

## 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)

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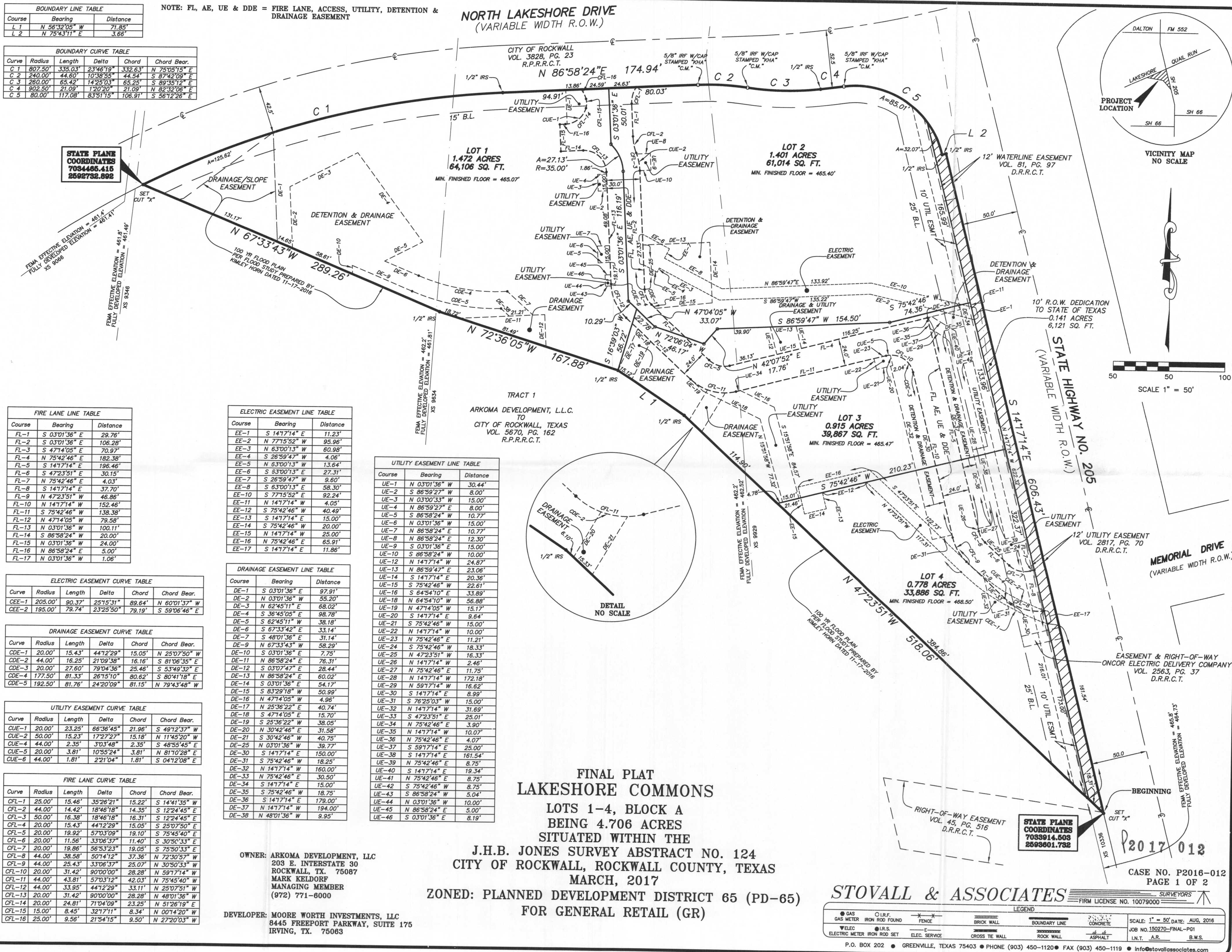
BOUNDARY LINE TABLE		
Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'11" E	3.66'

BOUNDARY CURVE TABLE				
Curve	Radius	Length	Delta	Chord
C 1	807.50'	335.03'	23°46'19"	332.63'
C 2	240.00'	44.60'	10°38'55"	44.54'
C 3	260.00'	65.42'	14°25'03"	65.25'
C 4	902.50'	21.09'	1°20'20"	21.09'
C 5	80.00'	117.08'	83°51'15"	106.91'

STATE PLANE  
COORDINATES  
7034465.415  
8592732.892

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

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



FIRE LANE LINE TABLE		
Course	Bearing	Distance
FL-1	S 03°01'36" E	29.76'
FL-2	S 03°01'36" E	106.28'
FL-3	S 47°14'05" E	70.97'
FL-4	N 75°42'46" E	182.38'
FL-5	S 14°17'14" E	196.46'
FL-6	S 47°23'51" E	30.15'
FL-7	N 75°42'46" E	4.03'
FL-8	S 14°17'14" E	37.70'
FL-9	N 47°23'51" W	46.86'
FL-10	N 14°17'14" W	152.46'
FL-11	S 75°42'46" W	138.38'
FL-12	N 47°14'05" W	79.58'
FL-13	N 03°01'36" W	100.11'
FL-14	S 86°58'24" W	20.00'
FL-15	N 03°01'36" W	24.00'
FL-16	N 86°58'24" E	5.00'
FL-17	N 03°01'36" W	1.06'

ELECTRIC EASEMENT CURVE TABLE				
Curve	Radius	Length	Delta	Chord
CEE-1	205.00'	90.37'	25°15'31"	89.64'
CEE-2	195.00'	79.74'	23°25'50"	79.19'

DRAINAGE EASEMENT CURVE TABLE				
Curve	Radius	Length	Delta	Chord
CDE-1	20.00'	15.43'	44°12'29"	15.05'
CDE-2	44.00'	16.25'	21°09'38"	16.16'
CDE-3	20.00'	27.60'	79°04'36"	25.46'
CDE-4	177.50'	81.33'	26°15'10"	80.62'
CDE-5	192.50'	81.76'	24°20'09"	81.15'

UTILITY EASEMENT CURVE TABLE				
Curve	Radius	Length	Delta	Chord
CUE-1	20.00'	23.25'	66°36'45"	21.96'
CUE-2	50.00'	15.23'	17°27'27"	15.18'
CUE-3	44.00'	2.35'	3°03'48"	2.35'
CUE-4	50.00'	3.81'	10°55'24"	3.81'
CUE-5	44.00'	1.81'	2°21'04"	1.81'

FIRE LANE CURVE TABLE				
Curve	Radius	Length	Delta	Chord
CFL-1	25.00'	15.46'	35°26'21"	15.22'
CFL-2	44.00'	14.42'	18°46'18"	14.35'
CFL-3	50.00'	16.38'	18°46'18"	16.31'
CFL-4	20.00'	15.43'	44°12'29"	15.05'
CFL-5	20.00'	19.92'	57°03'09"	19.10'
CFL-6	20.00'	11.56'	33°06'37"	11.40'
CFL-7	20.00'	19.86'	56°53'23"	19.05'
CFL-8	44.00'	38.58'	50°14'12"	37.36'
CFL-9	44.00'	25.43'	33°06'37"	25.07'
CFL-10	20.00'	31.42'	90°00'00"	28.28'
CFL-11	44.00'	43.81'	57°03'12"	42.03'
CFL-12	44.00'	33.95'	44°12'29"	33.11'
CFL-13	20.00'	31.42'	90°00'00"	28.28'
CFL-14	20.00'	24.81'	71°04'09"	23.25'
CFL-15	15.00'	8.45'	32°17'11"	8.34'
CFL-16	25.00'	9.56'	21°54'15"	9.50'

ELECTRIC EASEMENT LINE TABLE		
Course	Bearing	Distance
EE-1	S 14°17'14" E	11.23'
EE-2	N 77°15'52" W	95.96'
EE-3	N 63°00'13" W	60.98'
EE-4	S 26°59'47" W	4.06'
EE-5	N 63°00'13" W	13.64'
EE-6	S 63°00'13" E	27.31'
EE-7	S 26°59'47" W	9.60'
EE-8	S 63°00'13" E	58.30'
EE-9	S 77°15'52" E	92.24'
EE-10	N 14°17'14" W	4.05'
EE-11	S 75°42'46" W	40.49'
EE-12	S 14°17'14" E	15.00'
EE-13	S 75°42'46" W	20.00'
EE-14	S 14°17'14" E	25.00'
EE-15	N 75°42'46" E	65.91'
EE-16	S 14°17'14" E	11.86'

DRAINAGE EASEMENT LINE TABLE		
Course	Bearing	Distance
DE-1	S 03°01'36" E	97.91'
DE-2	N 03°01'36" W	55.20'
DE-3	N 62°45'11" E	68.02'
DE-4	S 36°45'05" E	98.78'
DE-5	S 62°45'11" W	38.18'
DE-6	S 67°33'42" E	33.14'
DE-7	S 48°01'36" E	31.14'
DE-8	N 67°33'43" W	58.29'
DE-9	S 03°01'36" E	7.75'
DE-10	N 86°58'24" E	76.31'
DE-11	S 03°01'36" W	28.44'
DE-12	S 03°01'36" E	60.02'
DE-13	S 03°01'36" E	54.17'
DE-14	S 83°29'18" W	50.99'
DE-15	N 47°14'05" W	4.96'
DE-16	N 25°36'22" E	40.74'
DE-17	S 47°14'05" E	15.70'
DE-18	S 25°36'22" W	38.05'
DE-19	N 30°42'46" E	31.58'
DE-20	S 30°42'46" W	40.75'
DE-21	N 03°01'36" W	39.77'
DE-22	S 14°17'14" E	150.00'
DE-23	S 75°42'46" W	18.25'
DE-24	N 14°17'14" W	160.00'
DE-25	N 75°42'46" E	30.50'
DE-26	S 14°17'14" E	15.00'
DE-27	S 75°42'46" W	18.75'
DE-28	S 14°17'14" E	179.00'
DE-29	N 14°17'14" W	194.00'
DE-30	N 48°01'36" W	9.95'

UTILITY EASEMENT LINE TABLE		
Course	Bearing	Distance
UE-1	N 03°01'36" W	30.44'
UE-2	S 86°59'27" W	8.00'
UE-3	N 03°01'36" W	15.00'
UE-4	N 86°59'27" E	8.00'
UE-5	S 86°58'24" W	10.77'
UE-6	N 03°01'36" W	15.00'
UE-7	N 86°58'24" E	10.77'
UE-8	N 86°58'24" E	12.30'
UE-9	S 03°01'36" E	15.00'
UE-10	S 86°58'24" W	10.00'
UE-11	N 14°17'14" W	24.87'
UE-12	N 86°59'47" E	23.06'
UE-13	S 14°17'14" E	20.36'
UE-14	S 75°42'46" W	22.61'
UE-15	S 64°54'10" E	33.89'
UE-16	N 64°54'10" W	56.88'
UE-17	N 47°14'05" W	15.17'
UE-18	S 14°17'14" E	9.64'
UE-19	S 62°45'11" W	38.18'
UE-20	S 67°33'42" E	33.14'
UE-21	S 48°01'36" E	31.14'
UE-22	N 67°33'43" W	58.29'
UE-23	S 03°01'36" E	7.75'
UE-24	N 86°58'24" E	76.31'
UE-25	S 03°01'36" W	28.44'
UE-26	S 03°01'36" E	60.02'
UE-27	S 03°01'36" E	54.17'
UE-28	S 83°29'18" W	50.99'
UE-29	N 47°14'05" W	4.96'
UE-30	N 25°36'22" E	40.74'
UE-31	S 47°14'05" E	15.70'
UE-32	S 25°36'22" W	38.05'
UE-33	N 30°42'46" E	31.58'
UE-34	S 30°42'46" W	40.75'
UE-35	N 03°01'36" W	39.77'
UE-36	S 14°17'14" E	150.00'
UE-37	S 75°42'46" W	18.25'
UE-38	N 14°17'14" W	160.00'
UE-39	N 75°42'46" E	30.50'
UE-40	S 14°17'14" E	15.00'
UE-41	S 75°42'46" W	18.75'
UE-42	S 14°17'14" E	179.00'
UE-43	N 14°17'14" W	194.00'
UE-44	N 48°01'36" W	9.95'
UE-45	S 03°01'36" E	8.19'

## FINAL PLAT LAKESHORE COMMONS

LOTS 1-4, BLOCK A  
BEING 4.706 ACRES

SITUATED WITHIN THE

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

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

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

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

STOVALL & ASSOCIATES

LEGEND		SCALE: 1" = 50'	
● GAS	○ I.R.F.	— FENCE	— CONCRETE
○ GAS METER	○ I.R.F. FOUND	— BRICK WALL	— BOUNDARY LINE
— ELEC	— I.R.S.	— ELEC. SERVICE	— ROCK WALL
— ELECTRIC METER	— I.R.S. SET	— CROSS TIE WALL	— ASPHALT
P.O. BOX 202 • GREENVILLE, TEXAS 75403 • PHONE (903) 450-1120 • FAX (903) 450-1119 • info@stovallassociates.com		FIRM LICENSE NO. 10079000	

CASE NO. P2016-012  
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DATE: AUG, 2016

JOB NO. 150270-FINAL-PG1

I.N.T. A.R. B.W.S.



OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ARKOMA DEVELOPMENT, L.L.C., is the owner of that tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at an "X": cut in concrete set for corner in the West line of State Highway No. 205 at the most Easterly Northeast corner of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas, said point being N. 14 deg. 17 min. 14 sec. W. a distance of 271.10 feet from the Southeast corner of the above cited Subject Tract;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 518.06 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC set (hereinafter called 1/2" iron rod set) for corner;  
N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to a 1/2" iron rod set for corner;  
N. 72 deg. 36 min. 05 sec. W. a distance of 167.88 feet to a 1/2" iron rod set for corner;  
N. 67 deg. 33 min. 43 sec. W. a distance of 289.26 feet to an "X" cut in concrete set for corner in the South line of North Lakeshore Drive (85' right-of-way per Deed recorded in Volume 3828, Page 23 of the Real Property Records of Rockwall County, Texas), at the North corner of said City of Rockwall tract, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said non-tangent curve to the right having a central angle of 23 deg. 46 min. 19 sec., a radius of 807.50 feet, a chord bearing of N. 75 deg. 05 min. 15 sec. E. a chord distance of 332.63 feet and an arc length of 335.03 feet to a 1/2" iron rod set for corner;

THENCE N. 86 deg. 58 min. 24 sec. E. with the South line of North Lakeshore Drive a distance of 174.94 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said curve to the right having a central angle of 10 deg. 38 min. 55 sec., a radius of 240.00 feet, a chord bearing of S. 87 deg. 42 min. 09 sec. E., a chord distance of 44.54 feet and an arc length of 44.60 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the left;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the left having a central angle of 14 deg. 25 min. 03 sec., a radius of 260.00 feet, a chord bearing of S. 89 deg. 35 min. 12 sec. E., a chord distance of 65.25 feet and an arc length of 65.42 feet to a 1/2" iron rod set for corner at the beginning of a compound curve to the left;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said compound curve to the left having a central angle of 01 deg. 20 min. 20 sec., a radius of 902.50 feet, a chord bearing of N. 82 deg. 32 min. 06 sec. E., a chord distance of 21.09 feet and an arc length of 21.09 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the right having a central angle of 83 deg. 51 min. 15 sec., a radius of 80.00 feet, a chord bearing of S. 56 deg. 12 min. 26 sec. E. a chord distance of 106.91 feet and an arc length of 117.08 feet to a 1/2" iron rod set for corner;

THENCE N. 75 deg. 43 min. 11 sec. E. with a South line of North Lakeshore Drive a distance of 3.66 feet to a 1/2" iron rod set for corner at the intersection of the South line of North Lakeshore Drive with the West line of State Highway No. 205;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 606.43 feet to the POINT OF BEGINNING and containing 4.706 acres or 204,993 square feet of land.

NOTES

- BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.
- "C.M." = CONTROL MONUMENT
- ALL DETENTION SYSTEMS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- TRACT 1 OF THE DRAINAGE EASEMENT RECORDED IN VOL. 3828, PG. 49 OF THE REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, IS TO BE ABANDONED BY ACCEPTANCE OF THIS PLAT.
- TRACT 2 OF THE SLOPE EASEMENT RECORDED IN VOL. 3828, PG. 31 OF THE DEED RECORDS ROCKWALL COUNTY, TEXAS, IS TO BE ABANDONED BY ACCEPTANCE OF THIS PLAT.
- 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LAKESHORE COMMONS ADDITION, Lots 1-4, Block A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lakeshore Commons Addition subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

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

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

RECOMMENDED FOR FINAL APPROVAL

PLANNING & ZONING COMMISSION, CHAIRMAN

DATE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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.

WHITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

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

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

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

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

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

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

FINAL PLAT  
LAKESHORE COMMONS

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

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

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

STOVALL & ASSOCIATES

LEGEND									
● GAS	○ I.R.F.	—X—X—	▤ BRICK WALL	▬ BOUNDARY LINE	▨ CONCRETE				
▽ ELEC	● I.R.S.	—E—	▬ CROSS TIE WALL	▬ ROCK WALL	▬ ASPHALT				
						SCALE: N/A DATE: AUG. 2016			
						JOB NO.150270-FINAL-PG2			
						I.N.T. A.R. B.W.S.			

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

CASE NO. P2016-012

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SURVEYORS

FIRM LICENSE NO. 10079000