59'25" W, 52.00 feet;

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

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

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

N 08°24'11" W, 15.18 feet;

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

N 55°02'47" W, 80.00 feet;

A non-tangent curve to the left having a central angle of 01°26'00", a radius of 574.00 feet, a chord of S 34°15'07" W - 26.02 feet, an arc length of 26.02 feet;

S 86°43'21" W, 11.91 feet;

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

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

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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

We Further understand and acknowledge the following:

1. All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.

Witness our hands at Rockwall County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

By: \_\_\_\_\_  
Katherine Hamilton, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

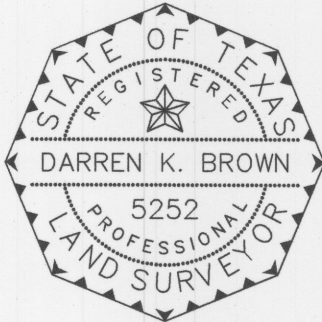
\_\_\_\_\_  
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252



FINAL PLAT

**SOMERSET PARK PHASE II**  
**BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,**  
**BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,**  
**BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,**  
**BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,**  
**BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17**  
**ZONED PD-63**  
**165 RESIDENTIAL LOTS, 6 HOA LOTS**  
**82.809 ACRES OUT OF THE**  
**A. JOHNSON SURVEY~ ABSTRACT NO. 123**  
**IN THE CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**

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

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

LEGEND OF ABBREVIATIONS

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "AE", Zone "A", & Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, as affected by Letter of Map Revision Case No. 18-06-1450 P, dated April 15, 2019 via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- The purpose of this survey is to locate trees meeting the scope requirements within contract signed by client. All improvements are not shown hereon.

NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines



PROPERTY DESCRIPTION

Being a tract of land out of the A. Johnson Survey, Abstract Number 123 in the City of Rockwall, Rockwall County, Texas, and being a portion of that tract of land described by deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded under Document Number 20130000500385, Official Public Records, Rockwall County, Texas.

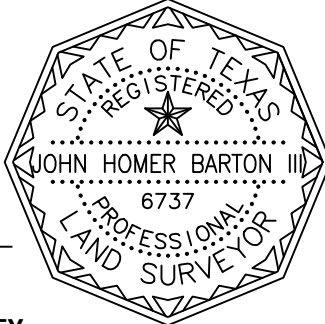
TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. Fieldwork was completed on January 27, 2021.

Date of Plat/Map: January 28, 2021



John H. Barton III, RPLS# 6737

TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcsdfw.com, or call (817) 864-1957.

Line Data Table		
Line #	Distance	Bearing
L1	24.04'	N46°14'32"W
L2	8.08'	N01°4'33"W
L3	61.12'	N49°52'23"W
L4	26.18'	N59°29'25"W
L5	9.95'	N26°04'50"E
L6	52.01'	N18°38'36"W
L7	14.08'	N63°53'02"W
L8	118.21'	N18°38'36"W
L9	120.00'	N70°12'41"W
L10	173.23'	N71°47'52"W
L11	184.22'	N06°11'04"W
L12	142.77'	N00°57'49"W
L13	52.00'	N03°59'12"W
L14	15.18'	N08°23'58"W
L15	80.00'	N55°02'34"W
L16	11.91'	S86°43'34"W

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing Chord
C1	376.00'	443.00'	048°37'50"	N25°33'28"W 364.82'
C2	61.10'	364.00'	009°37'01"	N54°40'54"W 61.03'
C3	228.22'	321.00'	040°44'09"	N39°07'20"W 223.45'
C4	447.41'	526.00'	048°44'05"	N44°09'22"E 434.04'
C5	4.86'	406.00'	000°41'12"	N19°26'43"E 4.86'
C6	23.18'	1476.00'	000°54'00"	N18°39'08"E 23.18'
C7	415.29'	1000.00'	023°47'40"	N05°42'46"E 412.31'
C8	374.82'	424.00'	050°39'01"	N68°39'41"W 362.73'
C9	210.62'	606.00'	019°54'48"	N53°17'35"W 209.56'
C10	137.60'	574.00'	013°44'06"	N56°22'56"W 137.27'
C11	41.19'	960.00'	002°27'29"	N33°44'40"E 41.18'
C12	26.02'	1040.00'	001°26'00"	S34°15'20"W 26.02'
C13	137.05'	574.00'	013°40'50"	N32°28'18"W 136.73'

TREE TABLE

TAG#	DIAMETER (INCHES)	GEN. SPECIES
609	11	CEDAR
610	11	CEDAR
611	11	CEDAR
612	11	CEDAR
613	22 (MULTI-TRUNK)	BOIS D'ARC
614	20 (MULTI-TRUNK)	OAK
615	15 (MULTI-TRUNK)	CEDAR
616	10	CEDAR
617	10	CEDAR
618	10	CEDAR
619	10	CEDAR
620	10	CEDAR
621	11	CEDAR
622	11	CEDAR
623	11	CEDAR
624	10	CEDAR
625	10	CEDAR
626	10	CEDAR
639	10	CEDAR
640	10	CEDAR
641	11	MULTI
642	10	CEDAR
643	10	CEDAR
644	12	CEDAR
645	10	CEDAR
646	12	WILLOW
647	14 (MULTI-TRUNK)	WILLOW
648	13	HACKBERRY
649	11 (MULTI-TRUNK)	LOCUST
650	5	LOCUST
651	9	ELM
652	17 (MULTI-TRUNK)	CEDAR
653	17 (MULTI-TRUNK)	CEDAR
654	13	CEDAR
655	12	CEDAR
656	16 (MULTI-TRUNK)	CEDAR
657	12	CEDAR
658	12	CEDAR
659	10	CEDAR
660	10	CEDAR
661	10	CEDAR

TREE SURVEY

A TRACT SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT #123  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



BARTON CHAPA  
SURVEYING

5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcsdfw.com  
TBPLS Firm #10194474

JOB NO. 2020.105.001

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

SOMERSET PARK

ROCKWALL,  
TEXAS

SHEET:

VO1

TREE SURVEY



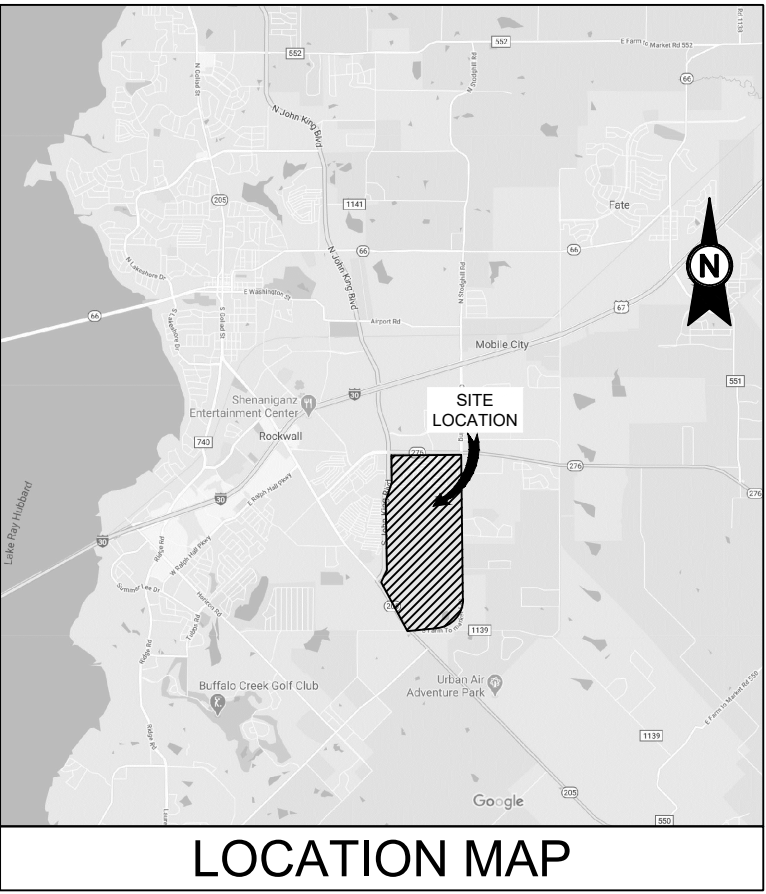
### TREE PROTECTION NOTES

1. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE ROOT LINE OF THE TREES.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
3. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
4. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
5. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
6. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
7. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
8. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
9. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS, IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

"I AMY LONDON BEING A LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN."

## TREE TRIMMING AND REMOVAL NOTES

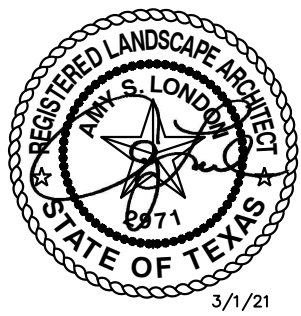
1. STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND PUBLIC HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE)
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS.
3. NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
4. TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
5. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
6. SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.



NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPING (BY OTHERS)



**FM ROAD 549  
ROCKWALL, TEXAS**



PROJECT NUMBER:	SOMERSET
PROJECT MANAGER:	ASL
DRAWN BY:	AB
CHECKED BY:	ASL
ISSUE DATE:	3/1/21

REV.	DATE	DESCRIP.	BY
SHEET CONTENT:			

# TREE SURVEY AND PRESERVATION PLAN

SHEET NO: TR1.00



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Planning and Zoning Commission

**DATE:** November 9, 2021

**APPLICANT:** Greg Helsel, *Spiars Engineering, Inc.*

**CASE NUMBER:** P2021-056; *Final Plat for Phase 2 of the Somerset Park Subdivision*

---

### SUMMARY

Discuss and consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a Final Plat for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for an 82.809-acre parcel of land (*i.e. Tract 7 of the A. Johnson Survey, Abstract No. 123*) for the purpose of establishing Phase 2 of the Somerset Park Subdivision. The single-family residential subdivision will be composed of 165 single-family homes zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses. The site is generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549. It should be noted that the applicant has submitted a site plan [*i.e. Case No. SP2021-029*] concurrently with this final plat that shows the subdivision's amenities, landscaping, and hardscape plans.
- ☑ The subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. On November 17, 2014, the City Council approved *Ordinance No. 14-49* [*Case No. Z2014-025*], establishing the development standards for Planned Development District 63 (PD-63) [*i.e. the Lakes of Somerset Subdivision*]. On February 16, 2015, the City Council approved a Master Plat [*Case No. P2015-003*] that established the Lakes of Somerset Subdivision as Phase 1 [*i.e. 144 single-family homes*], Phase 2 [*i.e. 86 single-family homes*], and Phase 3 [*i.e. 79 single-family homes*]. This preliminary plat combines Phases 2 & 3 in to a single phase consisting of 165 single-family homes.
- ☑ On November 2, 2021, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision.
  - (1) The property owner shall pay pro-rata equipment fees of \$84,480.00 (*i.e. \$512.00 x 165 Lots*), which will be due prior to the issuance of a building permit.
  - (2) The property owner shall pay cash-in-lieu of land fees of \$89,265.00 (*i.e. \$541.00 x 107 Lots*), which will be due prior to the issuance of a building permit.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for Phase 2 of the *Somerset Park Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-056

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

DIRECTOR OF PLANNING:

*[Signature]*

CITY ENGINEER:

*[Signature]*

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION SOMERSET PARK PH.2

LOT

BLOCK

GENERAL LOCATION N.E. OF THE INTERSECTION OF S.H.205 AND FM 549

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-63

CURRENT USE VACANT

PROPOSED ZONING PD-63

PROPOSED USE SINGLE-FAMILY RESIDENTIAL

ACREAGE 82.809

LOTS [CURRENT] 1

LOTS [PROPOSED] 165 (Res.) 6 (HQA)

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

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

☐ OWNER ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

CONTACT PERSON BILL GIETEMA

ADDRESS 3500 MAPLE AVENUE SUITE 1165

CITY, STATE & ZIP DALLAS, TX 75219

PHONE (214) 986-5024

E-MAIL bill@arcadia.realty.net

☒ APPLICANT SPARS ENGINEERING, INC

CONTACT PERSON GREG HESSEL

ADDRESS 765 CUSTER RD.

CITY, STATE & ZIP PLANO, TX 75075

PHONE (903) 408-7486

E-MAIL greg.hessel@sparsengineering.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Gietema [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

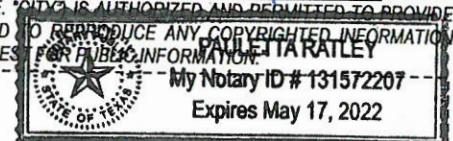
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 + 20.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021

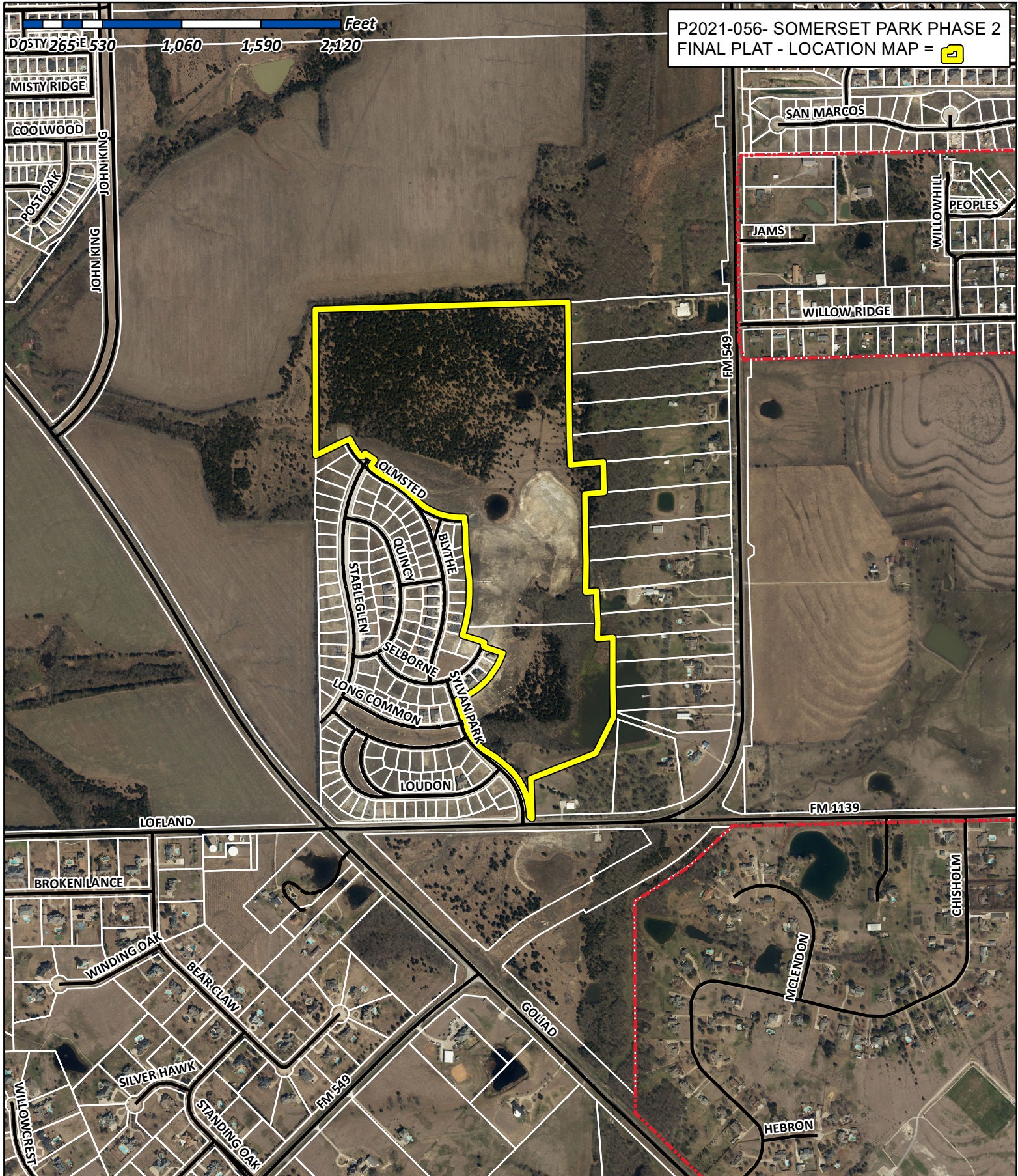
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*



MY COMMISSION EXPIRES 5/17/22



## City of Rockwall

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

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



Drawing: G:\2020\0650\20-112 Somerset Park\20-112 - Plat.dwg, Saved By: Bigham, Save Time: 11/2/2021 9:58:59 AM  
Printed by: Bigham Plot Date: 11/2/2021 10:01 AM

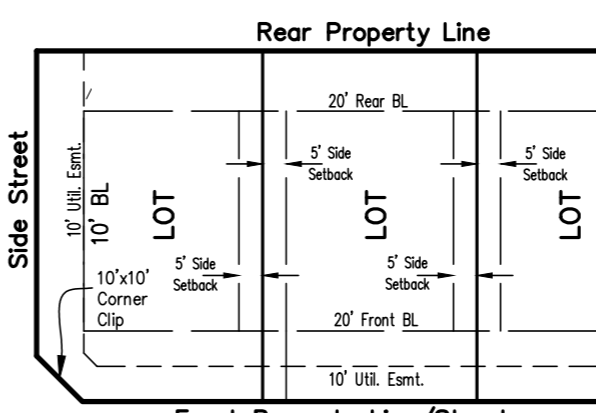


R=574.00'  
D=13°44'06"  
T=61.13'  
L=137.60'  
CB=S56°23'09"E  
CL=137.27'

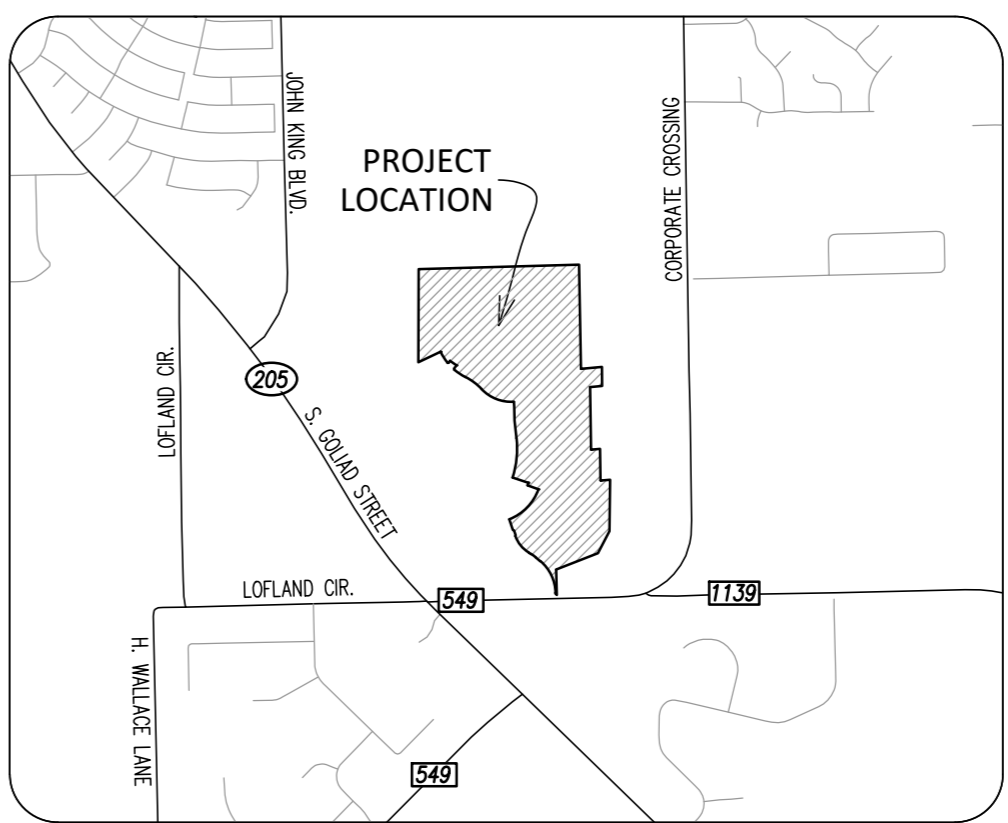
R=606.00'  
D=19°54'48"  
T=106.38'  
L=210.62'  
CB=N53°17'48"W  
CL=209.56'

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

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



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



LOCATION MAP  
1" = 2000'

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

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

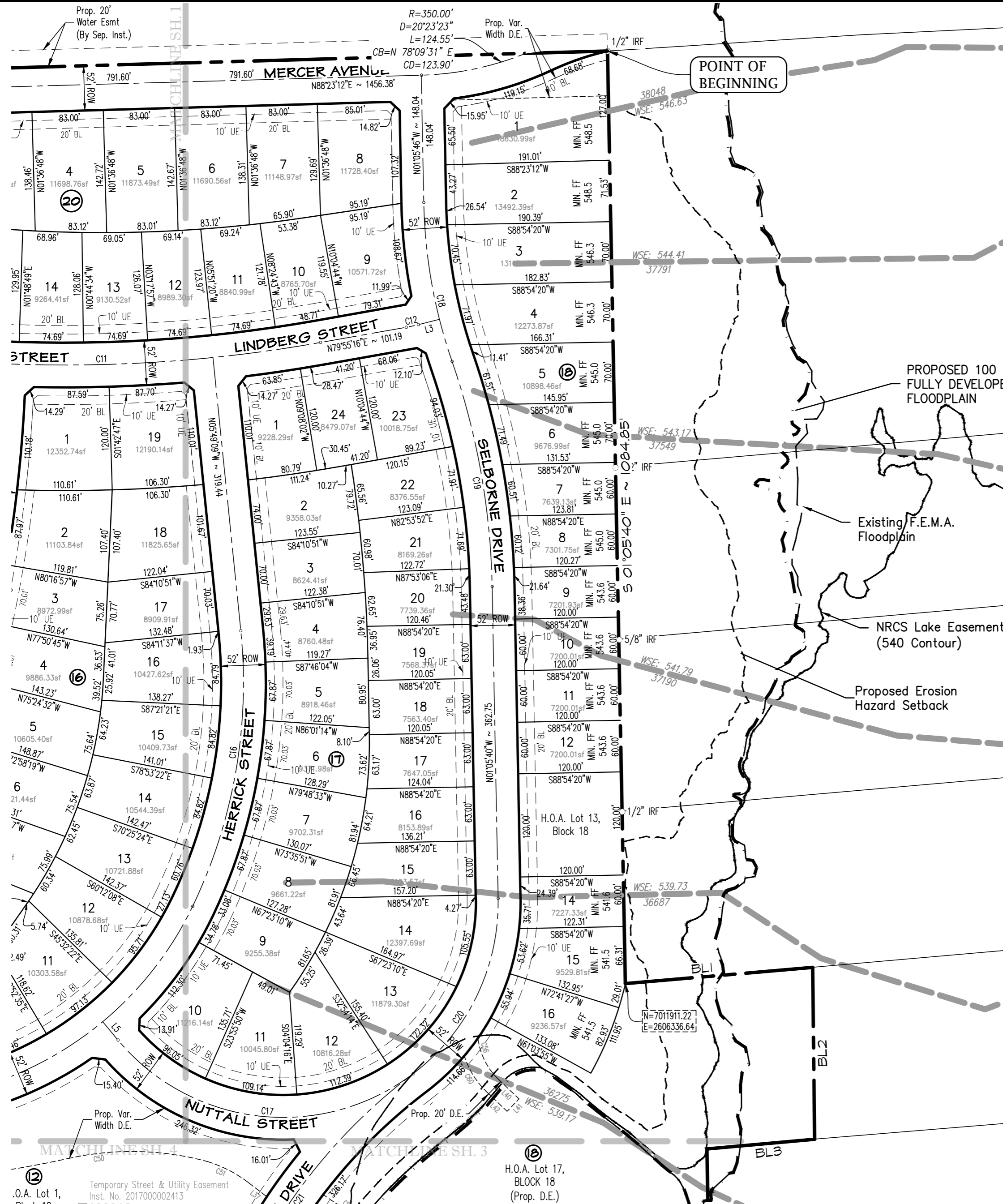
CASE NO. P2021-056  
FINAL PLAT

**SOMERSET PARK PHASE II**  
BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
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ZONED PD-63  
165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES (3,607,167 S.F.) OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

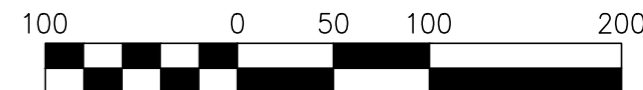
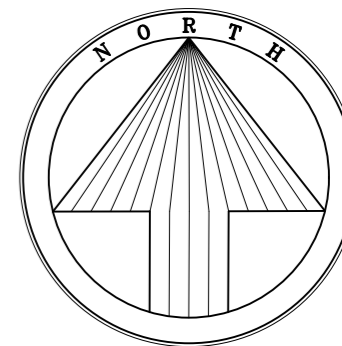
ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg T. Helsel

Drawing: G:\2020\085\20-112 Somerset Park\20-112 - Plat.dwg Saved By: BJohnson Save Time: 11/2/2021 9:58:59 AM  
Plotted by: BJohnson Plot Date: 11/2/2021 10:01 AM



Easement Line Table		
Line #	Length	Direction
L26	90.40'	N 00°08'16" E
L27	34.79'	N 87°41'33" E
L28	21.76'	N 87°41'33" E
L29	22.17'	N 51°09'21" W
L30	16.52'	S 38°50'39" W
L31	16.86'	N 38°50'39" E
L32	7.58'	N 08°34'14" E
L33	83.49'	S 35°31'48" E
L34	83.64'	S 35°31'48" E
L35	10.05'	S 55°32'41" E
L36	10.05'	S 55°32'41" E
L37	27.71'	N 52°33'37" W
L38	77.46'	N 52°33'30" W

Easement Line Table		
Line #	Length	Direction
L40	32.49'	S 46°23'53" E
L41	20.00'	S 43°36'07" W
L42	32.48'	N 46°23'53" W
L43	20.00'	N 22°30'23" E
L44	53.83'	N 89°36'56" E
L45	2.89'	N 00°59'52" E
L46	16.47'	N 90°00'00" E
L47	18.25'	S 00°00'00" E
L48	240.00'	S 84°20'20" E
L49	240.00'	S 84°20'20" E
L50	35.64'	S 84°20'20" E
L51	20.00'	S 05°39'40" W
L52	35.64'	N 84°20'20" W



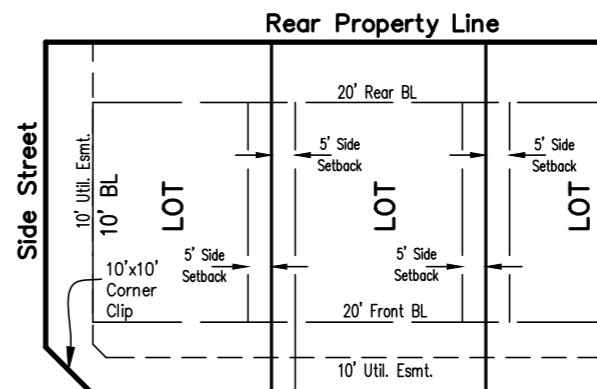
1 inch = 100ft.

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

#### LEGEND

(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWAGE EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
◆	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▶	STREET FRONTAGE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
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CASE NO. P2021-056  
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SHEET 2 OF 6

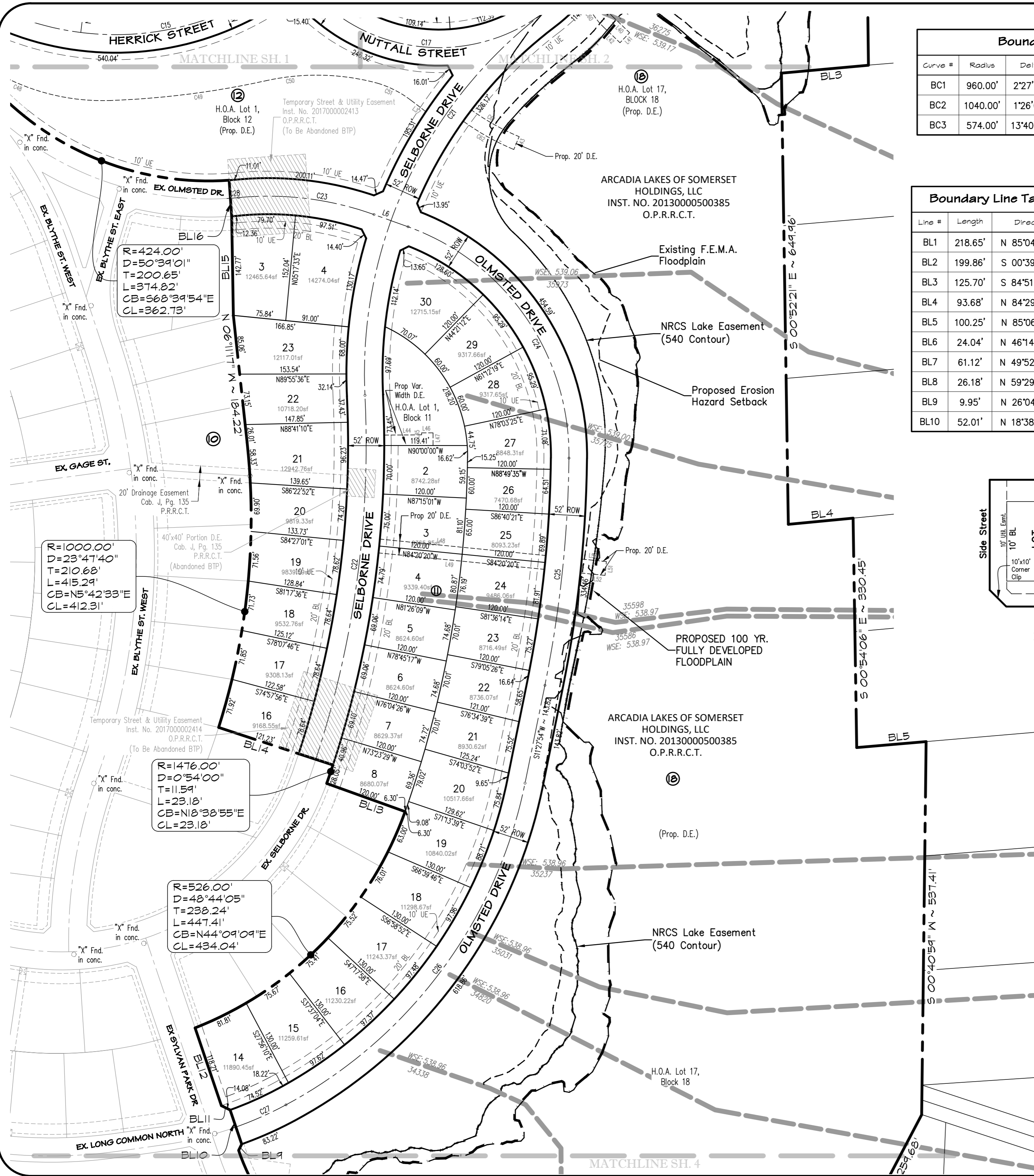
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Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C34	186.74'	476.00'	185.54'	N 11°22'35" E	22°28'39"
C36	46.83'	575.98'	46.81'	N 02°11'29" W	4°39'29"
C37	297.20'	990.00'	296.09'	N 24°03'10" E	17°12'02"
C38	37.21'	109.57'	37.03'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

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

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

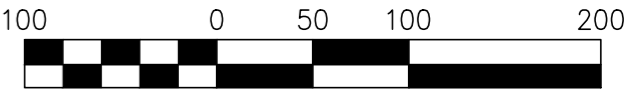
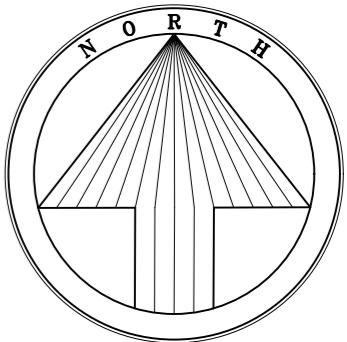
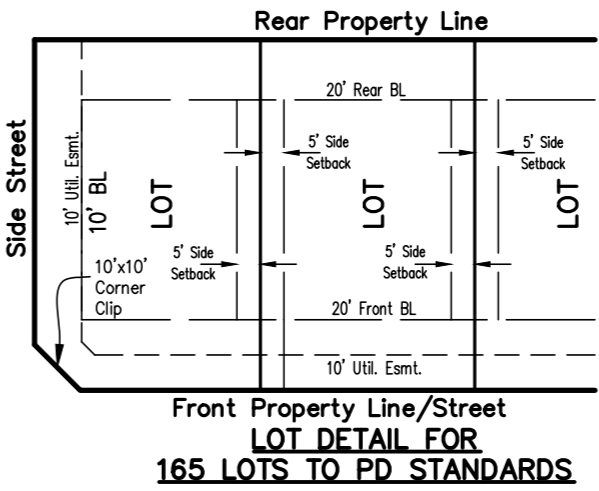
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BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
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Boundary Line Table		
Line #	Length	Direction
BL1	218.65'	N 85°04'06" E
BL2	199.86'	S 00°39'37" E
BL3	125.70'	S 84°51'02" W
BL4	93.68'	N 84°29'46" E
BL5	100.25'	N 85°06'41" E
BL6	24.04'	N 46°14'45" W
BL7	61.12'	N 49°52'36" W
BL8	26.18'	N 59°29'38" W
BL9	9.95'	N 26°04'37" E
BL10	52.01'	N 18°38'49" W

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



1 inch = 100ft.

Basis of bearing: State Plane  
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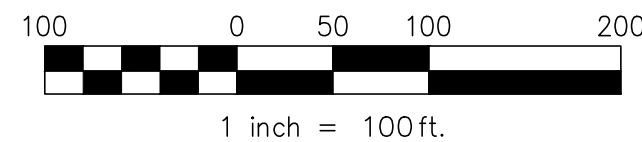
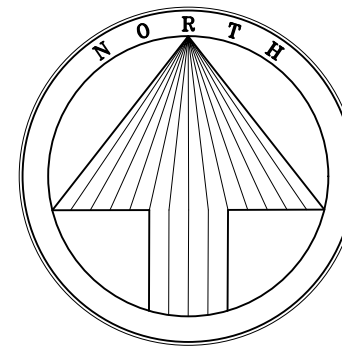
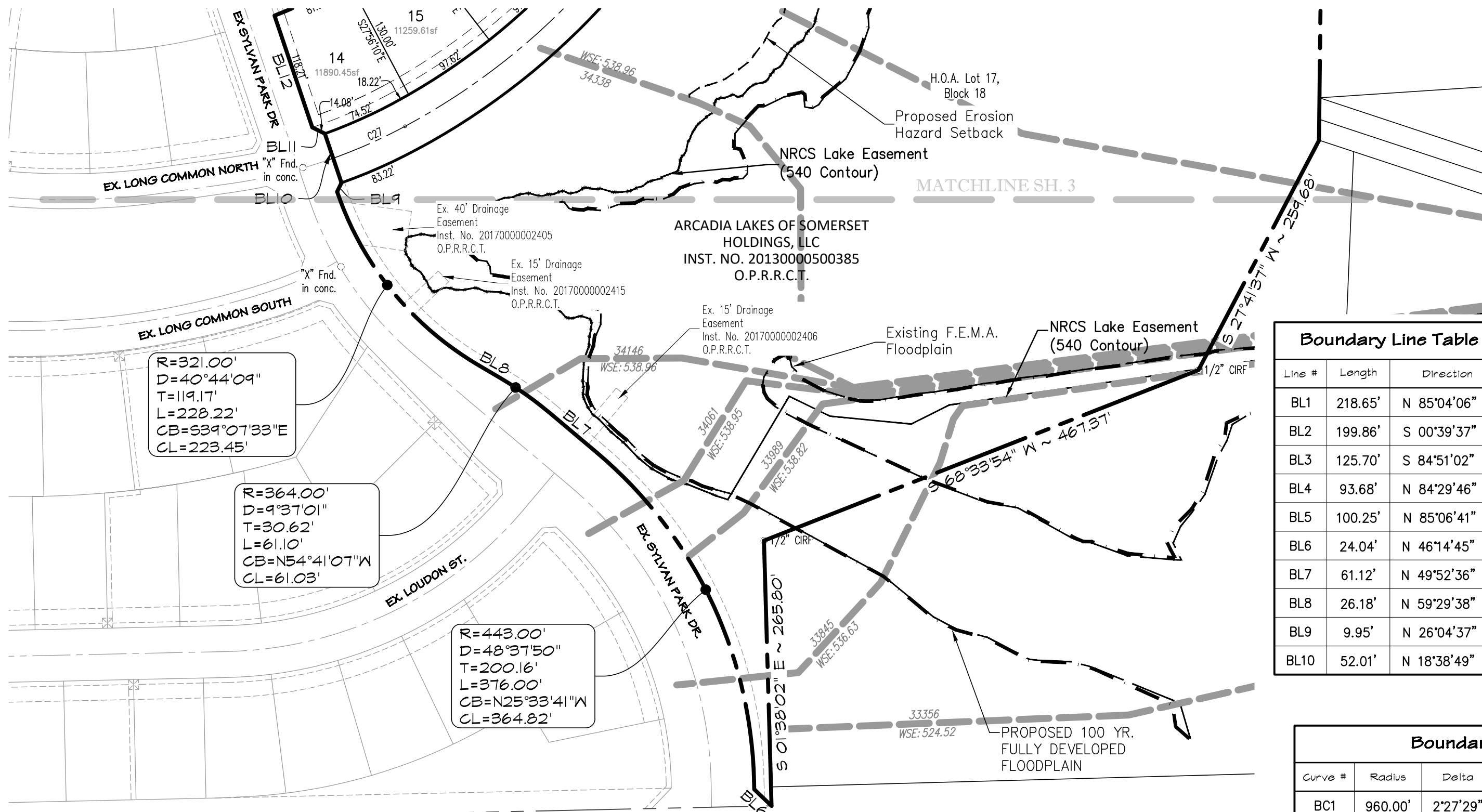
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SHEET 3 OF 6

Scale: 1"=100' November, 2021 SEI Job No. 20-112

Plotted by: bjohnson Plot Date: 11/2/2021 10:01 AM

Drawing: G:\2020\065\20-112 Somerset Park\20-112 - Plat.dwg Saved By: bjohnson Save Time: 11/2/2021 9:58:59 AM



Basis of bearing: State Plane  
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#### Centerline Curve Table

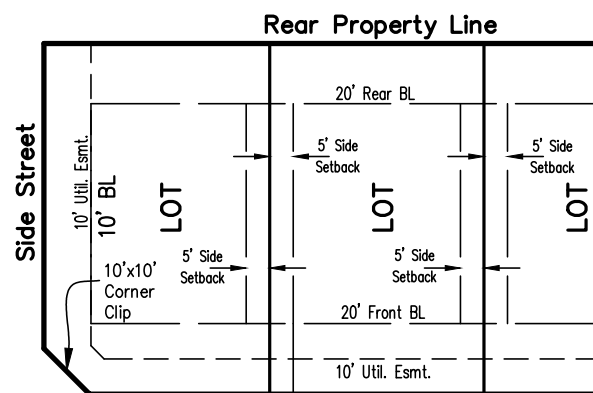
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	188.52'	500.00'	187.41'	N09°11'17"E	21°36'10"
C2	173.24'	500.00'	172.37'	N10°03'49"E	19°51'06"
C3	269.61'	599.99'	267.34'	N12°44'06"W	25°44'45"
C4	425.49'	1014.00'	422.38'	N24°12'13"E	24°02'32"
C5	305.51'	391.35'	297.81'	N87°37'31"E	44°43'42"
C6	305.51'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

#### Centerline Curve Table

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C15	712.81'	400.00'	622.17'	N76°41'36"E	102°06'11"
C16	329.46'	600.00'	325.34'	N09°54'41"E	31°27'40"
C17	381.10'	250.00'	345.26'	S83°27'47"E	87°20'32"
C18	188.54'	600.00'	187.76'	N10°05'47"W	18°00'15"
C19	267.10'	850.00'	266.00'	N10°05'47"W	18°00'15"
C20	235.47'	249.73'	226.84'	N25°53'08"E	54°01'25"
C21	633.32'	652.00'	608.71'	N25°02'20"E	55°39'14"
C22	532.80'	1450.00'	529.81'	N07°42'24"E	21°03'12"
C23	198.17'	450.00'	196.57'	S82°51'45"E	25°13'53"
C24	432.94'	350.00'	405.86'	S34°48'37"E	70°52'24"
C25	329.54'	1742.00'	329.05'	S06°02'44"W	10°50'19"
C26	596.03'	679.00'	577.08'	S36°36'45"W	50°17'41"
C27	85.56'	529.56'	85.47'	S66°24'12"W	9°15'28"
C28	16.66'	450.00'	16.66'	N85°34'57"E	2°07'17"

#### Centerline Line Table

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



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

CASE NO. P2021-056  
FINAL PLAT

## SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63

165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES (3,607,167 S.F.) OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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

SHEET 4 OF 6

Scale: 1"=100' November, 2021 SEI Job No. 20-112

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

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

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

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

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

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

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

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	16	12,353	0.284
2	16	11,104	0.255
3	16	8,973	0.206
4	16	9,886	0.227
5	16	10,605	0.243
6	16	10,721	0.246
7	16	10,219	0.235
8	16	9,169	0.210
9	16	15,434	0.354
10	16	12,299	0.282
11	16	10,304	0.237
12	16	10,879	0.250
13	16	10,722	0.246
14	16	10,544	0.242
15	16	10,410	0.239

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

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

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

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

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

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

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

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

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

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

CASE NO. P2021-056  
FINAL PLAT

SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63

165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES (3,607,167 S.F.) OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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

Drawing: G:\2020\085\20-112 Somerset Park\20-112 - Plat.dwg Saved By: BJohnson Save Time: 11/2/2021 9:58:59 AM  
Plotted By: BJohnson Plot Date: 11/2/2021 10:01 AM

OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

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

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

S 01°05'40" E, 1084.85 feet;

N 85°04'06" E, 218.65 feet;

S 00°39'37" E, 199.86 feet;

S 84°51'02" W, 125.70 feet;

S 00°52'21" E, 649.96 feet;

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

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

S 00°54'06" E, 330.45 feet;

N 85°06'41" E, 100.25 feet;

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

THENCE along the common line thereof, the following:

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

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

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

THENCE along the easterly lines thereof, the following:

N 46°14'45" W, 24.04 feet;

N 01°14'46" W, 8.08 feet;

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

N 49°52'36" W, 61.12 feet;

A tangent curve to the left having a central angle of 09°37'01", a radius of 364.00 feet, a chord of N 54°41'07" W - 61.03 feet, an arc length of 61.10 feet;

N 59°29'38" W, 26.18 feet;

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

N 26°04'37" E, 9.95 feet;

N 18°38'49" W, 52.01 feet;

N 63°53'15" W, 14.08 feet;

N 18°38'49" W, 118.21 feet;

A non-tangent curve to the left having a central angle of 48°44'05", a radius of 526.00 feet, a chord of N 44°09'09" E - 434.04 feet, an arc length of 447.41 feet;

N 70°12'54" W, 120.00 feet;

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

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

N 71°48'05" W, 173.23 feet;

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

N 06°11'17" W, 184.22 feet;

N 00°58'02" W, 142.77 feet;

N 03°59'25" W, 52.00 feet;

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

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

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

N 08°24'11" W, 15.18 feet;

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

N 55°02'47" W, 80.00 feet;

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

S 86°43'21" W, 11.91 feet;

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

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

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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

We Further understand and acknowledge the following:

1. All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.
2. No building shall be constructed or placed upon, over, or across the utility easements as described herein.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling, unit, or other structure shall be constructed on any lot in the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding Improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, and storm sewers, all according to the specifications of the City of Rockwall.

Witness our hands at Rockwall County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

By: \_\_\_\_\_  
Katherine Hamilton, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, State of Texas

## 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 \_\_\_\_\_, 20\_\_\_\_.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

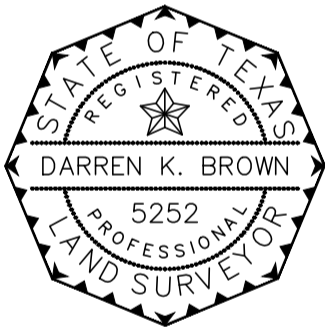
\_\_\_\_\_  
City Engineer

## SURVEYOR'S CERTIFICATE

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252



CASE NO. P2021-056  
FINAL PLAT

**SOMERSET PARK PHASE II**  
BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63  
165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES (3,607,167 S.F.) OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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

SHEET 6 OF 6

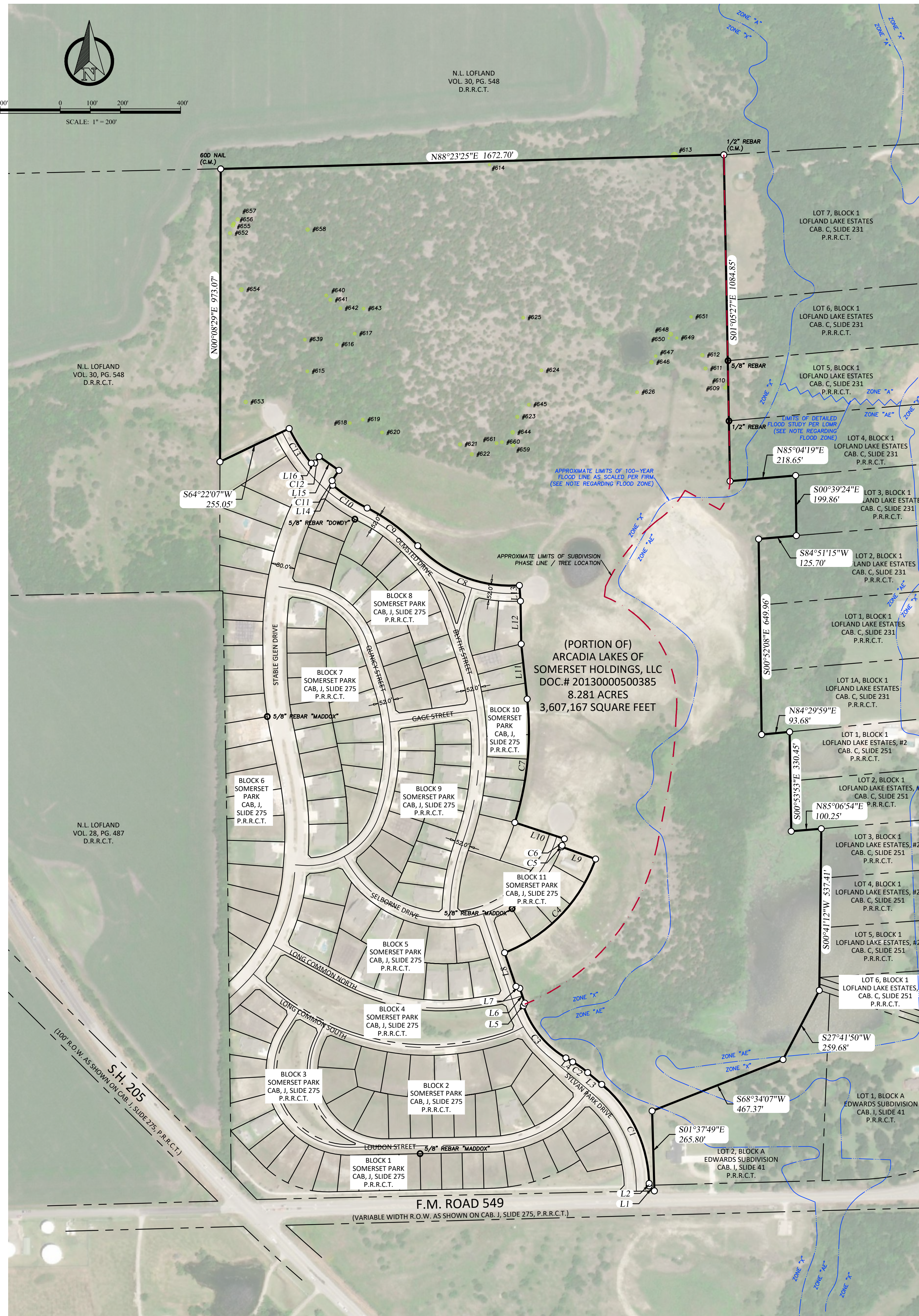
November, 2021 SEI Job No. 20-112

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
2. This property lies within Zone "AE", Zone "A", & Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, as affected by Letter of Map Revision Case No. 18-06-1450 P, dated April 15, 2019 via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
5. The purpose of this survey is to locate trees meeting the scope requirements within contract signed by client. All improvements are not shown hereon.

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.5.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.

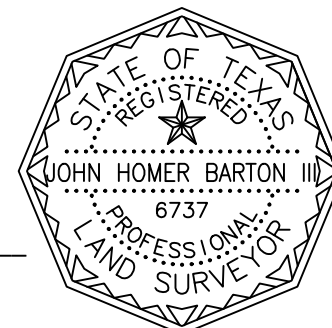
-  air conditioning unit
-  irrigation control valve
-  CATV cable
-  electric meter
-  fence or guardrail
-  PFPE fire detector
-  fire hydrant
-  bollard
-  area drain
-  grate inlet
-  gas valve
-  gas meter
-  gas well
-  sign
-  sanitary sewer manhole
-  water manhole
-  telephone manhole
-  tank fill lid
-  telephone pedestal
-  traffic signal pole
-  utility clean out
-  electric utility cabinet
-  comm. utility cabinet
-  comm. utility vault
-  elect. utility vault
-  water utility vault
-  utility/service pole
-  utility sign
-  water shutoff
-  water valve
-  well
-  water meter
-  cable tv riser
-  air release valve
-  utility markings
-  tree
-  shrub/decorative tree or tree with diameter < 10"
-  contour lines



Being a tract of land out of the A. Johnson Survey, Abstract Number 123 in the City of Rockwall, Rockwall County, Texas, and being a portion of that tract of land described by deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded under Document Number 20130000500385, Official Public Records, Rockwall County, Texas.

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. Fieldwork was completed on January 27, 2021.



John H. Barton III, RPLS# 6737

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/topographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at [info@bcsdwf.com](mailto:info@bcsdwf.com), or call (817) 864-1957.

Line Data Table		
Line #	Distance	Bearing
L1	24.04'	N46°14'32"W
L2	8.08'	N01°14'33"W
L3	61.12'	N49°52°23"W
L4	26.18'	N59°29°25"W
L5	9.95'	N26°04'50"E
L6	52.01'	N18°38°36"W
L7	14.08'	N63°53°02"W
L8	118.21'	N18°38°36"W
L9	120.00'	N70°12°41"W
L10	173.23'	N71°47°52"W
L11	184.22'	N06°11°04"W
L12	142.77'	N00°57°49"W
L13	52.00'	N03°59°12"E
L14	15.18'	N08°23°58"W
L15	80.00'	N55°02°34"W
L16	11.91'	S86°43°34"W

Curve #	Arc	Radius	Delta	Chord Bearing	Chord Length
C1	376.00'	443.00'	08°37'50"	N25°33'28"W	364.82'
C2	61.10'	364.00'	09°37'01"	N54°40'54"W	61.03'
C3	228.22'	321.00'	04°04'49"	N39°07'20"W	223.45'
C4	447.41'	526.00'	N88°44'05"	N44°09'22"E	434.04'
C5	4.86'	406.00'	00°41'12"	N19°26'43"E	4.86'
C6	23.18'	1476.00'	00°55'40"	N15°48'08"E	23.18'
C7	415.29'	1000.00'	02°34'47"	N80°12'46"E	412.31'
C8	374.82'	424.00'	05°03'01"	N68°39'41"W	362.73'
C9	210.62'	606.00'	N19°54'48"	N51°33'75"W	209.56'
C10	137.60'	574.00'	01°34'46"	N56°22'56"W	137.27'
C11	41.19'	960.00'	00°22'729"	N33°44'40"E	41.18'
C12	26.02'	1040.00'	01°26'00"	S34°25'20"W	26.02'
C13	137.57'	574.00'	01°34'50"	N56°22'56"W	136.73'

TREE TABLE		
TAG#	DIAMETER (INCHES)	GEN. SPECIES
609	11	CEDAR
610	11	CEDAR
611	11	CEDAR
612	11	CEDAR
613	22 (MULTI-TRUNK)	BOIS D'ARC
614	20 (MULTI-TRUNK)	OAK
615	15 (MULTI-TRUNK)	CEDAR
616	10	CEDAR
617	10	CEDAR
618	10	CEDAR
619	10	CEDAR
620	10	CEDAR
621	11	CEDAR
622	11	CEDAR
623	11	CEDAR
624	10	CEDAR
625	10	CEDAR
626	10	CEDAR
639	10	CEDAR
640	10	CEDAR
641	11	MULTI
642	10	CEDAR
643	10	CEDAR
644	12	CEDAR
645	10	CEDAR
646	12	WILLOW
647	14 (MULTI-TRUNK)	WILLOW
648	13	HACKBERRY
649	11 (MULTI-TRUNK)	LOCUST
650	5	LOCUST
651	9	ELM
652	17 (MULTI-TRUNK)	CEDAR
653	17 (MULTI-TRUNK)	CEDAR
654	13	CEDAR
655	12	CEDAR
656	16 (MULTI-TRUNK)	CEDAR
657	12	CEDAR
658	12	CEDAR
659	10	CEDAR
660	10	CEDAR
661	10	CEDAR

A TRACT SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT #123  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



**BARTON CHAPA  
SURVEYING**  
5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcsdfw.com  
TBPLS Firm #10194474

JOB NO. 2020.105.001

DRAWN:

CHECKED

## TABLE OF REVISIONS

DATE	SUMMARY
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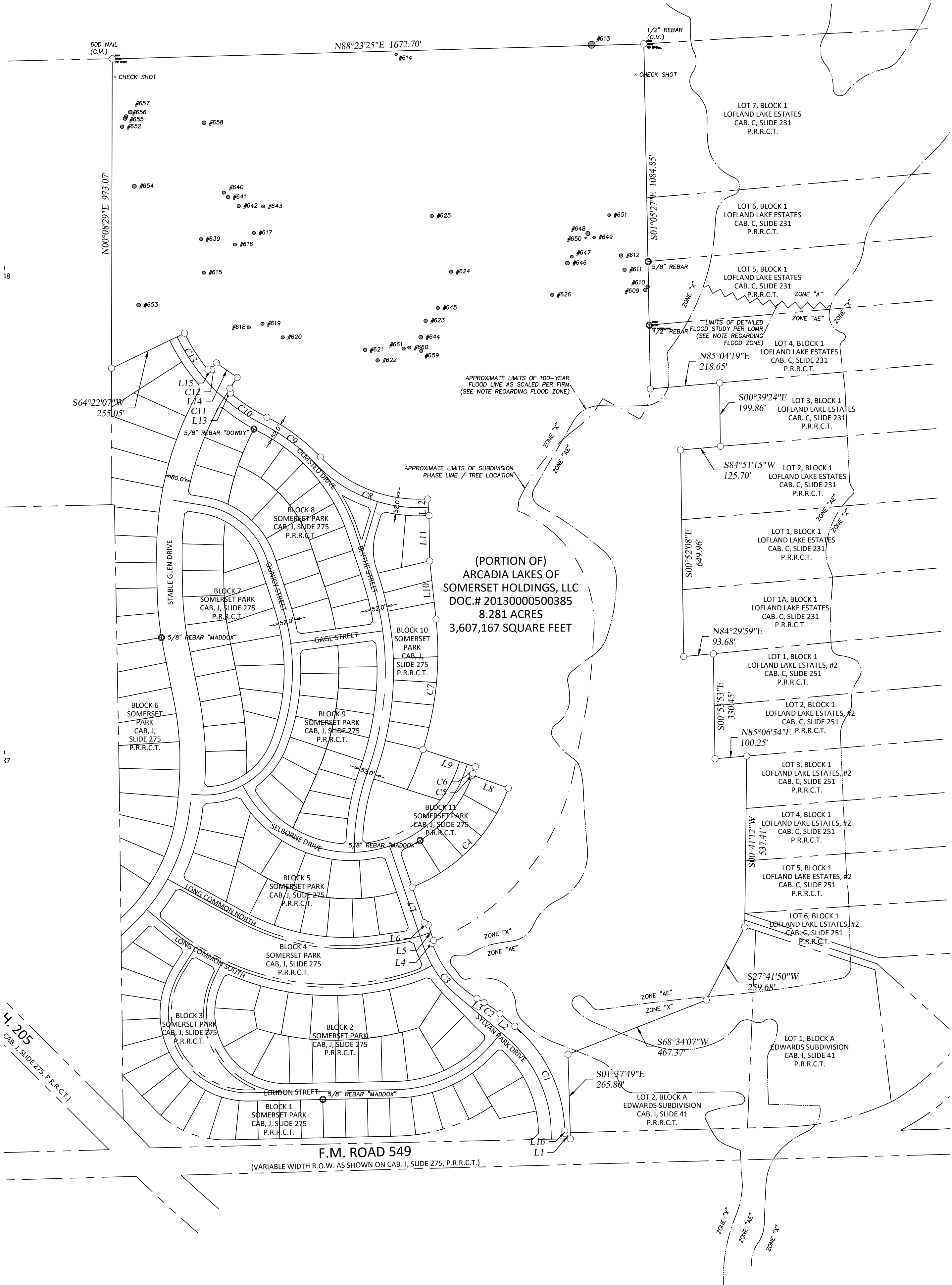
**SOMERSET PARK**

**ROCKWALL,  
TEXAS**

SHEET

# VO1

## TREE SURVEY



TAG #	DIAMETER (INCHES)	GEN. SPECIES	TREE CONDITION ASSESSMENT	REMOVE	REMAIN	MITIGATION INCHES
609	11	CEDAR	HEALTHY	X		5.5
610	11	CEDAR	HEALTHY	X		5.5
611	11	CEDAR	HEALTHY	X		5.5
612	11	BOIS D'ARC	HEALTHY	X		5.5
613	22	OAK MULTI TRUNK	HEALTHY	X		22
614	20	CEDAR MULTI-TRUNK	HEALTHY	X		10
615	15	CEDAR MULTI-TRUNK	HEALTHY	X		7.5
616	10	CEDAR	HEALTHY	X		5
617	10	CEDAR	HEALTHY	X		5
618	10	CEDAR	HEALTHY	X		5
619	10	CEDAR	HEALTHY	X		5
620	10	CEDAR	HEALTHY	X		5
621	11	CEDAR	HEALTHY	X		5.5
622	11	CEDAR	HEALTHY	X		5.5
623	11	CEDAR	HEALTHY	X		5.5
624	10	CEDAR	HEALTHY	X		5
625	10	CEDAR	HEALTHY	X		5
626	10	CEDAR	HEALTHY	X		5
639	10	CEDAR	HEALTHY	X		5
640	10	CEDAR	HEALTHY	X		5
641	11	CEDAR	HEALTHY	X		5.5
642	10	CEDAR	HEALTHY	X		5
643	10	CEDAR	HEALTHY	X		5
644	12	CEDAR	HEALTHY	X		6
645	10	CEDAR	HEALTHY	X		5
646	12	WILLOW	HEALTHY	X		12
647	14	WILLOW MULTI-TRUNK	HEALTHY	X		14
648	13	HACKBERRY	HEALTHY	X		6.5
649	11	LOCUST MULTI-TRUNK	HEALTHY	X		11
650	5	LOCUST	HEALTHY	X		5
651	9	ELM	HEALTHY	X		9
652	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
653	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
654	13	CEDAR	HEALTHY	X		6.5
655	12	CEDAR	HEALTHY	X		6
656	16	CEDAR MULTI-TRUNK	HEALTHY	X		8
657	12	CEDAR	HEALTHY	X		6
658	12	CEDAR	HEALTHY	X		6
659	10	CEDAR	HEALTHY	X		5
660	10	CEDAR	HEALTHY	X		5
661	10	CEDAR	HEALTHY	X		5
TOTAL MITIGATION INCHES						276.5

TREE PROTECTION NOTES

- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

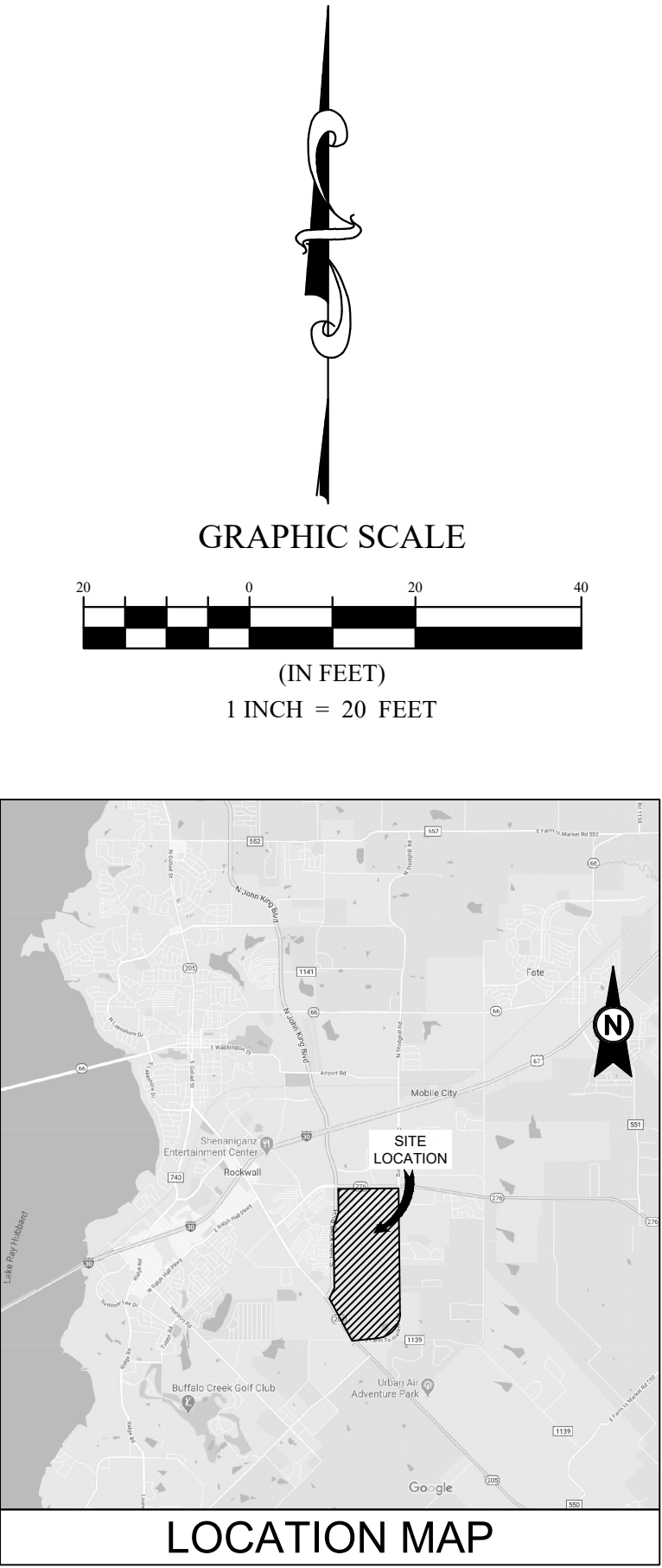
LANDSCAPE ARCHITECT/ARBORIST STATEMENT

"I, AMY LONDON, BEING A LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN."

*Amy London* DATE: MARCH 1, 2021

TREE TRIMMING AND REMOVAL NOTES

- STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND TREE HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF: THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE).
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS.
- NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
- TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
- SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.



PRESERVATION PLAN SUMMARY

TOTAL TREES SURVEYED	41
TOTAL CAL. INCHES SURVEYED	480"
QUANTITY OF PROTECTED TREES SAVED	0
CALIPER INCHES SAVED	0
QUANTITY OF PRIMARY PROTECTED TREES REMOVED	5
CALIPER INCHES REMOVED	73"
TOTAL INCHES TO BE MITIGATED	276.5"
METHOD OF MITIGATION PAY FEE (\$121.67)	\$33,841.75

NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPING (BY OTHERS)



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

TO: Mayor and City Council

DATE: November 15, 2021

APPLICANT: Greg Helsel, *Spiars Engineering, Inc.*

CASE NUMBER: P2021-056; *Final Plat for Phase 2 of the Somerset Park Subdivision*

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### SUMMARY

Discuss and consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a Final Plat for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for an 82.809-acre parcel of land (*i.e. Tract 7 of the A. Johnson Survey, Abstract No. 123*) for the purpose of establishing Phase 2 of the Somerset Park Subdivision. The single-family residential subdivision will be composed of 165 single-family homes zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses. The site is generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549. It should be noted that the applicant has submitted a site plan [*i.e. Case No. SP2021-029*] concurrently with this final plat that shows the subdivision's amenities, landscaping, and hardscape plans.
- ☑ The subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. On November 17, 2014, the City Council approved *Ordinance No. 14-49* [*Case No. Z2014-025*], establishing the development standards for Planned Development District 63 (PD-63) [*i.e. the Lakes of Somerset Subdivision*]. On February 16, 2015, the City Council approved a Master Plat [*Case No. P2015-003*] that established the Lakes of Somerset Subdivision as Phase 1 [*i.e. 144 single-family homes*], Phase 2 [*i.e. 86 single-family homes*], and Phase 3 [*i.e. 79 single-family homes*]. This preliminary plat combines Phases 2 & 3 in to a single phase consisting of 165 single-family homes.
- ☑ On November 2, 2021, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision.
  - (1) The property owner shall pay pro-rata equipment fees of \$84,480.00 (*i.e. \$512.00 x 165 Lots*), which will be due prior to the issuance of a building permit.
  - (2) The property owner shall pay cash-in-lieu of land fees of \$89,265.00 (*i.e. \$541.00 x 107 Lots*), which will be due prior to the issuance of a building permit.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a *Final Plat* for *Phase 2* of the *Somerset Park Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On November 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* with the staff's recommendations by a vote of 5-0, with Commissioners Moeller and Thomas absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-056

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

DIRECTOR OF PLANNING:

*[Signature]*

CITY ENGINEER:

*[Signature]*

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION SOMERSET PARK PH.2

LOT

BLOCK

GENERAL LOCATION N.E. OF THE INTERSECTION OF S.H.205 AND FM 549

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-63

CURRENT USE VACANT

PROPOSED ZONING PD-63

PROPOSED USE SINGLE-FAMILY RESIDENTIAL

ACREAGE 82.809

LOTS [CURRENT] 1

LOTS [PROPOSED] 165 (Res.) 6 (HQA)

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

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

☐ OWNER ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

CONTACT PERSON BILL GIETEMA

ADDRESS 3500 MAPLE AVENUE SUITE 1165

CITY, STATE & ZIP DALLAS, TX 75219

PHONE (214) 986-5024

E-MAIL bill@arcadia.realty.net

☒ APPLICANT SPARS ENGINEERING, INC

CONTACT PERSON GREG HESSEL

ADDRESS 765 CUSTER RD.

CITY, STATE & ZIP PLANO, TX 75075

PHONE (903) 408-7486

E-MAIL greg.hessel@sparsengineering.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Gietema [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

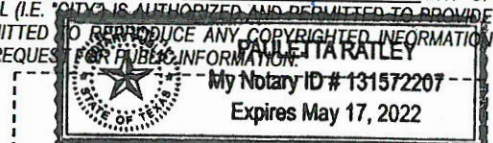
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 + 20.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021.

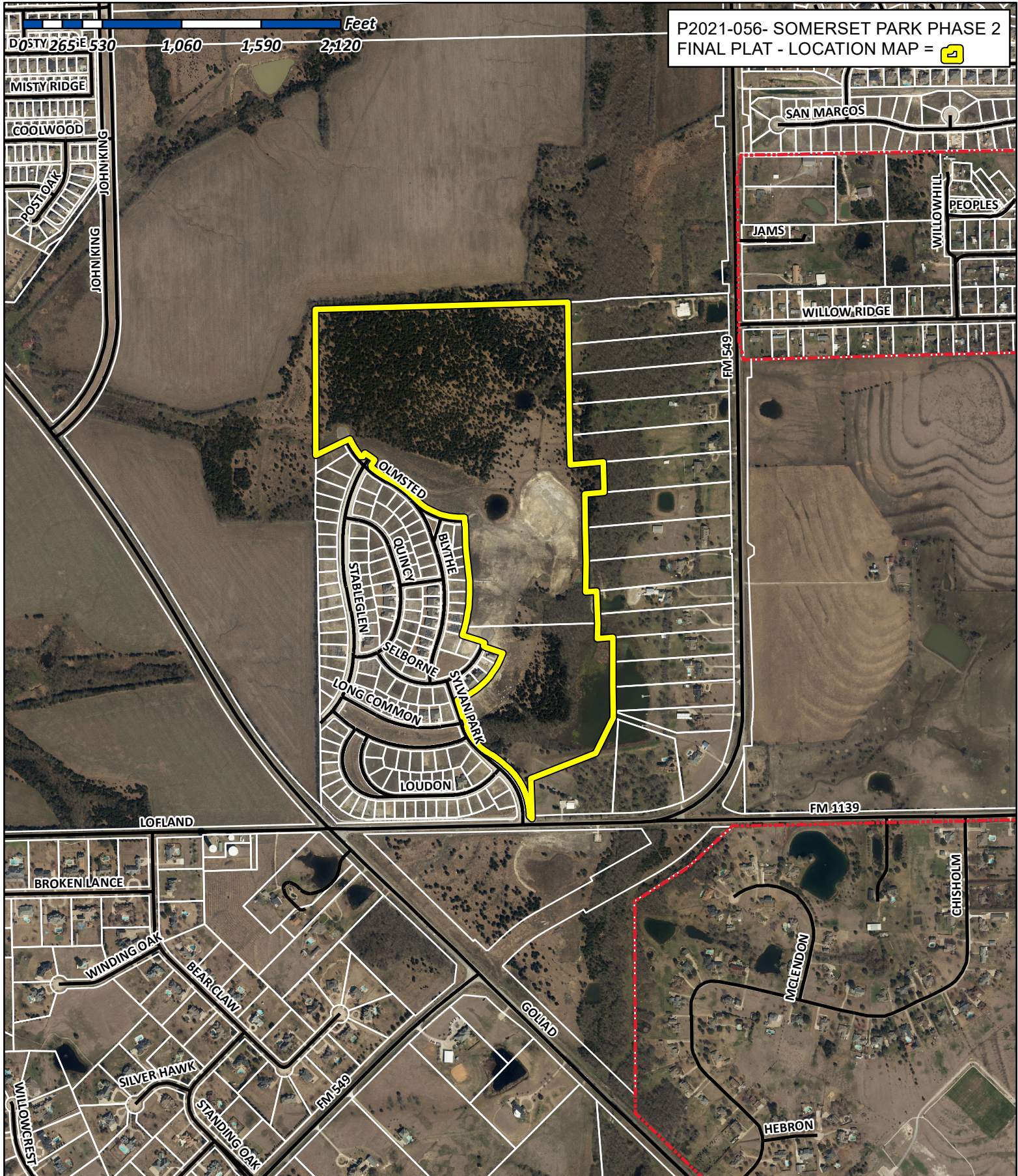
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*



MY COMMISSION EXPIRES 5/17/22



## City of Rockwall

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

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



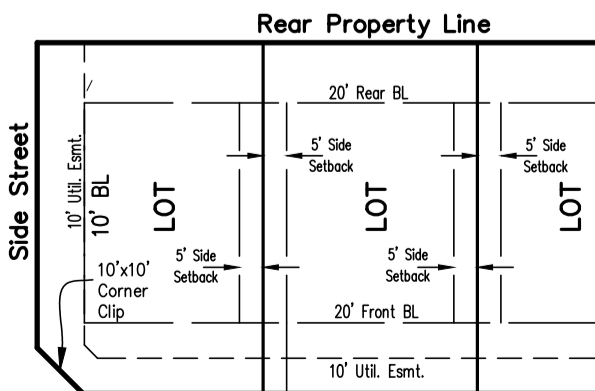


R=574.00'  
D=13°44'06"  
T=69.13'  
L=137.60'  
CB=S56°23'09"E  
CL=137.27'

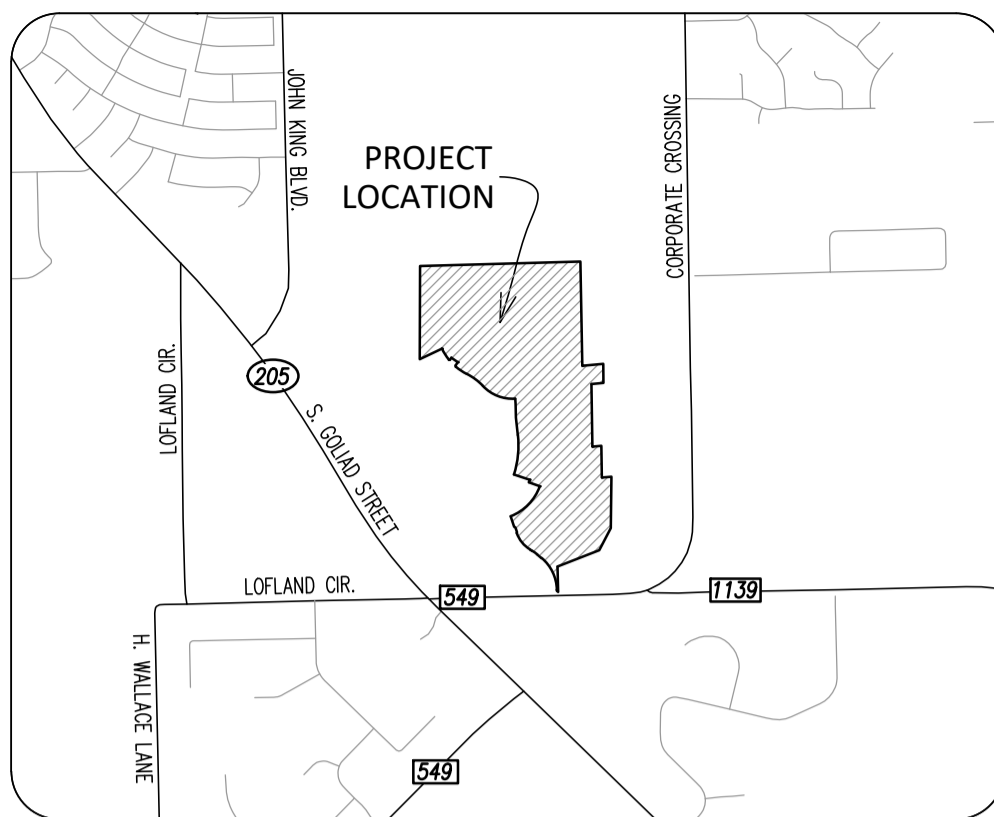
R=606.00'  
D=19°54'48"  
T=106.38'  
L=210.62'  
CB=N53°17'48"W  
CL=209.56'

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

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



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



LOCATION MAP  
1" = 2000'

NOTES:

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

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

CASE NO. P2021-056

FINAL PLAT

## SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
ZONED PD-63

165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES (3,607,167 S.F.) OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123

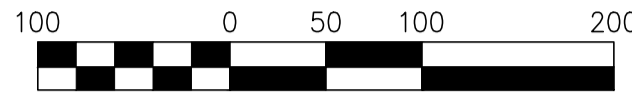
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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

SHEET 1 OF 6

Scale: 1"=100' November, 2021 SEI Job No. 20-112



1 inch = 100 ft.

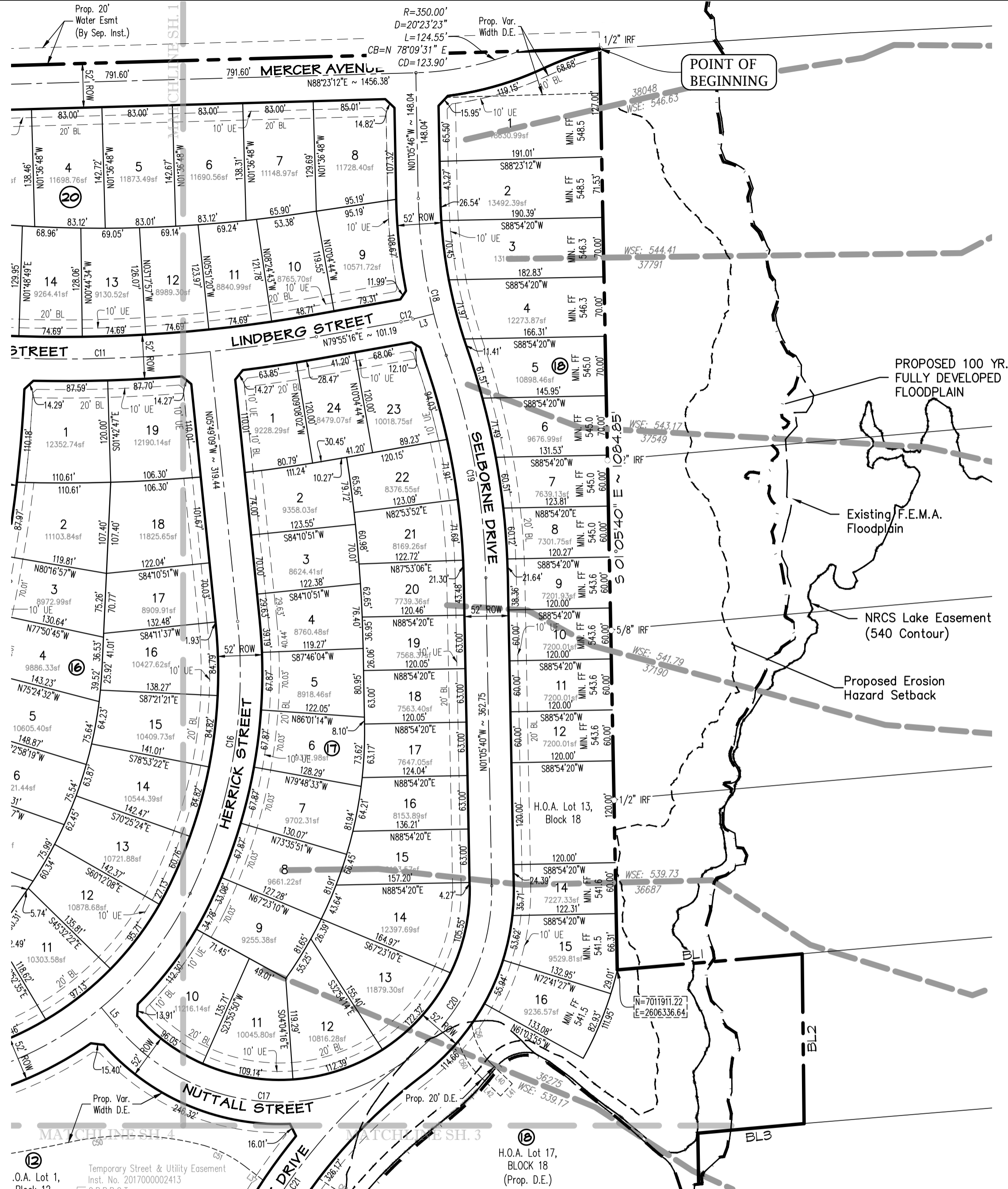
Basis of bearing: State Plane  
Coordinate System, North Texas  
Central Zone 4202, North American  
Datum of 1983. Adjustment  
Realization 2011.

LEGEND

(Not all items may be applicable)

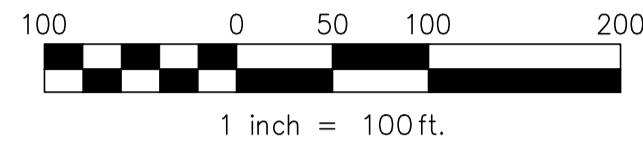
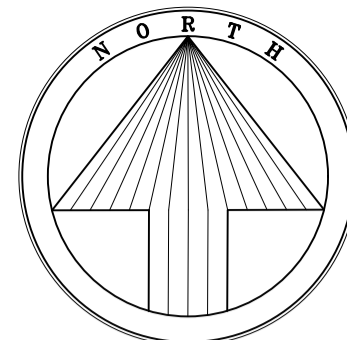
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IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
AC	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT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

Drawing: G:\2020\085\10-112 Somerset Park\20-112 - Plat.dwg Saved By: BJohnson Save Time: 11/2/2021 9:58:59 AM Plotted By: BJohnson Plot Date: 11/2/2021 10:01 AM



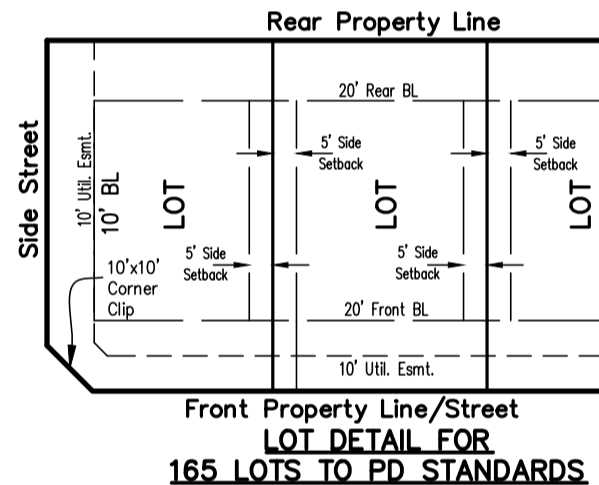
Easement Line Table		
Line #	Length	Direction
L26	90.40'	N 00°08'16" E
L27	34.79'	N 87°41'33" E
L28	21.76'	N 87°41'33" E
L29	22.17'	N 51°09'21" W
L30	16.52'	S 38°50'39" W
L31	16.86'	N 38°50'39" E
L32	7.58'	N 08°34'14" E
L33	83.49'	S 35°31'48" E
L34	83.64'	S 35°31'48" E
L35	10.05'	S 55°32'41" E
L36	10.05'	S 55°32'41" E
L37	27.71'	N 52°33'37" W
L38	77.46'	N 52°33'30" W

Easement Line Table		
Line #	Length	Direction
L40	32.49'	S 46°23'53" E
L41	20.00'	S 43°36'07" W
L42	32.48'	N 46°23'53" W
L43	20.00'	N 22°30'23" E
L44	53.83'	N 89°36'56" E
L45	2.89'	N 00°59'52" E
L46	16.47'	N 90°00'00" E
L47	18.25'	S 00°00'00" E
L48	240.00'	S 84°20'20" E
L49	240.00'	S 84°20'20" E
L50	35.64'	S 84°20'20" E
L51	20.00'	S 05°39'40" W
L52	35.64'	N 84°20'20" W



Basis of bearing: State Plane  
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FINAL PLAT

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BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
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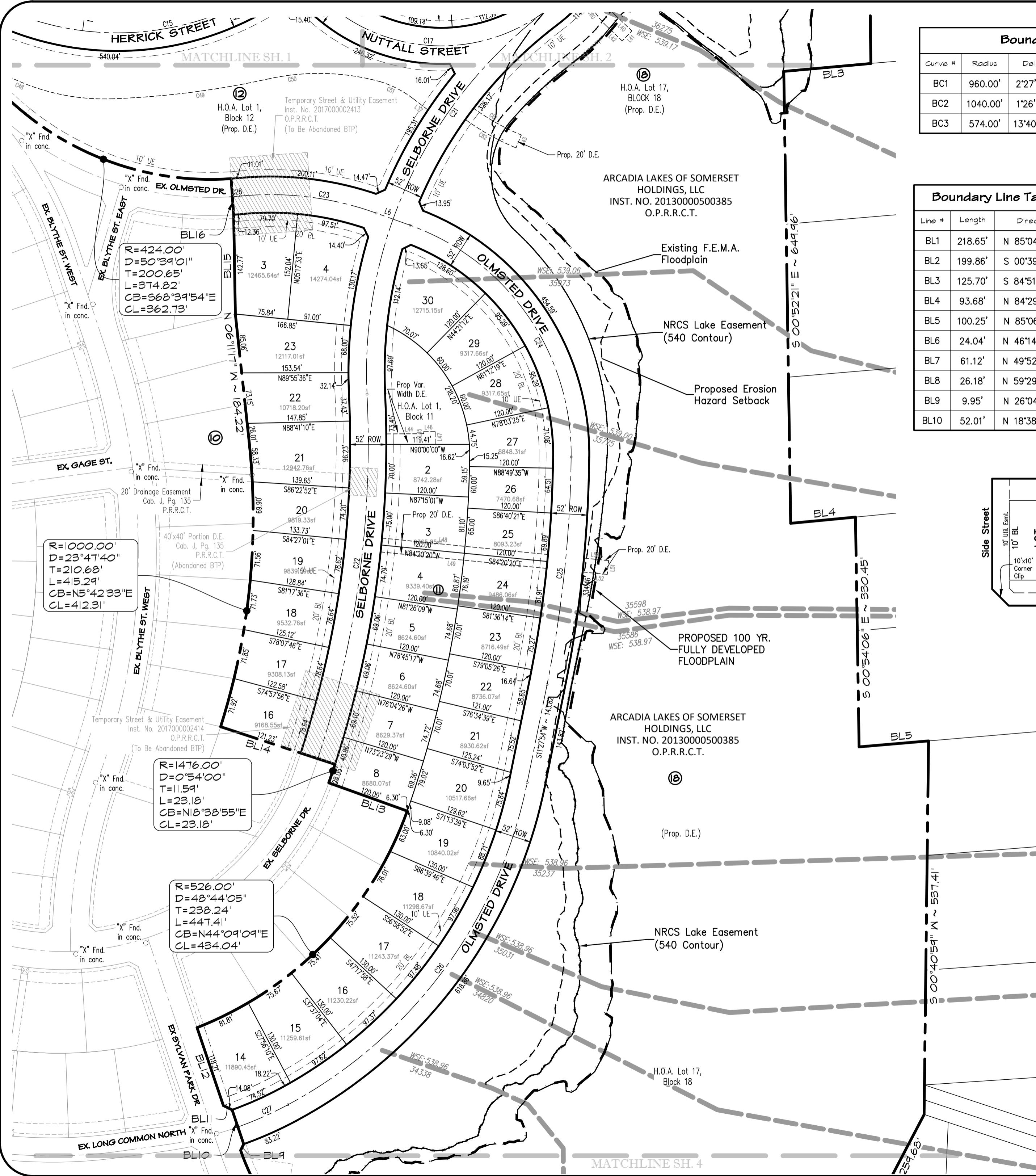
SHEET 2 OF 6

Scale: 1"=100' November, 2021 SEI Job No. 20-112

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

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

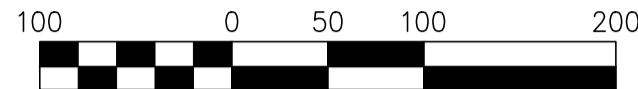
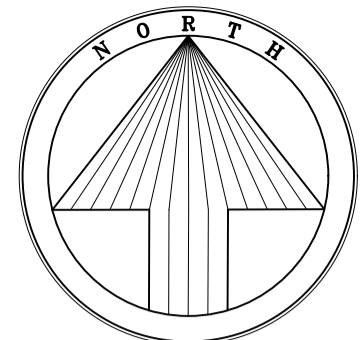
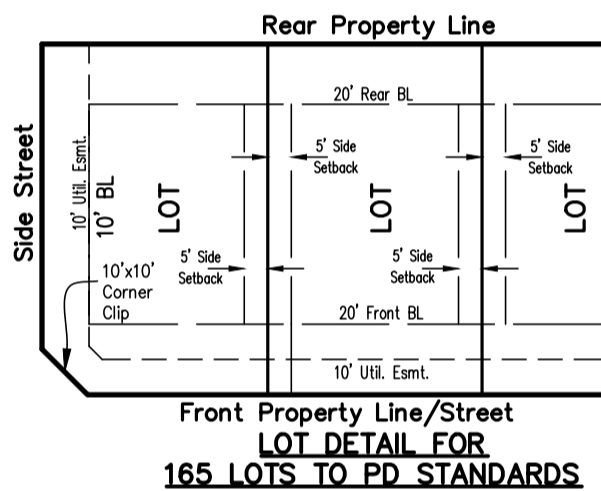
Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C51	53.34'	150.74'	53.06'	N 63°00'58" W	20°16'25"
C56	55.13'	79.57'	54.04'	S 26°35'00" E	39°42'01"
C60	50.19'	99.57'	49.66'	N 31°59'30" W	28°53'01"
C61	78.88'	335.00'	78.70'	S 60°44'52" E	13°29'30"
C62	83.73'	355.00'	83.53'	S 60°44'13"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



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

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

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



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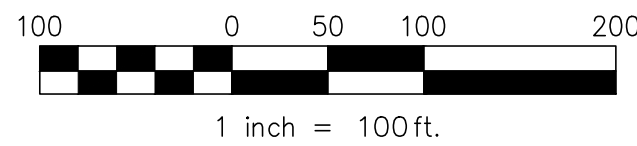
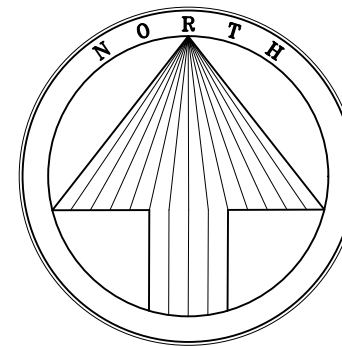
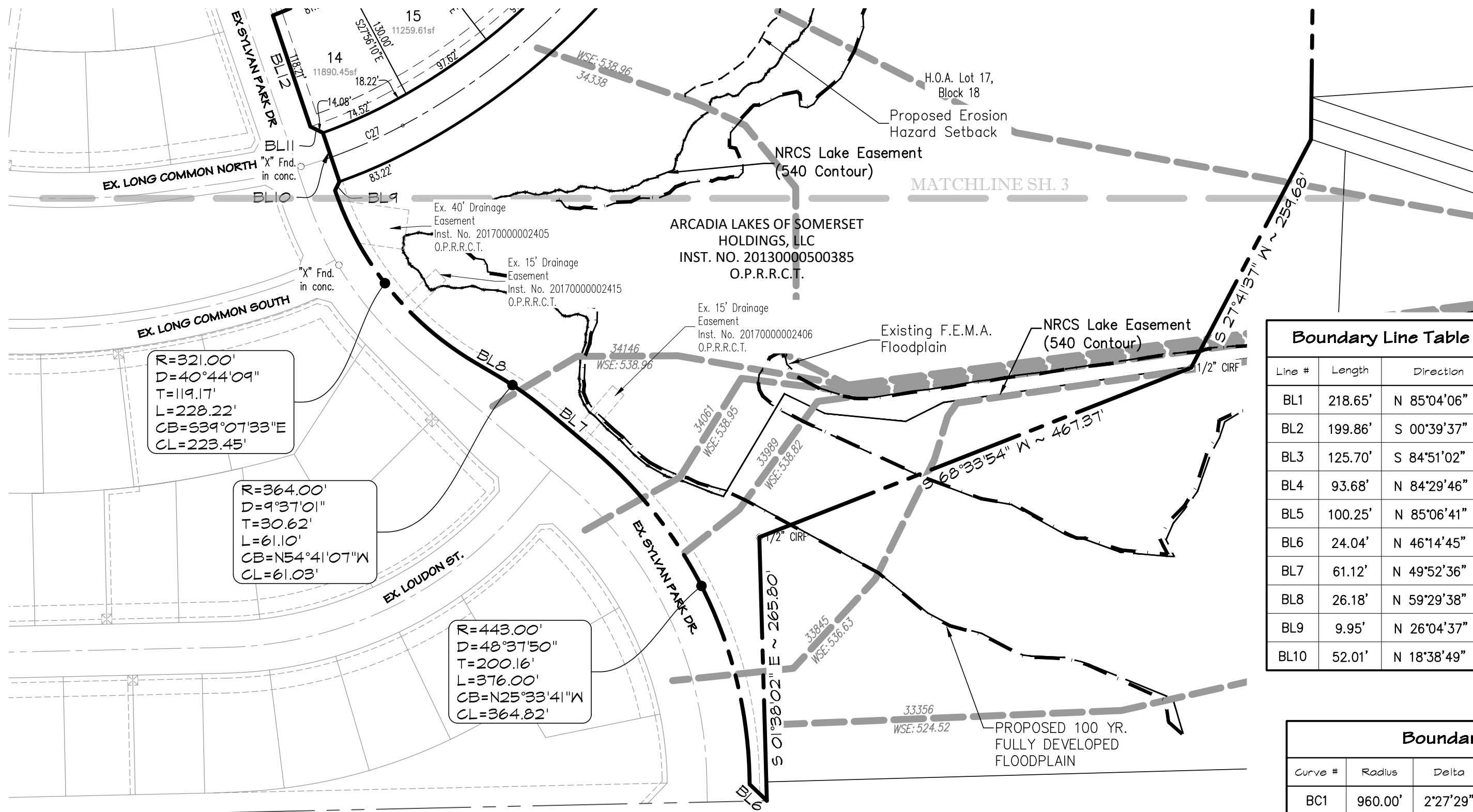
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SHEET 3 OF 6

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Plotted by: Bjohanson Plot Date: 11/2/2021 10:01 AM

Drawing: G:\2020\065\20-112 Somerset Park\20-112 - Plat.dwg Saved By: Bjohanson Save Time: 11/2/2021 9:58:59 AM



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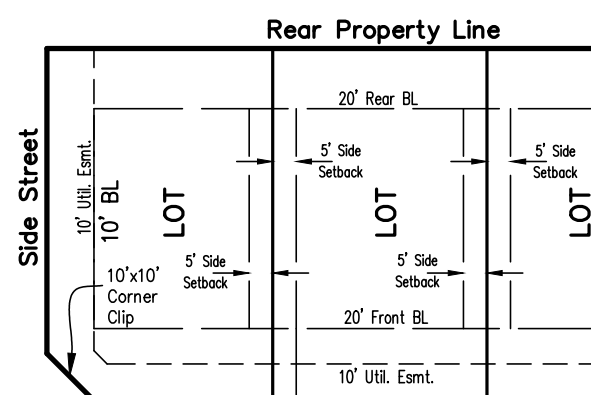
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Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	188.52'	500.00'	187.41'	N09°11'17"E	21°36'10"
C2	173.24'	500.00'	172.37'	N10°03'49"E	19°51'06"
C3	269.61'	599.99'	267.34'	N12°44'06"W	25°44'45"
C4	425.49'	1014.00'	422.38'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

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C15	712.81'	400.00'	622.17'	N76°41'36"E	102°06'11"
C16	329.46'	600.00'	325.34'	N09°54'41"E	31°27'40"
C17	381.10'	250.00'	345.26'	S83°27'47"E	87°20'32"
C18	188.54'	600.00'	187.76'	N10°05'47"W	18°00'15"
C19	267.10'	850.00'	266.00'	N10°05'47"W	18°00'15"
C20	235.47'	249.73'	226.84'	N25°53'08"E	54°01'25"
C21	633.32'	652.00'	608.71'	N25°02'20"E	55°39'14"
C22	532.80'	1450.00'	529.81'	N07°42'24"E	21°03'12"
C23	198.17'	450.00'	196.57'	S82°51'45"E	25°13'53"
C24	432.94'	350.00'	405.86'	S34°48'37"E	70°52'24"
C25	329.54'	1742.00'	329.05'	S06°02'44"W	10°50'19"
C26	596.03'	679.00'	577.08'	S36°36'45"W	50°17'41"
C27	85.56'	529.56'	85.47'	S66°24'12"W	91°5'28"
C28	16.66'	450.00'	16.66'	N85°34'57"E	2°07'17"

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



CASE NO. P2021-056  
FINAL PLAT

**SOMERSET PARK PHASE II**  
BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
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ZONED PD-63  
165 RESIDENTIAL LOTS, 6 HOA LOTS  
82.809 ACRES (3,607,167 S.F.) OUT OF THE  
A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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

SHEET 4 OF 6

Scale: 1"=100' November, 2021 SEI Job No. 20-112

Plotted by: bjohnson Plot Date: 11/2/2021 10:01 AM

Drawing: G:\2020\060\20-112 Somerset Park\20-112 - Plat.dwg Saved By: bjohnson Save Time: 11/2/2021 9:58:59 AM

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

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

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

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

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

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

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

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	16	12,353	0.284
2	16	11,104	0.255
3	16	8,973	0.206
4	16	9,886	0.227
5	16	10,605	0.243
6	16	10,721	0.246
7	16	10,219	0.235
8	16	9,169	0.210
9	16	15,434	0.354
10	16	12,299	0.282
11	16	10,304	0.237
12	16	10,879	0.250
13	16	10,722	0.246
14	16	10,544	0.242
15	16	10,410	0.239

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

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

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

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

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

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

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

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

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

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

CASE NO. P2021-056  
FINAL PLAT

SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
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A. JOHNSON SURVEY~ ABSTRACT NO. 123  
IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

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

SHEET 5 OF 6

Scale: 1"=100' November, 2021 SEI Job No. 20-112

Drawing: G:\2020\_0650\20-112 Somerset Park\20-112 - Plat.dwg, Saved By: BJohnson, Save Time: 11/2/2021 9:58:59 AM  
Plotted By: BJohnson Plot Date: 11/2/2021 10:01 AM

OWNER'S CERTIFICATE

STATE OF TEXAS           §  
COUNTY OF ROCKWALL §

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

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

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

S 01°05'40" E, 1084.85 feet;

N 85°04'06" E, 218.65 feet;

S 00°39'37" E, 199.86 feet;

S 84°51'02" W, 125.70 feet;

S 00°52'21" E, 649.96 feet;

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

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

S 00°54'06" E, 330.45 feet;

N 85°06'41" E, 100.25 feet;

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

THENCE along the common line thereof, the following:

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

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

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

THENCE along the easterly lines thereof, the following:

N 46°14'45" W, 24.04 feet;

N 01°14'46" W, 8.08 feet;

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

N 49°52'36" W, 61.12 feet;

A tangent curve to the left having a central angle of 09°37'01", a radius of 364.00 feet, a chord of N 54°41'07" W - 61.03 feet, an arc length of 61.10 feet;

N 59°29'38" W, 26.18 feet;

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

N 26°04'37" E, 9.95 feet;

N 18°38'49" W, 52.01 feet;

N 63°53'15" W, 14.08 feet;

N 18°38'49" W, 118.21 feet;

A non-tangent curve to the left having a central angle of 48°44'05", a radius of 526.00 feet, a chord of N 44°09'09" E - 434.04 feet, an arc length of 447.41 feet;

N 70°12'54" W, 120.00 feet;

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

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

N 71°48'05" W, 173.23 feet;

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

N 06°11'17" W, 184.22 feet;

N 00°58'02" W, 142.77 feet;

N 03°59'25" W, 52.00 feet;

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

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

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

N 08°24'11" W, 15.18 feet;

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

N 55°02'47" W, 80.00 feet;

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

S 86°43'21" W, 11.91 feet;

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

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

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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

We Further understand and acknowledge the following:

1. All decorative street signs, poles, foundations and appurtenances shall be owned and maintained by the H.O.A.
2. No building shall be constructed or placed upon, over, or across the utility easements as described herein.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house, dwelling, unit, or other structure shall be constructed on any lot in the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding Improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, and storm sewers, all according to the specifications of the City of Rockwall.

Witness our hands at Rockwall County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

By: \_\_\_\_\_  
Katherine Hamilton, Manager

STATE OF TEXAS           §  
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission, ChairmanDate

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 \_\_\_\_\_, 20\_\_\_\_.

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

WITNESS OUR HANDS, this \_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor, City of RockwallCity SecretaryCity Engineer

SURVEYOR'S CERTIFICATE

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
DARREN K. BROWN, R.P.L.S. NO. 5252



CASE NO. P2021-056  
FINAL PLAT

SOMERSET PARK PHASE II

BLOCK 6, LOTS 1-14, BLOCK 10, LOTS 3-4 & 16-23,  
BLOCK 11, LOTS 1-8 & 14-30, BLOCK 12, LOT 1,  
BLOCK 13, LOT 1, BLOCK 14, LOTS 1-14, BLOCK 15, LOTS 1-21,  
BLOCK 16, LOTS 1-19, BLOCK 17, LOTS 1-24, BLOCK 18, LOTS 1-17,  
BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-17  
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Contact: Katherine Hamilton

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

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
2. This property lies within Zone "AE", Zone "A", & Zone "X" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0045L, with an effective date of September 26, 2008, as affected by Letter of Map Revision Case No. 18-06-1450 P, dated April 15, 2019 via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
5. The purpose of this survey is to locate trees meeting the scope requirements within contract signed by client. All improvements are not shown hereon.

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.5.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.

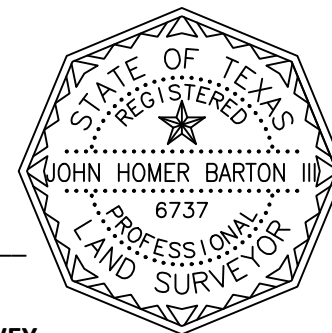
-  air conditioning unit
-  irrigation control valve
-  CATV cable
-  electric meter
-  fence or guardrail
-  PFPE fire detector
-  fire hydrant
-  bollard
-  area drain
-  grate inlet
-  gas valve
-  gas meter
-  gas well
-  sign
-  sanitary sewer manhole
-  water manhole
-  telephone manhole
-  tank fill lid
-  telephone pedestal
-  traffic signal pole
-  utility clean out
-  electric utility cabinet
-  comm. utility cabinet
-  comm. utility vault
-  elect. utility vault
-  water utility vault
-  utility/service pole
-  utility sign
-  water shutoff
-  water valve
-  well
-  water meter
-  cable tv riser
-  air release valve
-  utility markings
-  tree
-  shrub/decorative tree or tree with diameter < 10"
-  contour lines



Being a tract of land out of the A. Johnson Survey, Abstract Number 123 in the City of Rockwall, Rockwall County, Texas, and being a portion of that tract of land described by deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded under Document Number 20130000500385, Official Public Records, Rockwall County, Texas.

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. Fieldwork was completed on January 27, 2021.



John H. Barton III, RPLS# 6737

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/topographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at [info@bcsdwf.com](mailto:info@bcsdwf.com), or call (817) 864-1957.

Line Data Table		
Line #	Distance	Bearing
L1	24.04'	N46°14'32"W
L2	8.08'	N01°14'33"W
L3	61.12'	N49°52°23"W
L4	26.18'	N59°29°25"W
L5	9.95'	N26°04'50"E
L6	52.01'	N18°38°36"W
L7	14.08'	N63°53°02"W
L8	118.21'	N18°38°36"W
L9	120.00'	N70°12°41"W
L10	173.23'	N71°47°52"W
L11	184.22'	N06°11°04"W
L12	142.77'	N00°57°49"W
L13	52.00'	N03°59°12"E
L14	15.18'	N08°23°58"W
L15	80.00'	N55°02°34"W
L16	11.91'	S86°43°34"W

Curve #	Arc	Radius	Delta	Chord Bearing	Chord Length
C1	376.00'	443.00'	08°37'50"	N25°33'28"W	364.82'
C2	61.10'	364.00'	00°37'01"	N54°40'54"W	61.03'
C3	228.22'	321.00'	04°04'09"	N39°07'20"W	223.45'
C4	447.41'	526.00'	N88°44'05"	N44°09'22"E	434.04'
C5	4.86'	406.00'	00°04'12"	N19°26'43"E	4.86'
C6	23.18'	1476.00'	00°55'04"	N15°48'08"E	23.18'
C7	415.29'	1000.00'	02°34'47"	N80°12'46"E	412.31'
C8	374.82'	424.00'	05°03'01"	N68°39'41"W	362.73'
C9	210.62'	606.00'	N19°54'48"	N51°33'15"W	209.56'
C10	137.60'	574.00'	01°34'46"	N56°22'56"W	137.27'
C11	41.19'	960.00'	00°22'29"	N33°44'40"E	41.18'
C12	26.02'	1040.00'	01°26'00"	S34°25'20"W	26.02'
C13	137.57'	574.00'	01°34'50"	N56°22'56"W	136.73'

TREE TABLE		
TAG#	DIAMETER (INCHES)	GEN. SPECIES
609	11	CEDAR
610	11	CEDAR
611	11	CEDAR
612	11	CEDAR
613	22 (MULTI-TRUNK)	BOIS D'ARC
614	20 (MULTI-TRUNK)	OAK
615	15 (MULTI-TRUNK)	CEDAR
616	10	CEDAR
617	10	CEDAR
618	10	CEDAR
619	10	CEDAR
620	10	CEDAR
621	11	CEDAR
622	11	CEDAR
623	11	CEDAR
624	10	CEDAR
625	10	CEDAR
626	10	CEDAR
639	10	CEDAR
640	10	CEDAR
641	11	MULTI
642	10	CEDAR
643	10	CEDAR
644	12	CEDAR
645	10	CEDAR
646	12	WILLOW
647	14 (MULTI-TRUNK)	WILLOW
648	13	HACKBERRY
649	11 (MULTI-TRUNK)	LOCUST
650	5	LOCUST
651	9	ELM
652	17 (MULTI-TRUNK)	CEDAR
653	17 (MULTI-TRUNK)	CEDAR
654	13	CEDAR
655	12	CEDAR
656	16 (MULTI-TRUNK)	CEDAR
657	12	CEDAR
658	12	CEDAR
659	10	CEDAR
660	10	CEDAR
661	10	CEDAR

A TRACT SITUATED IN THE  
A. JOHNSON SURVEY, ABSTRACT #123  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



**BARTON CHAPA  
SURVEYING**  
5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcsdfw.com  
TBPLS Firm #10194474

JOB NO. 2020.105.001

DRAWN:

CHECKED

## TABLE OF REVISIONS

DATE	SUMMARY
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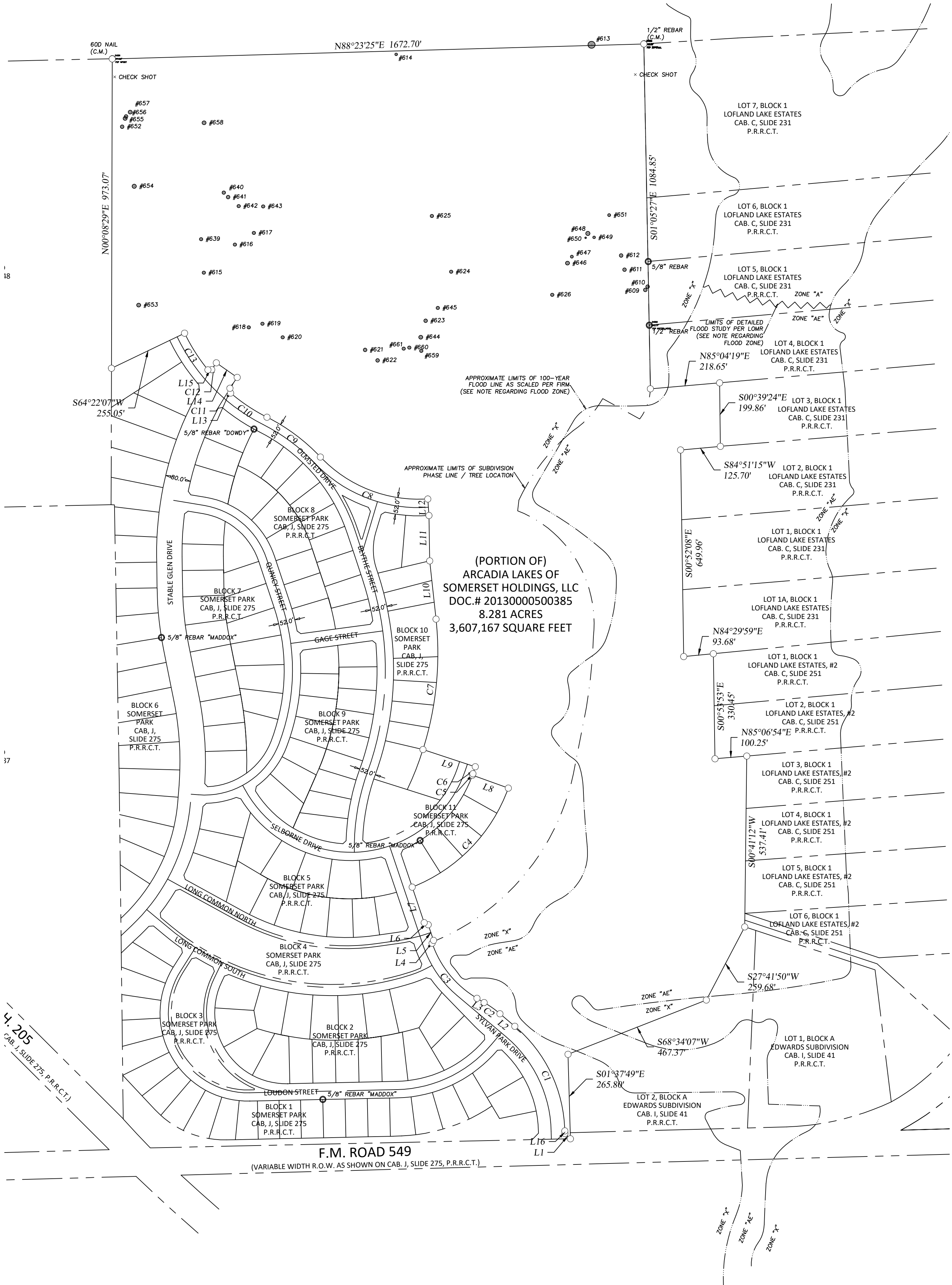
**SOMERSET PARK**

**ROCKWALL,  
TEXAS**

SHEET

# VO1

## TREE SURVEY



TAG #	DIAMETER (INCHES)	GEN. SPECIES	TREE CONDITION ASSESSMENT	REMOVE	REMAIN	MITIGATION INCHES
609	11	CEDAR	HEALTHY	X		5.5
610	11	CEDAR	HEALTHY	X		5.5
611	11	CEDAR	HEALTHY	X		5.5
612	11	BOIS D'ARC	HEALTHY	X		5.5
613	22	OAK MULTI TRUNK	HEALTHY	X		22
614	20	CEDAR MULTI-TRUNK	HEALTHY	X		10
615	15	CEDAR MULTI-TRUNK	HEALTHY	X		7.5
616	10	CEDAR	HEALTHY	X		5
617	10	CEDAR	HEALTHY	X		5
618	10	CEDAR	HEALTHY	X		5
619	10	CEDAR	HEALTHY	X		5
620	10	CEDAR	HEALTHY	X		5
621	11	CEDAR	HEALTHY	X		5.5
622	11	CEDAR	HEALTHY	X		5.5
623	11	CEDAR	HEALTHY	X		5.5
624	10	CEDAR	HEALTHY	X		5
625	10	CEDAR	HEALTHY	X		5
626	10	CEDAR	HEALTHY	X		5
639	10	CEDAR	HEALTHY	X		5
640	10	CEDAR	HEALTHY	X		5
641	11	CEDAR	HEALTHY	X		5.5
642	10	CEDAR	HEALTHY	X		5
643	10	CEDAR	HEALTHY	X		5
644	12	CEDAR	HEALTHY	X		6
645	10	CEDAR	HEALTHY	X		5
646	12	WILLOW	HEALTHY	X		12
647	14	WILLOW MULTI-TRUNK	HEALTHY	X		14
648	13	HACKBERRY	HEALTHY	X		6.5
649	11	LOCUST MULTI-TRUNK	HEALTHY	X		11
650	5	LOCUST	HEALTHY	X		5
651	9	ELM	HEALTHY	X		9
652	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
653	17	CEDAR MULTI-TRUNK	HEALTHY	X		8.5
654	13	CEDAR	HEALTHY	X		6.5
655	12	CEDAR	HEALTHY	X		6
656	16	CEDAR MULTI-TRUNK	HEALTHY	X		8
657	12	CEDAR	HEALTHY	X		6
658	12	CEDAR	HEALTHY	X		6
659	10	CEDAR	HEALTHY	X		5
660	10	CEDAR	HEALTHY	X		5
661	10	CEDAR	HEALTHY	X		5
TOTAL MITIGATION INCHES						276.5

TREE PROTECTION NOTES

- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

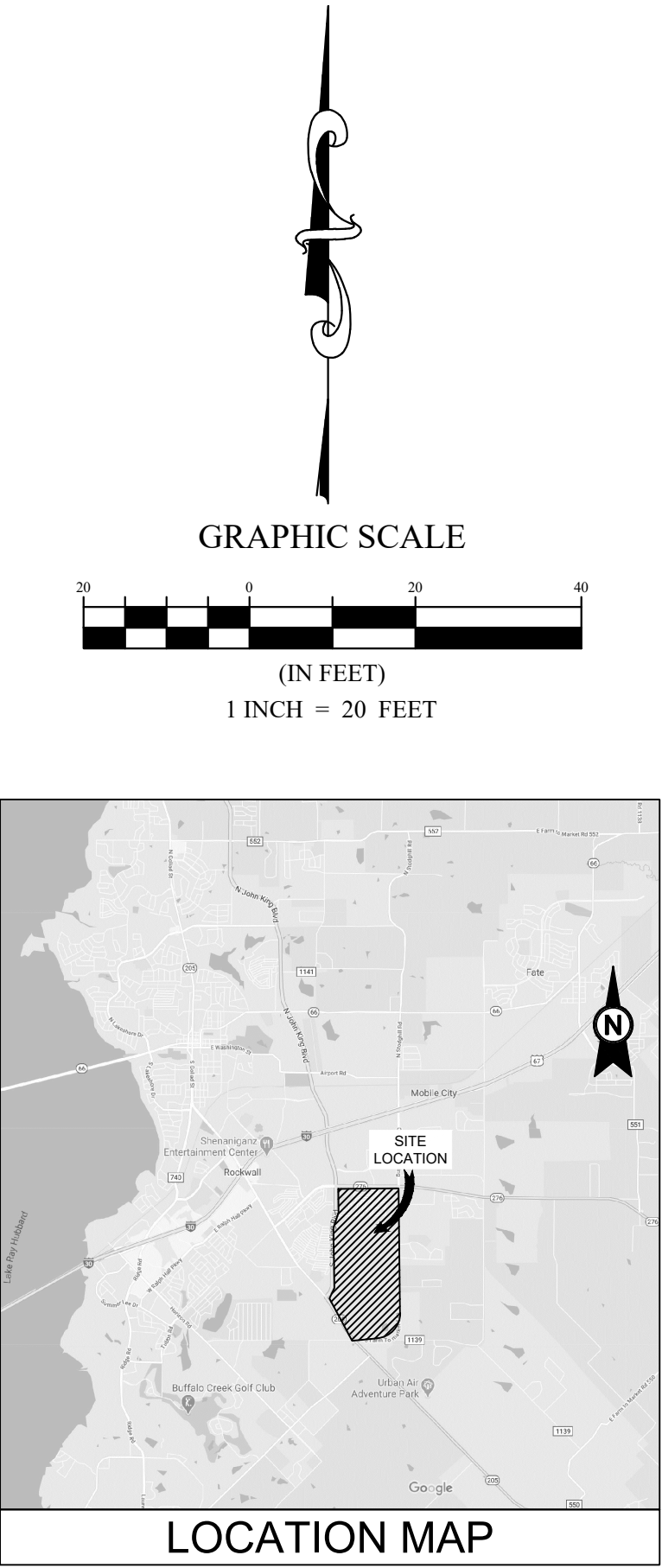
LANDSCAPE ARCHITECT/ARBORIST STATEMENT

"I, AMY LONDON, BEING A LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN."

*Amy London* DATE: MARCH 1, 2021

TREE TRIMMING AND REMOVAL NOTES

- STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND TREE HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF: THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE).
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS.
- NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
- TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
- SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.



PRESERVATION PLAN SUMMARY

TOTAL TREES SURVEYED	41
TOTAL CAL. INCHES SURVEYED	480"
QUANTITY OF PROTECTED TREES SAVED	0
CALIPER INCHES SAVED	0
QUANTITY OF PRIMARY PROTECTED TREES REMOVED	5
CALIPER INCHES REMOVED	73"
TOTAL INCHES TO BE MITIGATED	276.5"
METHOD OF MITIGATION PAY FEE (\$121.67)	\$33,841.75

NOTE: SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPING (BY OTHERS)



November 19, 2021

TO: Greg Helsel  
Spiars Engineering, Inc.  
765 Custer Road  
Plano, TX 75075

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2021-056; Somerset Park Phase 2

Greg Spiars:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on November 15, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On November 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat with the staff's recommendations by a vote of 5-0, with Council Members Moeller and Thomas absent.

City Council

On November 15, 2021, the City Council approved a motion to approve the *Final Plat* with the conditions of approval by a vote of 5-0, with Council Member Johannesen and Jorif absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$134.00\* for the filing fees made out to the *Rockwall County Clerk's Office*. (\* additional \$4.00/tax certificate)

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1<sup>st</sup> and December 31<sup>st</sup>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the

Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', with a stylized flourish extending to the right.

Henry Lee  
Planner