

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	24.56'	20.00'	7621.16"	N 34°5'29" E	23.04'
C2	29.13'	54.00'	3054.42"	S 83°48'46" W	28.78'
C3	53.60'	54.00'	5652.25"	S 09°55'12" W	51.43'
C4	84.94'	54.00'	9077.35"	S 63°34'48" E	76.45'
C5	19.14'	54.00'	2018.24"	N 61°12'12" E	19.04'
C6	54.17'	30.00'	10327.71"	N 77°13'21" W	47.10'
C7	17.45'	544.70'	0150.08"	N 28°51'33" W	17.45'
C8	20.00'	285.58'	0207.03"	N 30°49'40" W	20.00'
C9	10.55'	285.58'	0401.18"	N 39°53'21" W	20.00'
C10	20.00'	285.58'	0236.25"	N 43°12'17" W	12.94'
C11	12.94'	284.44'	0236.25"	N 03°16'27" E	44.43'
C12	50.03'	30.00'	9533.07"	N 61°12'12" E	10.58'
C13	10.63'	30.00'	2018.24"	N 61°12'12" E	10.58'
C14	35.97'	30.00'	6641.35"	S 74°17'48" E	33.85'
C15	11.22'	30.00'	2126.00"	S 29°14'01" E	11.16'
C16	29.78'	30.00'	5652.25"	S 03°52'12" W	28.57'
C17	16.20'	30.00'	3055.49"	S 53°49'19" W	16.00'
C18	30.31'	30.00'	5752.51"	N 81°46'21" W	29.03'

**REPLAT
BW PLUS
EXECUTIVE RESIDENCY
LOT 1, BLOCK A**

BEING 1.742 ACRES OUT OF THE
E. P. G. CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 2017

CASE NO. P2017-042

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

COMMERCIAL
RESIDENTIAL
TOPOGRAPHY
MORTGAGE

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-461-1806 (O)
817-461-1609 (F)

63 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-461-1806 (O)
817-461-1609 (F)

Member Since 1977

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

Timothy R. Mankin
Professional Land Surveyor, No. 61183
Member Since 1977

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date _____

City Secretary 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 Engineer _____

- NOTES:**
1. IFC - Iron Rod Found
 2. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and structures are and is subject to fines and withholding of utilities and building certificates.
 3. P.O.B. - Point of Beginning.
 4. D.P.R.C.T. - Deed of Part Record, Rockwall County, Texas.
 5. D.P.R.C.T. - Deed of Part Record, Rockwall County, Texas.
 6. D.P.R.C.T. - Deed of Part Record, Rockwall County, Texas.
 7. CAB. - CABINET Monument
 8. C.M. - Controllor Monument
 9. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
 10. Purpose of this replat is to abandon and create easements, building permits until all streets, water, sewer, and gas systems have been accepted by the City. The approval of a replat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval authorize any representation, assurance or guarantee by the City of the adequacy of any utility or structure for personal use and fire protection within such plat, as required under Ordinance 83-54.

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Member Since 1977

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the **BW PLUS EXECUTIVE RESIDENCY** 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. I further certify that all other parties who have a mortgage or lien interest in the **BW PLUS EXECUTIVE RESIDENCY** subdivision shown on this plat for the purposes stated and do hereby reserve the easement strips shown on this plat for 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 building, fence, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of their respective system on any of these easement strips. Any public utility shall at all times have the right of ingress or egress to, from and through the easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, repairing, 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. All detention and drainage systems to be maintained, repaired, and replaced by property owner.
7. 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 improvements including the actual installation of streets with the required base and paving, curb and gutter, water 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 the city secretary in a sum equal to the cost of such improvements for the designated area, the city secretary in the time stated in the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or action'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 successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2017.

JAGH HOSPITALITY, L.P.

By: HIMMAT CHAUHAN, GENERAL MANAGER & PARTNER
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 HIMMAT CHAUHAN, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC in and for the STATE OF TEXAS

PITALITY, L.P., BEING the owner of a tract of land in the County of _____, Rockwall County, Texas, and being all of that certain tract of land _____, said tract being described as follows:

tract of land situated in the E. P. G. Chisum Survey, Abstract No. 64, in Rockwall County, Texas, and being all of that certain tract of land _____, said tract being described as follows:

OSPITALITY, L.P. in Warranty Deed recorded under Instrument Number _____, Official Public Records, Rockwall County, Texas, and being Lot 1, Block A, s Rockwall Towne Centre, an Addition to the City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

cut found in concrete for the most southerly Southwest corner of said Lot southeast corner of Lot 118B, Block A, Rockwall Towne Centre Phase II, an of Rockwall, Rockwall County, Texas, according to the plat thereof recorded 375, Map Records of Rockwall County, Texas, some being in the northerly Interstate Highway 30 (Frontage Road)(300 foot right-of-way), some being r of Vigor Way (30 foot access easement per Cabinet C, Page 274, said common line of said Lot 1 (Comfort Inn) and said Lot 118B as follows:

n. 57 sec. West, a distance of 212.44 feet to a 1/2 inch iron rod found ame being the Northeast corner of said Lot 118B;

n. 19 sec. West, passing the Northwest corner of said Lot 118B, some corner of Lot 118A, aforesaid Rockwall Towne Centre Phase II, Cabinet C, uing along the common line of said Lot 1 (Comfort Inn) and said Lot at northerly Northwest corner of said Lot 118A, same being an East corner Rockwall Towne Centre, an addition to the City of Rockwall, Rockwall County, he plat thereof recorded in Cabinet C, Page 274, aforesaid Map Records, the common line of said Lot 1 (Comfort Inn), and said Lot 3R, a total et to a 1/2 inch iron rod found for the most westerly Southwest corner rt Inn);

s. 31 min. 06 sec. West, continuing along the common line of said Lot 1 id Lot 3R, a distance of 225.07 feet to a 1/2 inch iron rod with "Half" rthwest corner of said Lot 1 (Comfort Inn), same being the Northeast ; same being the South corner of Lot 1, Block A, Popeye's Addition, an of Rockwall, Rockwall County, Texas, according to the plat thereof recorded 34, said Map Records;

s. 19 min. 09 sec. East, along the common line of said Lot 1 (Comfort Popeye's Addition), a distance of 162.49 feet to a 1/2 inch iron rod ortherly Northeast corner of said Lot 1 (Comfort Inn), same being the t 1 (Popeye's Addition), some being in the southwestern line of Lot 9, e Centre Phase 4, an addition to the City of Rockwall, Rockwall County, he plat thereof recorded in Cabinet G, Page 35, said Map Records, same rly line of aforesaid Vigor Way;

mon line of said Lot 1 (Comfort Inn), and said Lot 9 as follows:

s. 10 sec. East, a distance of 168.12 feet to a 1/2 inch iron rod found e right, an arc distance of 81.64 feet and a chord bearing and distance n. 47 sec. East, 81.36 feet to a 1/2 inch iron rod found for internal

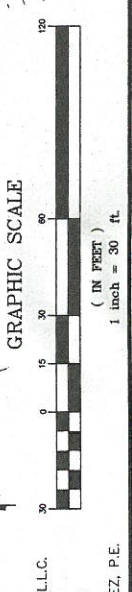
s. 38 sec. East, a distance of 30.00 feet to an 'X' cut in concrete found e beginning of a non-tangent curve to the right, having a radius of rtral angle of 14 deg. 57 min. 34 sec.;

it curve to the right, a distance of 82.24 feet and a chord bearing and deg. 16 min. 34 sec. East, 82.01 feet to a 600 nail found for corner, southerly Southwest corner of said Lot 9;

s. 19 sec. East, a distance of 14.36 feet to a 1/2 inch iron rod with orner, same being the Northwest corner of Lot 13R, Block A, Rockwall , an addition to the City of Rockwall, Rockwall County, Texas, accordi rded in Cabinet C, Page 391, aforesaid Map Records;

s. 35 min. 57 sec. East, along the common line of said Lot 1 (Comfort a distance of 202.09 feet to a PK Nail found for the most southerly id Lot 1 (Comfort Inn), same being the Southwest corner of said Lot 1 ; northerly right-of-way line of aforesaid Interstate Highway 30, some rner of aforesaid Vigor Way;

s. 21 min. 22 sec. West, along the common line of said Lot 1 (Comfort re feet or 1.742 acres of computed land, more or less;



RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY
OF ROCKWALL, IN REVIEWING AND RELEASING
PLANS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR THE ACCURACY
OR COMPLETION OF THE PROJECT.

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