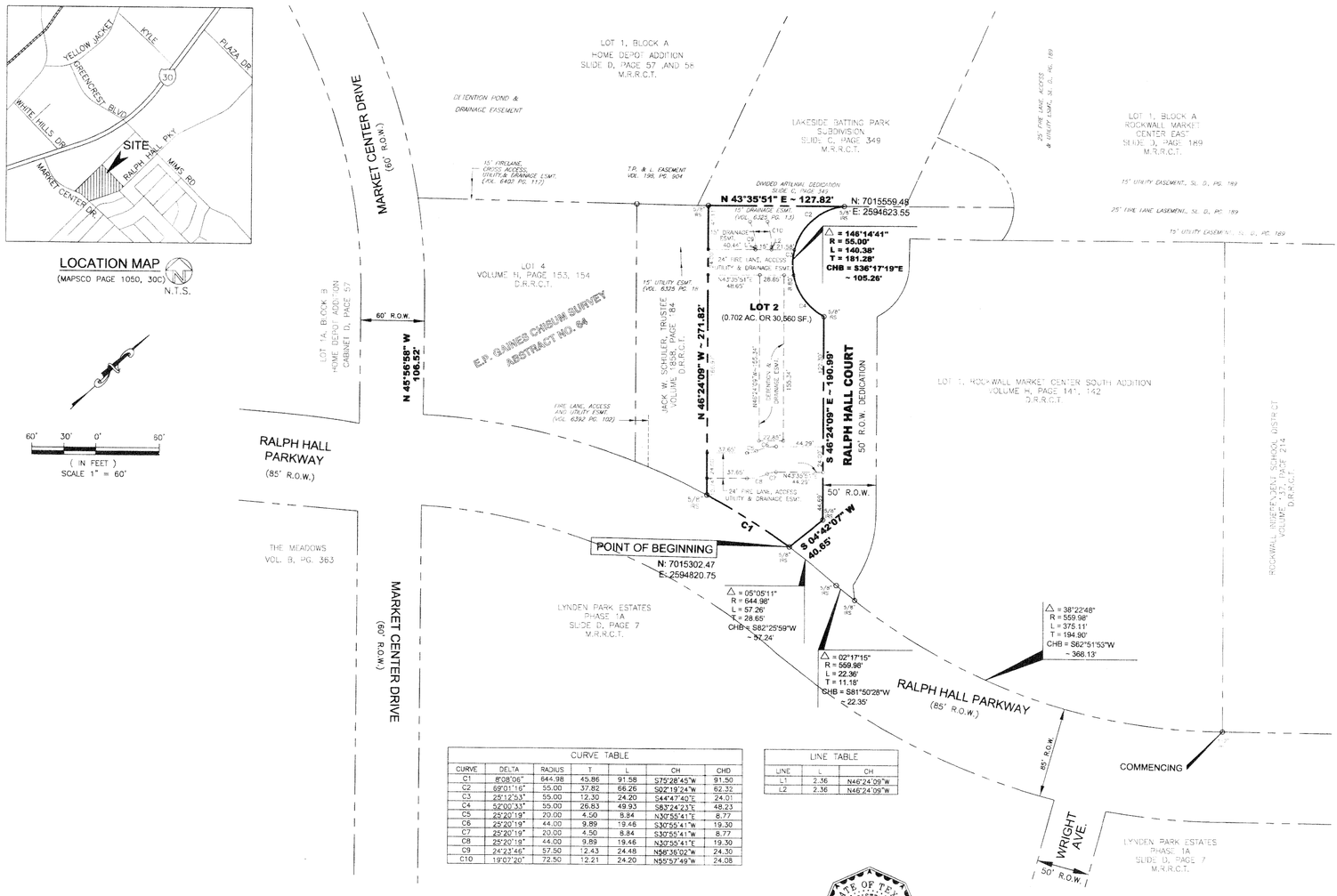


| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | T | L | CH | CHD |
| C1 | 8°08'06" | 644.98 | 45.86 | 91.58 | S75°28'45"W | 91.50 |
| C2 | 69°01'16" | 55.00 | 37.82 | 66.26 | S02°19'24"W | 62.32 |
| C3 | 25°12'53" | 55.00 | 12.30 | 24.20 | S44°47'40"E | 24.01 |
| C4 | 52°00'33" | 55.00 | 26.83 | 49.93 | S83°24'23"E | 48.23 |
| C5 | 25°20'19" | 20.00 | 4.50 | 8.84 | N30°55'41"E | 8.77 |
| C6 | 25°20'19" | 44.00 | 9.89 | 19.46 | S30°55'41"W | 19.30 |
| C7 | 25°20'19" | 20.00 | 4.50 | 8.84 | S30°55'41"W | 8.77 |
| C8 | 25°20'19" | 44.00 | 9.89 | 19.46 | N30°55'41"E | 19.30 |
| C9 | 24°23'46" | 57.50 | 12.43 | 24.48 | N56°36'09"W | 24.30 |
| C10 | 19°07'26" | 72.50 | 12.21 | 24.20 | N55°57'49"W | 24.08 |

| LINE TABLE | | |
|---|---|---|
| LINE | L | CH |
| L1 | 2.36 | N46°24'09"W |
| L2 | 2.36 | N46°24'09"W |

**ENGINEERING**
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.L.S. REGISTRA... # F-006974
T.B.P.L.S. FIRM REGIST... NO. 100433

OWNER
JACK W. SCHULER
1500 E.INDUSTRIAL BOULEVARD STE. 225
McKINNEY, Texas 75069
(972) 562-5555

STATE OF TEXAS
REGISTERED
PANSAK SRIBHEN
3576
PROFESSIONAL
LAND SURVEYOR

FILED FOR RECORD
ROCKWALL COUNTY CLERK
SHELLY MILLER
BY DEPUTY

**FINAL PLAT**
OF
LOT 2
ROCKWALL MARKET CENTER SOUTH ADDITION
0.702 ACRES TRACTS, ZONE COMMERCIAL
SITUATED IN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
MAY 17, 2011
SHEET 1 OF 2

H-167

**STATE OF TEXAS**
**COUNTY OF ROCKWALL**

Being a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and being a part of that tract of land conveyed to JACK W. SCHULER, TRUSTEE by Special Warranty Deed recorded in Volume 1858, Page 184, Real Property Records, Rockwall County Texas, and being more particularly described by metes and bounds as follows;

**COMMENCING** at a metal fence on the southwest corner of Rockwall Independent School District Tract. Vol.137, Page 214, also being on the Right of Way line of Ralph Hall Parkway (85' R.O.W.);

THENCE continuing along the curve to the RIGHT having a chord bearing of S 62 deg. 51 min. 53 sec. W, a chord length of 368.13 feet, a central angle of 38 deg. 22 min. 48 sec., a radius of 559.98 feet, and a tangent of 194.90 feet, along Ralph Hall Parkway (85' R.O.W.) distance of 375.11 feet to a 5/8 inch iron rod set for a corner;

THENCE continuing along the curve to the RIGHT having a chord bearing of S 81 deg. 50 min. 28 sec. W, a chord length of 22.35 feet, a central angle of 02 deg. 17 min. 15 sec., a radius of 559.98 feet and a tangent of 11.18 feet, along Ralph Hall Parkway (85' R.O.W.) distance of 22.36 feet to a 5/8 inch iron rod set for a corner;

THENCE continuing along the curve to the LEFT having a chord bearing of S 82 deg. 25 min. 59 sec. W, a chord length of 57.24 feet, a central angle of 05 deg. 05 min. 11 sec., a radius of 644.98 feet and a tangent of 28.65 feet, along Ralph Hall Parkway (85' R.O.W.) distance of 57.26 feet to **POINT OF BEGINNING;**

THENCE continuing along the curve to the LEFT having a chord bearing of S 75 deg. 28 min. 45 sec. W, a chord length of 91.50 feet, a central angle of 08 deg. 08 min. 06 sec., a radius of 644.98 feet and a tangent of 45.86 feet, along Ralph Hall Parkway (85' R.O.W.), distance of 91.58 feet to a 5/8 inch iron rod set for a corner;

THENCE N 46 deg. 24 min. 09 sec. W, distance of 271.82 feet to a 5/8 inch iron rod set for a corner;

THENCE N 43 deg. 35 min. 51 sec. E, distance of 127.82 feet to a 5/8 inch iron rod set for a corner;

THENCE along the curve to the LEFT having a chord bearing of S 36 deg. 17 min. 19 sec. E, a chord length of 105.26 feet, a central angle of 146 deg. 14 min. 41 sec., a radius of 55.00 feet and a tangent of 181.28 feet, along Ralph Hall Court (50' R.O.W.), distance of 140.38 feet to a 5/8 inch iron rod set for a corner;

THENCE S 46 deg. 24 min. 09 sec. E, along Ralph Hall Court (50' R.O.W.), distance of 190.99 feet to a 5/8 inch iron rod set for a corner;

THENCE S 04 deg. 42 min. 07 sec. W, along Ralph Hall Court (50' R.O.W.), distance of 40.65 feet to **POINT OF BEGINNING** and containing 30,560 square feet or 0.702 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**STATE OF TEXAS**
**COUNTY OF ROCKWALL**

I (we) the undersigned owner (s) of the land shown on this plat, and designated herein as the LOT 2, ROCKWALL MARKET CENTER SOUTH ADDITION 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 (we) further certify that all other parties who have a mortgage or lien interest in the LOT 2, ROCKWALL MARKET CENTER SOUTH ADDITION subdivision have been notified and signed this plat.

I (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. I (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 improvement 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.

I (we) further acknowledge that the dedications and/or exactions 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

H. George Schuler Trustee for
Jack W. Schuler, Owner

**STATE OF TEXAS COUNTY OF DALLAS**

Before me, the undersigned authority, on this day personally appeared H. George Schuler, 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 17TH day of MAY, 20 11.

Notary Public in and for the State of Texas

My Commission Expires: 6-23-13

ISAAC WILLIAMS JR.
Notary Public, State of Texas
My Comm. Expires July 23, 2013

**SURVEYOR'S CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Pansak Sribhen, 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.

STATE OF TEXAS
REGISTERED
PANSAK SRIBHEN
3576
PROFESSIONAL
LAND SURVEYOR

Pansak Sribhen
Registered Professional Land Surveyor No. 3576

**RECOMMENDED FOR FINAL APPROVAL**

Planning And Zoning Commission — Date 05-10-11

**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 16th day of May 20 11

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 25th day of May 20 11

Mayor, City of Rockwall — City Secretary — City Engineer (Chuck Todd 5-26-2011)

CITY OF ROCKWALL, TEXAS
SEAL

**NOTE:**

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 thereto 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.

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