City of Rockwall

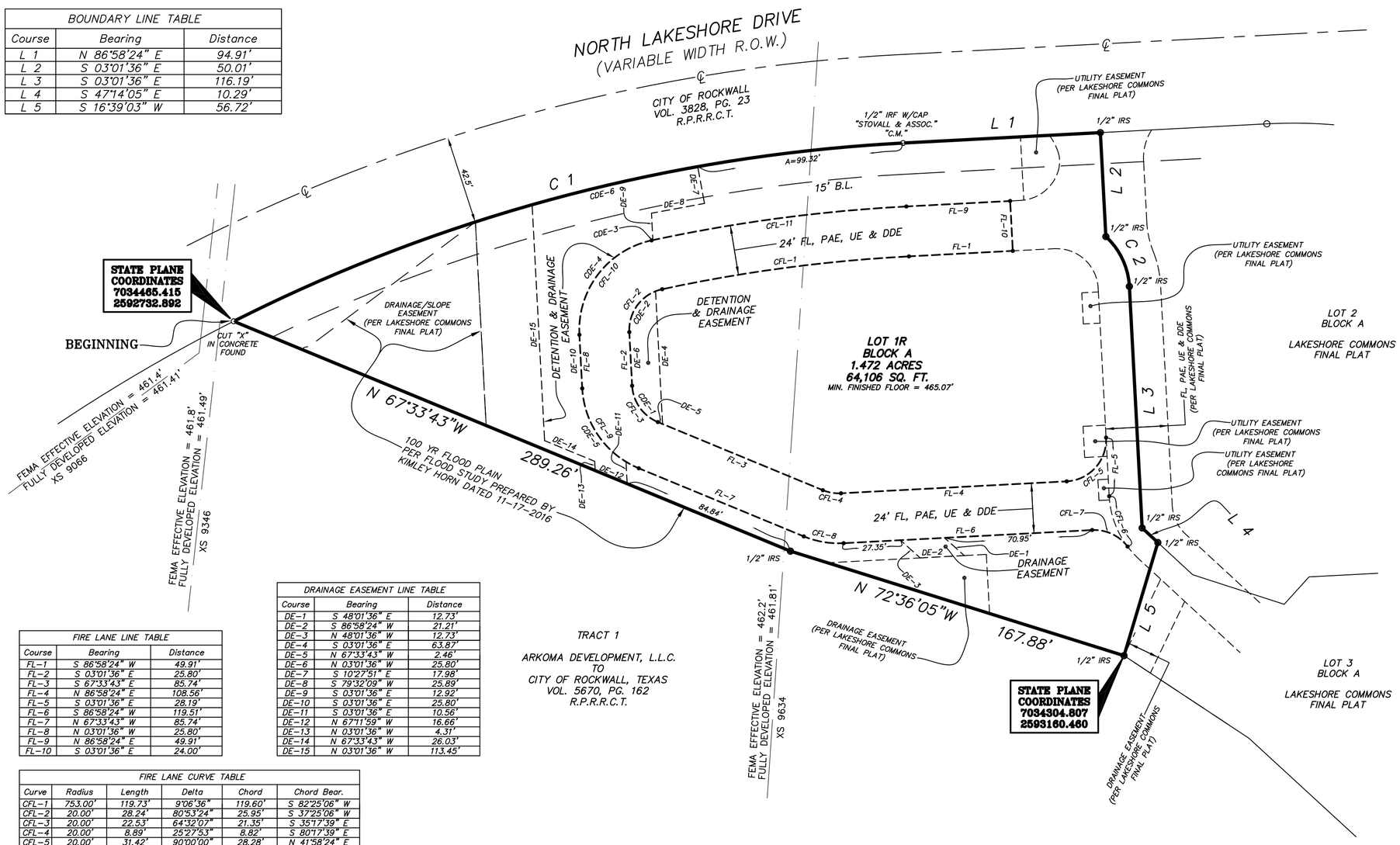
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

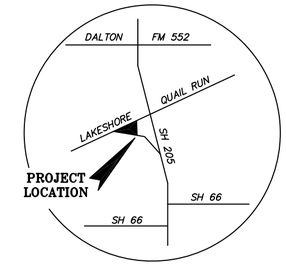
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

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

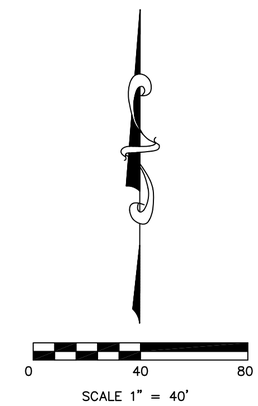
BOUNDARY CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	35.00'	27.13'	44°24'55"	26.46'	S 25°14'04" E

BOUNDARY LINE TABLE		
Course	Bearing	Distance
L 1	N 86°58'24" E	94.91'
L 2	S 03°01'36" E	50.01'
L 3	S 03°01'36" E	116.19'
L 4	S 47°14'05" E	10.29'
L 5	S 16°39'03" W	56.72'





VICINITY MAP
NO SCALE



DRAINAGE EASEMENT LINE TABLE		
Course	Bearing	Distance
DE-1	S 48°01'36" E	12.73'
DE-2	S 86°58'24" W	21.21'
DE-3	N 48°01'36" W	12.73'
DE-4	S 03°01'36" E	63.87'
DE-5	N 67°33'43" W	2.46'
DE-6	N 03°01'36" W	25.80'
DE-7	S 10°27'51" E	17.98'
DE-8	S 79°32'09" W	25.89'
DE-9	S 03°01'36" E	12.92'
DE-10	S 03°01'36" E	25.80'
DE-11	S 03°01'36" E	10.56'
DE-12	N 67°11'59" W	16.66'
DE-13	N 03°01'36" W	4.31'
DE-14	N 67°33'43" W	26.03'
DE-15	N 03°01'36" W	113.45'

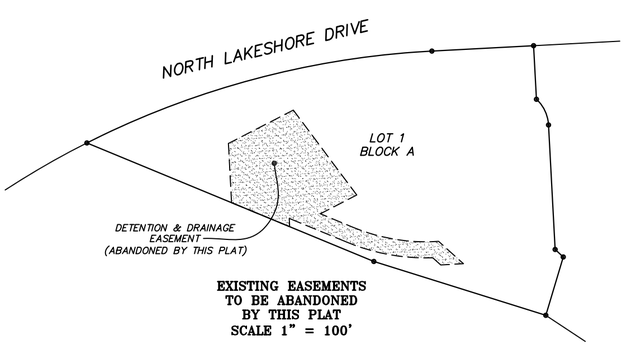
FIRE LANE LINE TABLE		
Course	Bearing	Distance
FL-1	S 86°58'24" W	49.91'
FL-2	S 03°01'36" E	25.80'
FL-3	S 67°33'43" E	85.74'
FL-4	N 86°58'24" E	108.56'
FL-5	S 03°01'36" E	28.19'
FL-6	S 86°58'24" W	119.51'
FL-7	N 67°33'43" W	85.74'
FL-8	N 03°01'36" W	25.80'
FL-9	N 86°58'24" E	49.91'
FL-10	S 03°01'36"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

TRACT 1

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

FIRE LANE CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CFL-1	753.00'	119.73'	9°06'36"	119.60'	S 82°25'06" W
CFL-2	20.00'	28.24'	80°53'24"	25.95'	S 37°25'06" W
CFL-3	20.00'	22.53'	64°32'07"	21.35'	S 35°17'39" E
CFL-4	20.00'	8.89'	25°27'53"	8.82'	S 80°17'39" E
CFL-5	20.00'	31.42'	90°00'00"	28.28'	N 41°58'24" E
CFL-6	44.00'	26.12'	34°01'05"	25.74'	S 20°02'09" E
CFL-7	20.00'	19.54'	55°58'55"	18.77'	N 65°02'09" W
CFL-8	44.00'	19.56'	25°27'53"	19.39'	N 80°17'39" W
CFL-9	44.00'	49.56'	64°32'07"	46.98'	N 35°17'39" W
CFL-10	44.00'	62.12'	80°53'24"	57.09'	N 37°25'06" E
CFL-11	777.00'	123.54'	9°06'36"	123.41'	N 82°25'06" E

DRAINAGE EASEMENT CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CDE-1	20.00'	22.53'	64°32'07"	21.35'	N 35°17'39" W
CDE-2	20.00'	24.93'	71°24'29"	23.34'	N 32°40'39" E
CDE-3	777.00'	0.62'	0°02'45"	0.62'	S 77°53'10" W
CDE-4	44.00'	62.12'	80°53'24"	57.09'	S 37°25'06" W
CDE-5	44.00'	42.68'	55°34'18"	41.02'	S 30°48'45" E
CDE-6	807.50'	81.63'	5°47'30"	81.59'	N 77°01'49" E



EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT
SCALE 1" = 100'

REPLAT
LOT 1R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 1, BLOCK A
LAKESHORE COMMONS
BEING 1.472 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MAY, 2017
ZONED: PLANNED DEVELOPMENT DISTRICT 65 (PD-65)
FOR GENERAL RETAIL (GR)

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

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

CASE NO. E2017-013
PAGE 1 OF 2

STOVALL & ASSOCIATES — SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND: GAS METER; I.R.F. IRON ROD FOUND; FENCE; BRICK WALL; BOUNDARY LINE; CONCRETE; ELEC ELECTRIC METER; I.R.S. IRON ROD SET; ELEC. SERVICE; CROSS TIE WALL; ROCK WALL; ASPHALT

SCALE: 1" = 40' DATE: MAY, 2017
JOB NO. 150270-REPLAT-LOT_1
I.N.T. W.G.K. B.W.S.

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

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 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 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 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 with cap stamped "STOVALL & ASSOC." found for corner;

THENCE N. 86 deg. 58 min. 24 sec. E. with the South line of North Lakeshore Drive a distance of 94.91 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner;

THENCE S. 03 deg. 01 min. 36 sec. E. a distance of 50.01 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the right;

THENCE in a Southeasterly direction with said non-tangent curve to the right having a central angle of 44 deg. 24 min. 55 sec., a radius of 35.00 feet, a chord bearing of S. 25 deg. 14 min. 04 sec. E., a chord distance of 26.46 feet and an arc length of 27.13 feet to a 1/2" iron rod set for corner;

THENCE S. 03 deg. 01 min. 36 sec. E. a distance of 116.19 feet to a 1/2" iron rod set for corner;

THENCE S. 47 deg. 14 min. 05 sec. E. a distance of 10.29 feet to a 1/2" iron rod set for corner;

THENCE S. 16 deg. 39 min. 03 sec. W. a distance of 56.72 feet to a 1/2" iron rod set for corner in the Northeast line of the above cited City of Rockwall tract;

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

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 the POINT OF BEGINNING and containing 1.472 acres or 64,106 square feet of land.

NOTES

1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.

4) "C.M." = CONTROL MONUMENT

5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.

6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.

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 LOT 1R, BLOCK A, LAKESHORE COMMONS, 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 LOT 1R, BLOCK A, LAKESHORE COMMONS subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____

STATE OF TEXAS
COUNTY OF _____

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

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 _____, 2017.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2017

_____ _____ _____
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

REPLAT
LOT 1R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 1, BLOCK A
LAKESHORE COMMONS
BEING 1.472 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MAY, 2017
ZONED: PLANNED DEVELOPMENT DISTRICT 65 (PD-65)
FOR GENERAL RETAIL (GR)

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

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

CASE NO. E2017-013
PAGE 2 OF 2

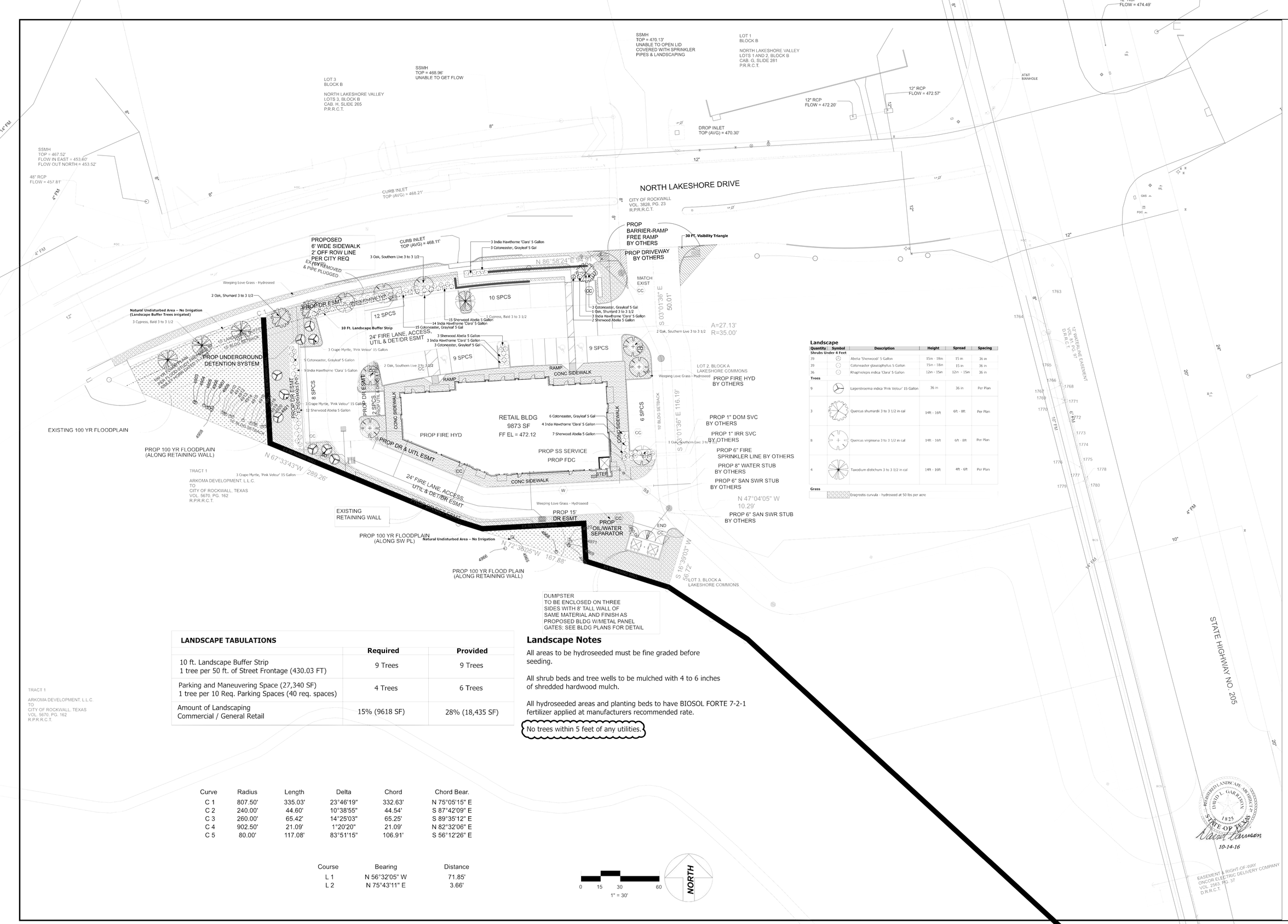
STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND

GAS / GAS METER	I.R.F. / IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
ELEC / ELECTRIC METER	I.R.S. / IRON ROD SET	ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: N/A DATE: MAY, 2017
JOB NO. 150270-REPLAT-LOT_1
I.N.T. W.G.K. B.W.S.

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



Landscape

Quantity	Symbol	Description	Height	Spread	Spacing
Shrubs Under 4 Feet					
39		Abelia 'Sherwood' 5 Gallon	15in - 18in	15 in	36 in
39		Cotoneaster glaucophyllus 5 Gallon	15in - 18in	15 in	36 in
36		Rhaphiolepis indica 'Clara' 5 Gallon	12in - 15in	12in - 15in	36 in
Trees					
9		Lagerstroemia indica 'Pink Velour' 15 Gallon	36 in	36 in	Per Plan
3		Quercus shumardii 3 to 3 1/2 in cal	14ft - 16ft	6ft - 8ft	Per Plan
8		Quercus virginiana 3 to 3 1/2 in cal	14ft - 16ft	6ft - 8ft	Per Plan
4		Taxodium distichum 3 to 3 1/2 in cal	14ft - 16ft	4ft - 6ft	Per Plan
Grass					
		Eragrostis curvula - hydroseed at 50 lbs per acre			

LANDSCAPE TABULATIONS

	Required	Provided
10 ft. Landscape Buffer Strip 1 tree per 50 ft. of Street Frontage (430.03 FT)	9 Trees	9 Trees
Parking and Maneuvering Space (27,340 SF) 1 tree per 10 Req. Parking Spaces (40 req. spaces)	4 Trees	6 Trees
Amount of Landscaping Commercial / General Retail	15% (9618 SF)	28% (18,435 SF)

Landscape Notes

All areas to be hydroseeded must be fine graded before seeding.

All shrub beds and tree wells to be mulched with 4 to 6 inches of shredded hardwood mulch.

All hydroseeded areas and planting beds to have BIOSOL FORTE 7-2-1 fertilizer applied at manufacturers recommended rate.

No trees within 5 feet of any utilities.

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

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

REGISTERED LANDSCAPE ARCHITECT
DAVID L. GARRISON
1825
STATE OF TEXAS

10-14-16

COMPANY:

MCR Environmental Services
4028 Lamoma Dr.
Plano, TX 75093
972-492-0802

M.C.R. ENVIRONMENTAL SERVICES, INC.

"Making a difference in tomorrow - Today"

SHEET DESCRIPTION:

LANDSCAPE PLAN

PROJECT:

LAKESHORE COMMONS
Lot 1; Lakeshore Commons
Rockwall, Rockwall County, Texas
PROVIDENT REALTY ADVISORS, INC.
10210 N. Central Expy., Ste 300
Dallas, TX 75231 PH. 214-415-9993

REVISIONS:
9-14-16
9-26-16
10-14-16
4-4-17
5-7-17

DATE: 9-8-16

JOB NUMBER: 160831

DRAWN BY: David G

CHECKED BY: N/A

SCALE: 1" = 30'-0"

SHEET: 1 of 1

```
*-----------------------------------------------------------------------------
* Prepared by:
* Routine: Area Summary  Coord File 150270.CRD   6/28/17 11:22:10
* Input Scale Factor: 1.000000    Output Scale Factor: 1.000000
*-----------------------------------------------------------------------------
```

JOB # 150270 - LAKESHORE COMMONS - BOUNDARY LOT 1 REPLAT

```
  CURVE DEF: Arc                                                CURVE DIR: CW
  RAD: 807.50        LEN: 335.03        TAN: 169.96           CEN. ANG: 23ø46'19"
  CHORD: 332.63      MO: 17.31          EXT: 17.69            DEGREE: 7ø05'44"
  SEG: 3847.59              TRI: 131420.75              SEC: 135268.34

555         206ø47'55"    S 26ø47'55"E          807.50 553
553         336ø13'41"    N 03ø01'36"W          807.50 542

Point       Int-Angle       Bearing         Distance  Point
555                       N 75ø05'15"E          332.63 542
542         168ø06'51"    N 86ø58'24"E           94.91 644
644          90ø00'00"    S 03ø01'36"E           50.01 645

  CURVE DEF: Arc                                                CURVE DIR: CW
  RAD: 35.00         LEN: 27.13         TAN: 14.29            CEN. ANG: 44ø24'55"
  CHORD: 26.46       MO: 2.60           EXT: 2.80             DEGREE: 163ø42'08"
  SEG: 46.15                TRI: 428.66                 SEC: 474.81

645         134ø24'55"    S 42ø33'29"W           35.00 646
646         315ø35'05"    N 86ø58'24"E           35.00 647

645         202ø12'28"    S 25ø14'04"E           26.46 647
647         157ø47'32"    S 03ø01'36"E          116.19 643
643         224ø12'29"    S 47ø14'05"E           10.29 642
642         116ø06'52"    S 16ø39'03"W           56.72 558
558          89ø15'08"    N 72ø36'05"W          167.88 559
559         174ø57'38"    N 67ø33'43"W          289.26 555
555          37ø21'02"

Perimeter: 1147.42  Accum.Perimeter: 1147.42

Approx: Sq. Feet: 64111.01 Acres: 1.472
Approx: Accum. - Sq. Feet: 64111.01 Acres: 1.472


Correct Ending Coordinates, North: 7034465.41464 East: 2592732.89224
Ending Coordinates, North: 7034465.39963 East: 2592732.89470
Error, N: -0.02 E: 0.00 Total: 0.02 Brg: N 09ø19'18"W
Distance Traversed: 1144.35 Closure: 75230
```