



# 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 (HOA)

- 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.hebel@spiarsoengineering.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 ac 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.

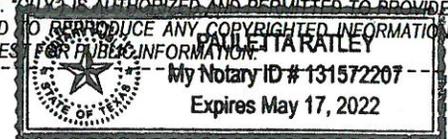
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2021

OWNER'S SIGNATURE

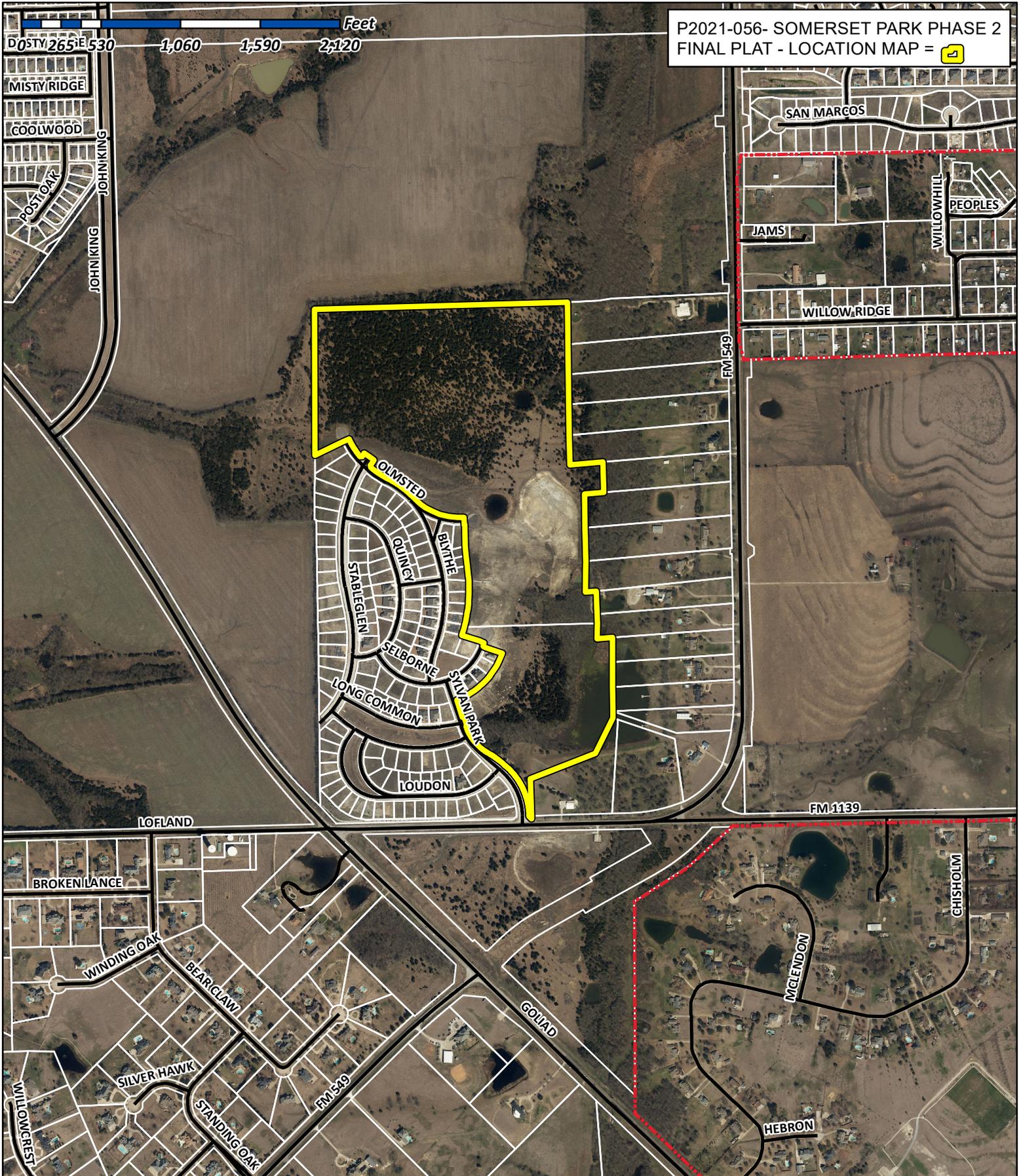
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*



MY COMMISSION EXPIRES 5/17/22



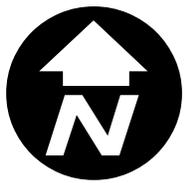
P2021-056- SOMERSET PARK PHASE 2  
 FINAL PLAT - LOCATION MAP = [location pin icon]



# 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.



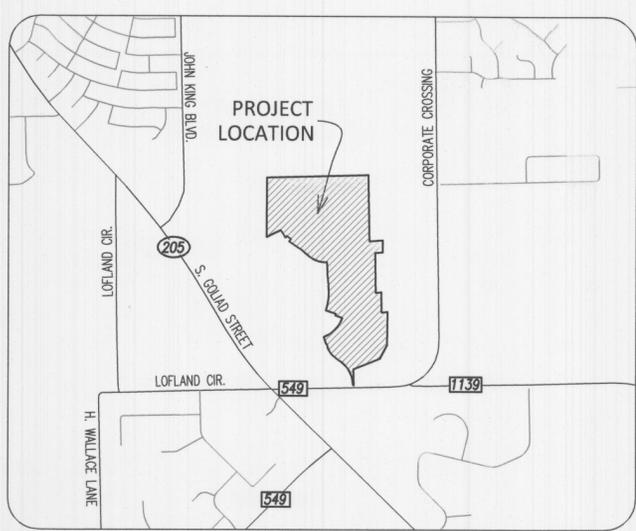
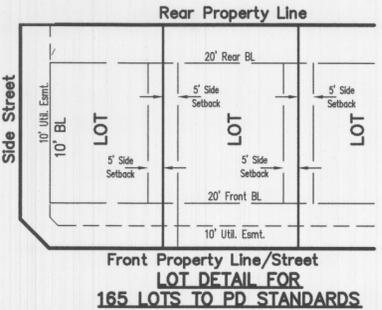


R=574.00'  
D=13°44'06"  
T=69.13'  
L=137.60'  
CB=S56°23'09"E  
CL=137.27'

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'



**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

Scale: 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.

## 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

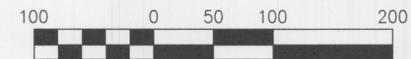
**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Greg T. Helsel

Drawing: C:\2020\085\00-112 Somerset Park\112 - Plat.dwg Saved By: Johnson Date: 10/14/2021 2:42 PM  
 Printed by: Johnson Plot Date: 10/14/2021 2:42 PM



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

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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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"

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"

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"

**FINAL PLAT**  
**SOMERSET PARK PHASE II**

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**ZONED PD-63**

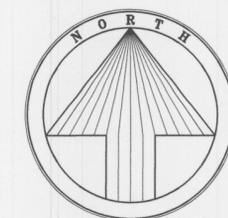
**165 RESIDENTIAL LOTS, 6 HOA LOTS**  
**82.809 ACRES OUT OF THE**  
**A. JOHNSON SURVEY~ ABSTRACT NO. 123**  
**IN THE CITY OF ROCKWALL,**  
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Telephone (214) 642-1135  
Contact: Katherine Hamilton

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
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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



1 inch = 100 ft.

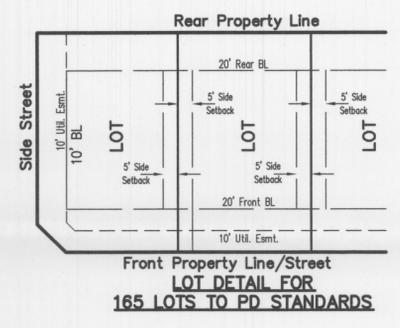
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Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC1	960.00'	2°27'29"	41.19'	S 33°44'27" W	41.18'
BC2	1040.00'	1°26'00"	26.02'	S 34°15'07" W	26.02'
BC3	574.00'	13°40'50"	137.05'	S 32°28'31" E	136.73'

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

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

## FINAL PLAT

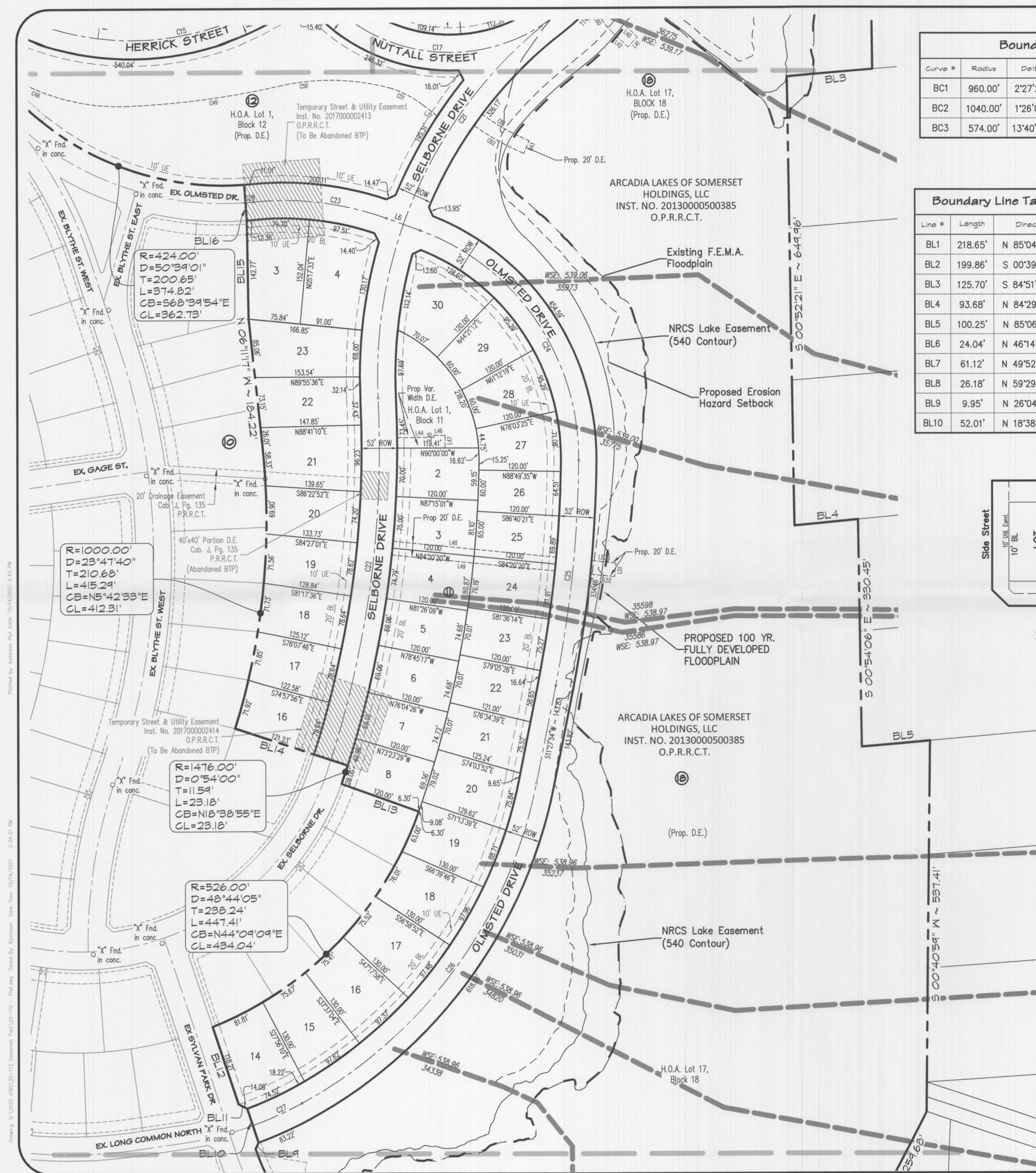
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Drawing: 05/2020 JOBS\20-112 Somerset Park\20-112 - Plat.dwg Saved By: Bjoernson Save Time: 10/14/2021 2:34:21 PM  
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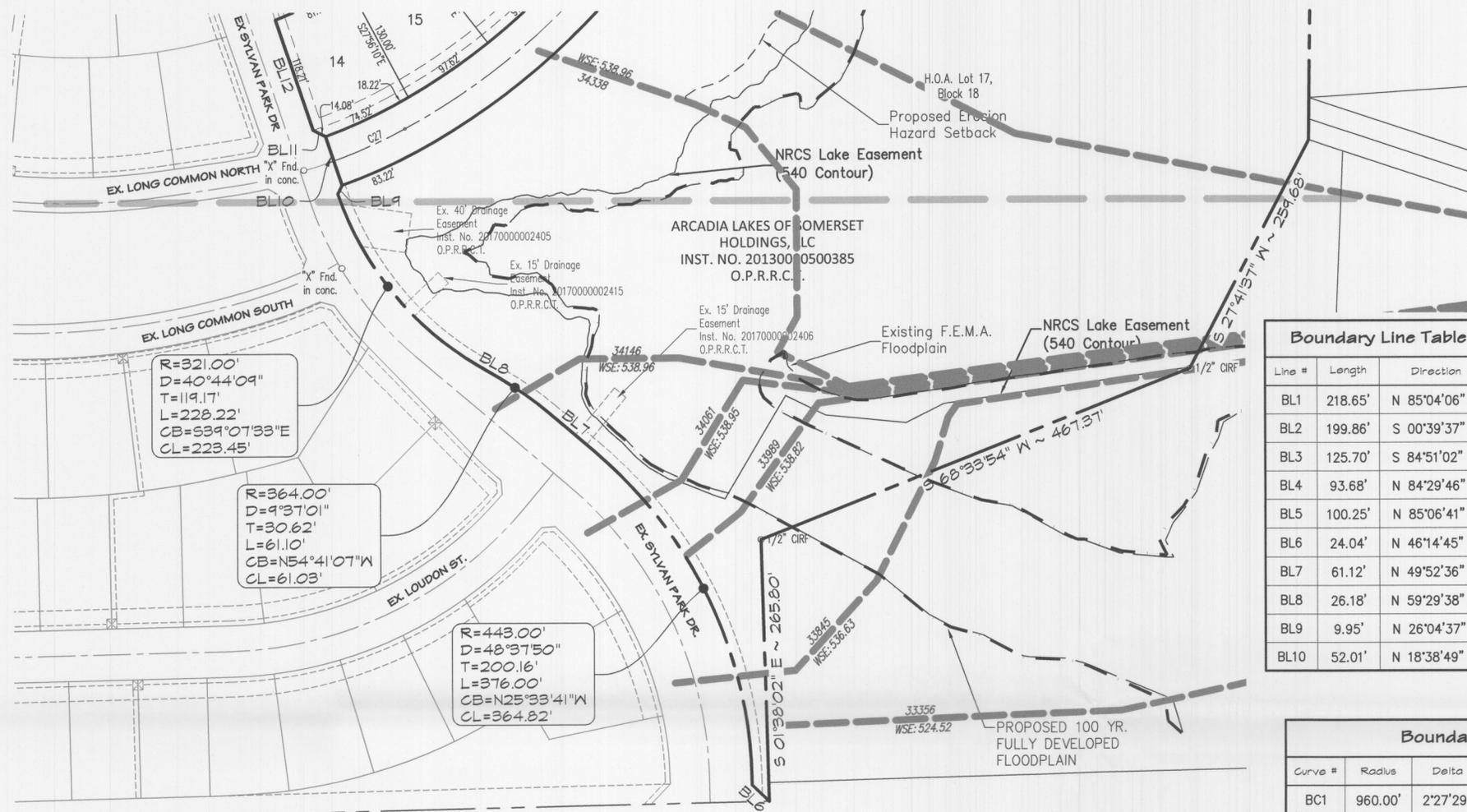


100 0 50 100 200



1 inch = 100ft.

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



R=321.00'  
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T=119.17'  
L=228.22'  
CB=S39°07'33"E  
CL=223.45'

R=364.00'  
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L=61.10'  
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R=443.00'  
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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'

○	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

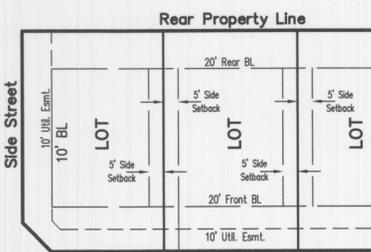
Printed by: Robinson Plot Date: 10/14/2021 2:43 PM

Drawing: 6-12020-005520-112 - Somerset Park 201-112 - Plat.dwg - Saved By: Robinson - Save Time: 10/14/2021 2:34:21 PM

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"

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"

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

**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. Hesel

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
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'

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 5 OF 6

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

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.

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
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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

**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:**

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 herein.

**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.

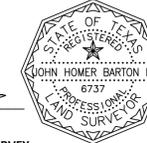
**TITLE COMMITMENT NOTES**

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. Client is responsible for reviewing/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@bcsw.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

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

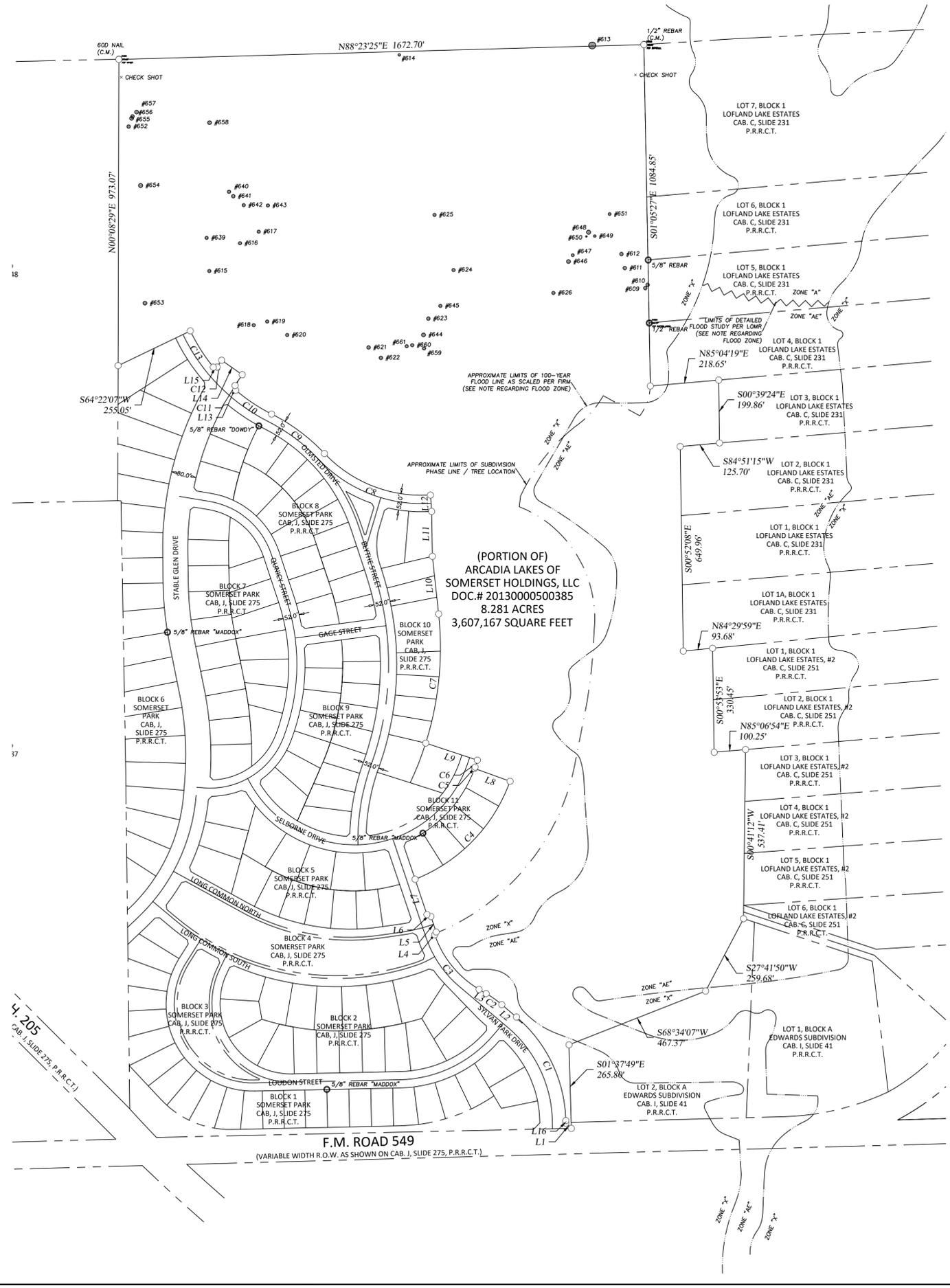
JOB NO. 2020.105.001  
DRAWN: BCS  
CHECKED: JHB

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.

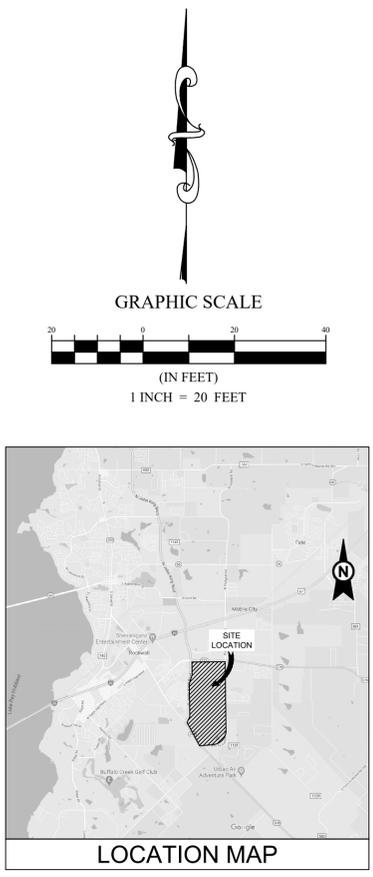
**LANDSCAPE ARCHITECT/ARBORIST STATEMENT**

"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)	\$33,641.75

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:			
<b>TREE SURVEY AND PRESERVATION PLAN</b>			
SHEET NO:			
<b>TR1.00</b>			