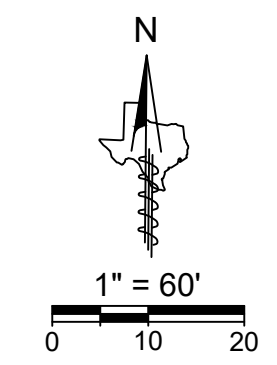
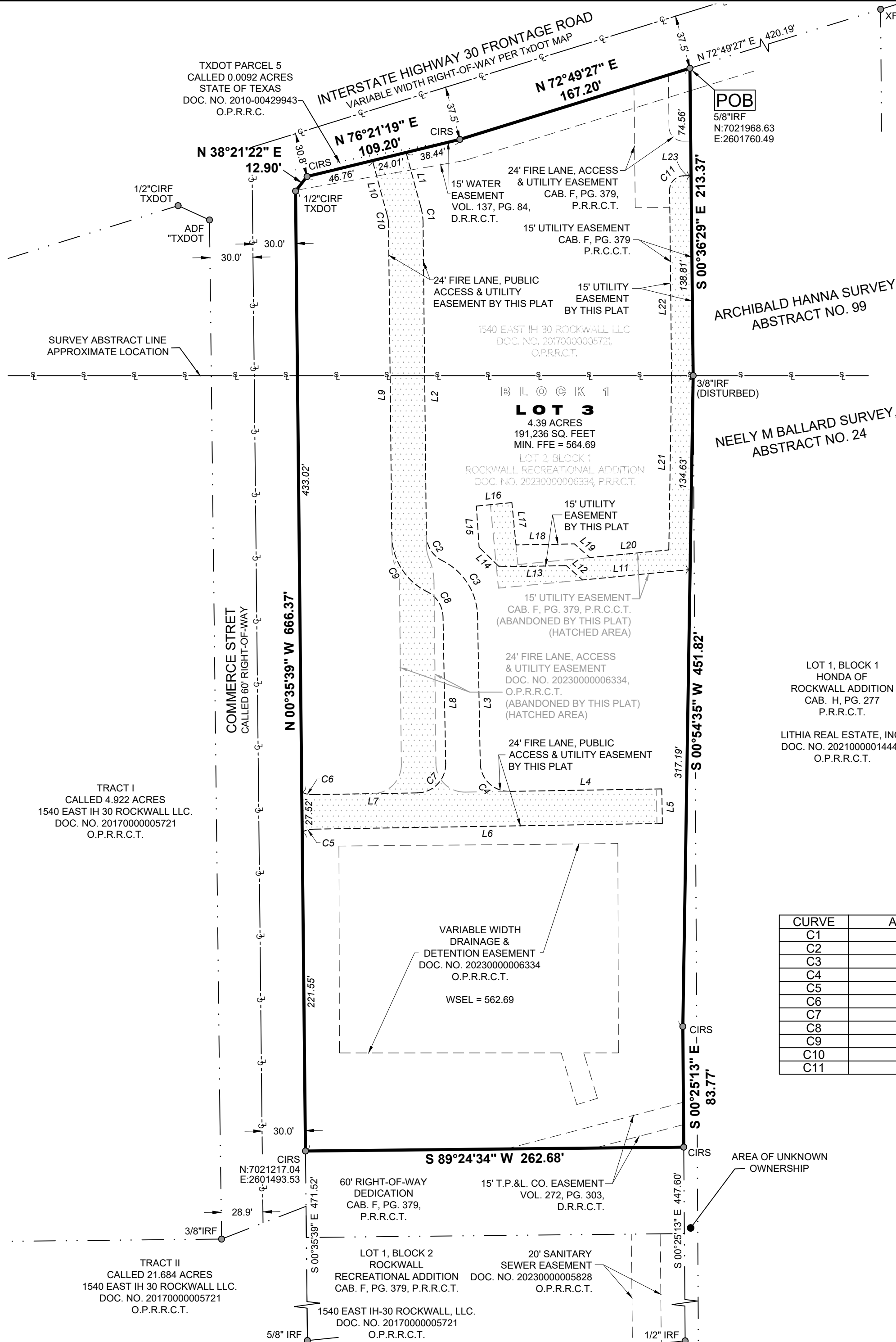


- ### GENERAL NOTES
- The purpose of this plat is to dedicate & abandon easements for site development.
  - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
  - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
  - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
  - Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
  - Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems and fire lanes in easements on-site.
  - Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
  - Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
  - Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
  - Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
  - Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



### LEGEND

PG = PAGE  
 CAB = CABINET  
 POB = POINT OF BEGINNING  
 CIRS = CAPPED IRON ROD SET  
 CIRF = CAPPED IRON ROD FOUND  
 ADF = ALUMINUM DISC FOUND  
 DOC. NO. = DOCUMENT NUMBER  
 D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 ——— = SUBJECT BOUNDARY  
 - - - = ADJOINER BOUNDARY

LINE	BEARING	DISTANCE
L1	S 15°03'39" E	39.66'
L2	S 00°35'39" E	216.38'
L3	S 01°01'55" E	101.89'
L4	N 89°03'46" E	105.75'
L5	S 00°59'25" E	24.00'
L6	S 89°03'46" W	242.03'
L7	S 89°03'46" W	71.96'
L8	S 01°01'55" E	101.78'
L9	S 00°35'39" E	216.38'
L10	S 15°03'39" E	40.25'
L11	N 84°27'38" E	75.05'
L12	S 48°21'36" E	14.96'
L13	N 89°00'35" E	46.60'
L14	S 45°59'25" E	19.53'
L15	S 03°46'33" E	28.68'
L16	S 84°27'38" W	24.76'
L17	N 05°32'22" W	29.51'
L18	S 89°00'35" W	40.63'
L19	N 48°21'36" W	14.27'
L20	S 84°27'38" W	55.10'
L21	S 00°54'35" W	121.03'
L22	S 00°36'29" E	128.61'
L23	S 89°23'31" W	5.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	22.02'	20.00'	63°04'08"	S 32°07'43" E	20.92'
C3	48.10'	44.00'	62°37'52"	S 32°05'11" E	45.74'
C4	31.38'	20.00'	89°54'18"	S 45°59'04" E	28.26'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.55'	20.00'	24°29'59"	N 78°41'14" W	8.49'
C7	31.45'	20.00'	90°05'41"	S 44°00'55" W	28.31'
C8	21.86'	20.00'	62°37'52"	S 32°20'51" E	20.79'
C9	48.43'	44.00'	63°04'08"	S 32°07'43" E	46.02'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'
C11	15.71'	10.00'	90°00'00"	S 44°23'31" W	14.14'

LOT 1, BLOCK 1  
 HONDA OF  
 ROCKWALL ADDITION  
 CAB. H. PG. 277  
 P.R.R.C.T.

LITHIA REAL ESTATE, INC.  
 DOC. NO. 2021000014447  
 O.P.R.R.C.T.

## FINAL PLAT LOT 3, BLOCK 1 ROCKWALL RECREATIONAL ADDITION

BEING A REPLAT OF LOT 2, BLOCK 1  
 ROCKWALL RECREATIONAL ADDITION,  
 RECORDED IN DOCUMENT NUMBER 2023000006334, P.R.R.C.T.,  
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,  
 BEING ONE (1) LOT, 4.39-ACRES OR 191,236 SQUARE FEET  
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 24  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-12	<p><b>EAGLE SURVEYING, LLC</b>          222 S. Elm Street, Suite: 200          Denton, TX 76201          (940) 222-3009          TX Firm #10194177</p>
Date 11/03/2023	
Drafter BE	

<p><b>SURVEYOR</b>          Eagle Surveying, LLC          222 S. Elm Street, Suite: 200          Denton, TX 76201          (940) 222-3009</p>	<p><b>ENGINEER</b>          Claymoore Engineering, Inc.          Contact: Drew Donosky          1903 Central Drive, Suite: 406          Bedford, TX 76021          (817) 281-0572</p>	<p><b>OWNER</b>          1540 East IH 30 Rockwall LLC          PO BOX 570809          Dallas, TX 75357</p>
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**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1 of Rockwall Recreational Addition, a subdivision of record in Document Number 2023000006334, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Addition, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

**THENCE**, along the east line of said Lot 1, Block 1, Rockwall Recreational Addition, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication of record in said Rockwall Recreational Addition (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Addition;

**THENCE**, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Addition;

**THENCE**, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 666.37 feet to a 1/2" inch iron rod with pink plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called Parcel 5 - 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

**THENCE**, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

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

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

I, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION, LOT 3, BLOCK 1**, a subdivision to the City of Rockwall, Rockwall County, 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 **ROCKWALL RECREATIONAL ADDITION, LOT 3, BLOCK 1** subdivision 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 off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 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; 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.

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 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.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: \_\_\_\_\_ Date \_\_\_\_\_  
Clay Cooley, Manager

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

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

THAT I, **MATTHEW RAABE**, 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.

**PRELIMINARY**  
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor #6402

**APPROVED:** I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

**FINAL PLAT  
LOT 3, BLOCK 1  
ROCKWALL  
RECREATIONAL  
ADDITION**

BEING A REPLAT OF LOT 2, BLOCK 1  
ROCKWALL RECREATIONAL ADDITION,  
RECORDED IN DOCUMENT NUMBER 2023000006334, P.R.R.C.T.,  
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,  
BEING ONE (1) LOT, 4.39-ACRES OR 191,236 SQUARE FEET  
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 24  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2110.002-12	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/03/2023	
Drafter	BE	

**SURVEYOR**  
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**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Drew Donosky  
1903 Central Drive, Suite: 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
1540 East IH 30 Rockwall LLC  
PO BOX 570809  
Dallas, TX 75357