



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-017

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)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (~~\$200.00 + \$20.00 Acre~~)¹ Platting Fee is Waived
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: 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 1979 N. Goliad Street

Subdivision Lakeshore Commons

Lot 8 Block A

General Location Located at the Southwest Corner of N. Lakeshore Drive and Hwy 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-65 w/ GR & SH 205 Overlay

Current Use Vacant/Under Construction

Proposed Zoning

Proposed Use Fast Food Restaurant

Acreage 1.401

Lots [Current] 1

Lots [Proposed] 1

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
 Contact Person Maura Worth Investments, LLC
 Address 8445 Freepart Pkwy Suite 175
 City, State & Zip Irving, TX 75063
 Phone 214-475-9993
 E-Mail worth@worthwilliams.com

Applicant Wier & Associates, Inc.
 Contact Person Priya Acharya, PE
 Address 2201 E. Lamar Blvd. Suite 200E
 City, State & Zip Arlington, Texas 76006
 Phone 817-467-7700
 E-Mail PriyaA@WierAssociates.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

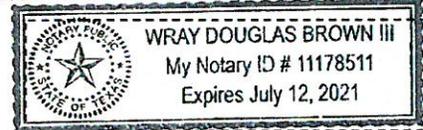
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 0.00 - no fee, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide 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 20th day of March, 2020.

Owner's Signature

Notary Public in and for the State of Texas

Wray Douglas Brown III



My Commission Expires 07/12/2021



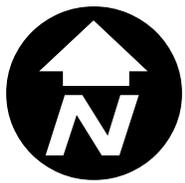
P2020-017- LOT 9, BLOCK A, LAKESHORE COMMONS
REPLAT - LOCATION MAP =



City of Rockwall

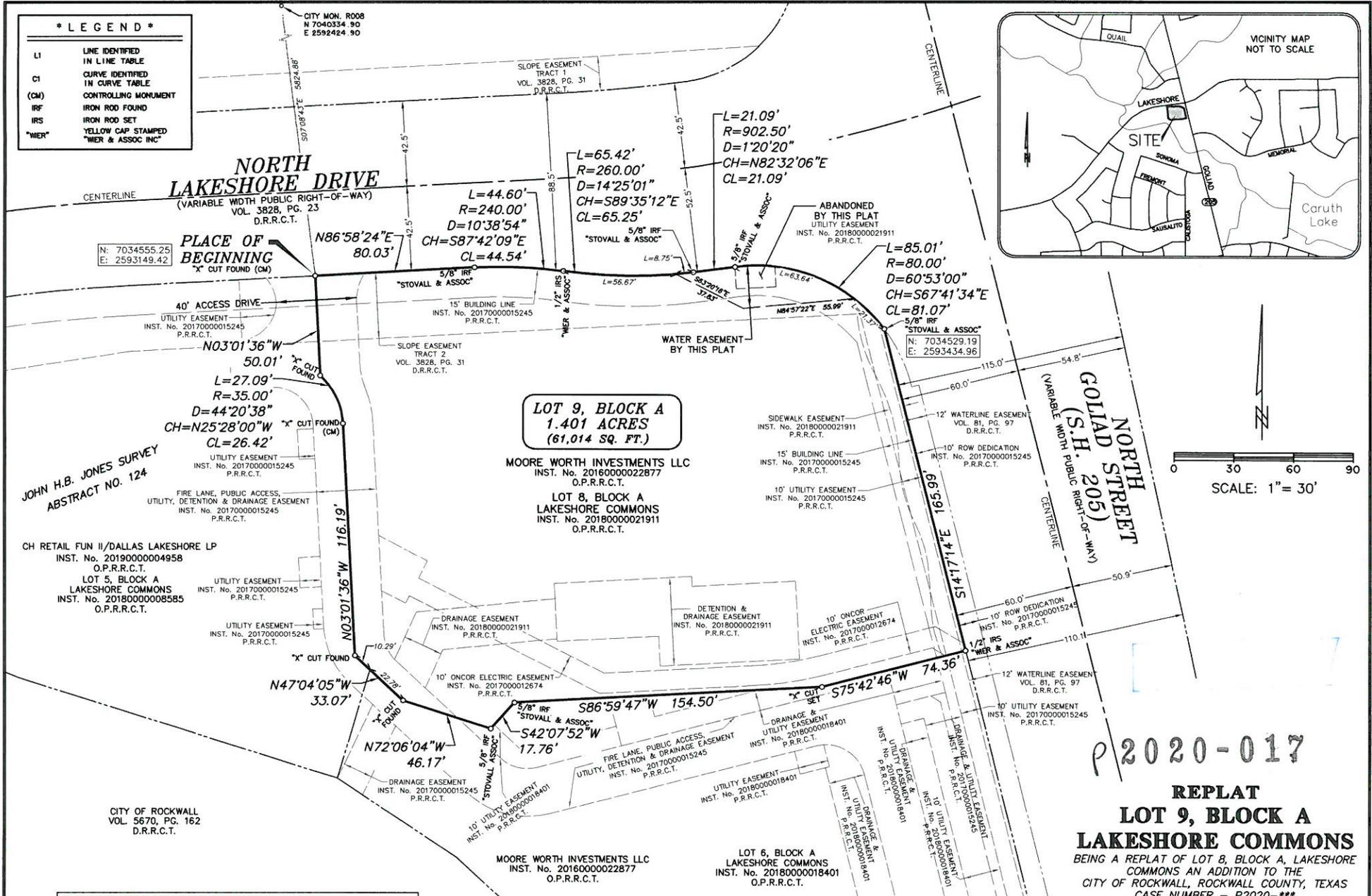
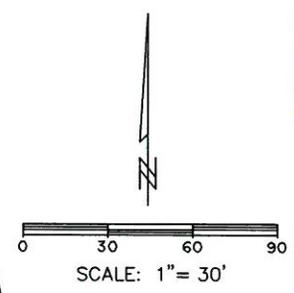
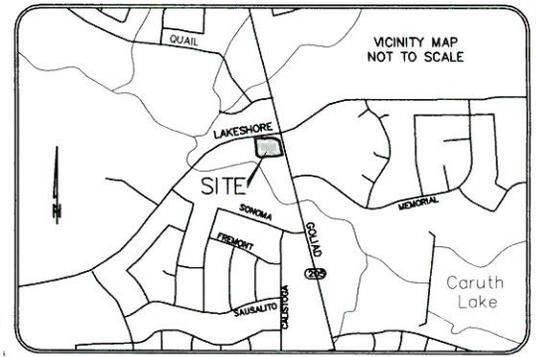
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



*** LEGEND ***

LI	LINE IDENTIFIED IN LINE TABLE
CI	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WER"	YELLOW CAP STAMPED "WER & ASSOC INC"



PRELIMINARY
FOR REVIEW PURPOSES ONLY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER
 MOORE WORTH INVESTMENTS, LLC
 10210 N. CENTRAL EXPRESSWAY,
 SUITE 300, DALLAS, TX 75231
 CONTACT: WORTH WILLIAMS
 PH: (214) 415-9993

SURVEYOR
 WIER & ASSOCIATES, INC.
 2201 EAST LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: RANDY EARDLEY, P.E.
 PH: (817) 467-7700
 FAX: (817) 467-7713

REPLAT
LOT 9, BLOCK A
LAKESHORE COMMONS
 BEING A REPLAT OF LOT 8, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2020-**** ONE LOT 1.401 ACRES
 PREPARED BY:
WIA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
 Texas Title Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 00035900
 DATE: 3/20/2020
 W.A. No. 17144

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MOORE WORTH INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000021911, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID LOT 8, AND THE NORTHEAST CORNER OF LOT 5, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 2018000008585, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 8 AS FOLLOWS:

- (1) N 86°58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 10°38'54" AND A CHORD BEARING OF S 87°42'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- (3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 14°25'01" AND A CHORD BEARING OF S 89°35'12" E, 65.25 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
- (4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 01°20'20" AND A CHORD BEARING OF N 82°32'06" E, 21.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 8 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- (5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°53'00" AND A CHORD BEARING OF S 67°41'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 8;

THENCE S 14°17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT 8, 165.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF LOT 6 BLOCK A, LAKESHORE COMMONS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000018401, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH LINE OF SAID LOT 6 AS FOLLOWS:

- (1) S 75°42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;
- (2) S 86°59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (3) S 42°07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC";
- (4) N 72°08'04" W, 46.17 FEET TO AN "X" CUT FOUND;
- (5) N 47°04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 5, CONTINUING ALONG THE EAST LINE OF SAID LOT 5 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8;

THENCE ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8 AS FOLLOWS:

- (1) N 03°01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 44°20'38" AND A CHORD BEARING OF N 25°28'00" W, 26.42 FEET TO AN "X" CUT FOUND;
- (3) N 03°01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON March 20, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AARONL@WIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF DALLAS

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 9, BLOCK A, LAKESHORE COMMONS TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 9, BLOCK A, LAKESHORE COMMONS HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- 2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM OR ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
- 3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
- 4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
- 6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND FINISHING CURB AND CUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT; BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS, BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. I, MY ACCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S MADE HEREIN.

WITNESS OUR HANDS THIS THE ____ DAY OF _____, 2020:

FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OF MOORE WORTH INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2020.

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

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2020.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

GENERAL NOTES:

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

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

PRELIMINARY
FOR REVIEW PURPOSES ONLY
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REPLAT
LOT 9, BLOCK A
LAKESHORE COMMONS
BEING A REPLAT OF LOT 8, BLOCK A, LAKESHORE COMMONS AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER - P2020-***
ONE LOT 1.401 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 00033900

OWNER
MOORE WORTH INVESTMENTS, LLC
12010 N. CENTRAL EXPRESSWAY,
SUITE 300, DALLAS, TX 75231
CONTACT: WORTH WILLIAMS
PH: (214) 415-9993

SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

SHEET 2 OF 2

DATE: 3/20/2020
W.A. No. 17144

Map-Check RPL2RBAL 10/11/18 10:55:19 Factor: 1.000000

Correct End - N: 5000.00000 E: 5000.00000
Calc. End - N: 4999.99872 E: 4999.99845
Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E
Distance Traversed: 976.44 Closure: 487077

No Adjustment

Bearing	Distance	North	East	Elevation	Pt.No.	
		5000.00000	5000.00000		1	
N 86-58-24 E	80.03	5004.22564	5079.91836		2	
RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54 CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24 SEG: 31 TRI: 5322 SEC: 5352						
S 03-01-36 E	240.00	4764.56043	5092.59054	0.000	3	PC->RP
N 07-37-18 E	240.00	5002.44014	5124.42203		4	RP->PT
S 87-42-09 E	44.54	5002.44014	5124.42203		4	PC->PT
RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01 CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13 SEG: 89 TRI: 8415 SEC: 8505						
N 07-37-18 E	260.00	5260.14307	5158.90677		5	PC->RP
S 06-47-42 E	260.00	5001.96943	5189.66990		6	RP->PT
S 89-35-12 E	65.25	5001.96943	5189.66990		6	PC->PT
RAD: 902.50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20 CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55 SEG: 1 TRI: 9516 SEC: 9517						
N 06-47-44 W	902.50	5898.12909	5082.87983		7	PC->RP
S 08-08-04 E	902.50	5004.70934	5210.58031		8	RP->PT
N 82-32-06 E	21.09	5004.70934	5210.58031		8	PC->PT
RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00 CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11 SEG: 605 TRI: 2796 SEC: 3400						
S 08-08-04 E	80.00	4925.51424	5221.90002		9	PC->RP
N 52-44-56 E	80.00	4973.93899	5285.57925		10	RP->PT
S 67-41-34 E	81.07	4973.93899	5285.57925		10	PC->PT

S 14-17-14 E	165.99	4813.08293	5326.54274	11
S 75-42-46 W	74.36	4794.73216	5254.48263	12
S 86-59-47 W	154.50	4786.63653	5100.19488	13
S 42-07-52 W	17.76	4773.46550	5088.28095	14
N 72-06-04 W	46.17	4787.65531	5044.34556	15
N 47-04-05 W	33.07	4810.18025	5020.13292	16
N 03-01-36 W	116.19	4926.20817	5013.99801	17

RAD: 35.00 LEN: 27.09 TAN: 14.26 CEN.ANG: 44-20-38
 CHORD: 26.42 MO: 2.59 EXT: 2.79 DEGREE: 163-42-08
 SEG: 46 TRI: 428 SEC: 474

S 86-42-19 W	35.00	4924.19665	4979.05586	18	PC->RP
N 42-21-41 E	35.00	4950.05848	5002.63902	19	RP->PT
N 25-28-00 W	26.42	4950.05848	5002.63902	19	PC->PT
N 03-01-36 W	50.01	4999.99872	4999.99845	20	

Approx: Sq.Feet: 61014 Acres: 1.401