

VICINITY MAP
NOT TO SCALE

NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP NO. 48397C0040L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.

4. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.

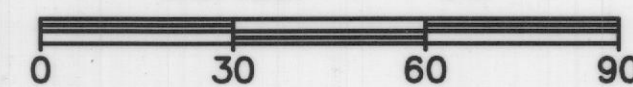
5. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

6. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL NON-STANDARD DECORATIVE SIGNS, POLE/POSTS, HARDWARE, LIGHTING, OR OTHER NON-STANDARD ITEMS. THE CITY OF ROCKWALL HAS NO MAINTENANCE, LIABILITY, OR OTHER RESPONSIBILITY RELATED TO THESE ITEMS.

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 THEREFORE 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.

SCALE: 1" = 30'



FINAL PLAT
LOT 3, BLOCK A
ALLEN ANDERSON ADDITION
52,186 SQUARE FEET / 1.198 ACRES
BEING A REPLAT OF LOT 2, BLOCK A, ALLEN ANDERSON ADDITION
BEING 1.198 ACRES OF LAND
SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT No. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

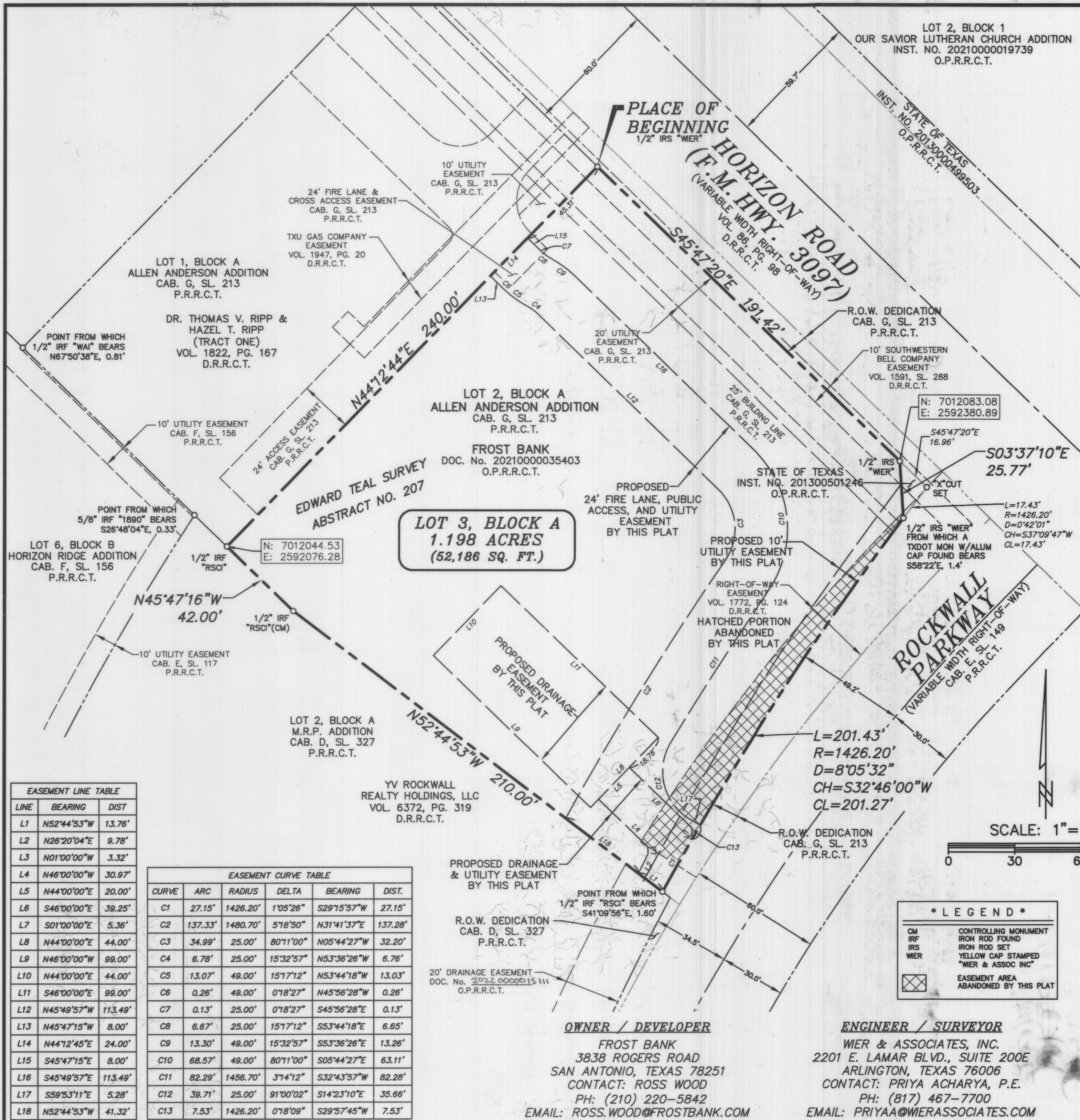
CASE No. P2022-007

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. 10033900

SHEET 1 OF 2

DATE: 3/30/2022
W.A. No. 21089



LOT 3, BLOCK A
1.198 ACRES
(52,186 SQ. FT.)

EASEMENT LINE TABLE

LINE	BEARING	DIST
L1	N52°44'53"W	13.76'
L2	N26°20'04"E	9.78'
L3	N01°00'00"W	3.32'
L4	N46°00'00"W	30.97'
L5	N44°00'00"E	20.00'
L6	S46°00'00"E	39.25'
L7	S01°00'00"E	5.36'
L8	N44°00'00"E	44.00'
L9	N46°00'00"W	99.00'
L10	N44°00'00"E	44.00'
L11	S46°00'00"E	99.00'
L12	N45°49'57"W	113.49'
L13	N45°47'15"W	8.00'
L14	N44°12'45"E	24.00'
L15	S45°49'57"E	8.00'
L16	S45°49'57"E	113.49'
L17	S59°53'11"E	5.28'
L18	N52°44'53"W	41.32'

EASEMENT CURVE TABLE

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	27.15'	1426.20'	1°05'26"	S29°15'57"W	27.15'
C2	137.33'	1480.70'	5°18'50"	N31°41'37"E	137.28'
C3	34.99'	25.00'	80°11'00"	N05°44'27"W	32.20'
C4	6.78'	25.00'	15°32'57"	N53°36'26"W	6.76'
C5	13.07'	49.00'	15°17'12"	N53°44'18"W	13.03'
C6	0.26'	49.00'	0°18'27"	N45°56'28"W	0.26'
C7	0.13'	25.00'	0°18'27"	S45°56'28"E	0.13'
C8	6.67'	25.00'	15°17'12"	S53°44'18"E	6.65'
C9	13.30'	49.00'	15°32'57"	S53°36'26"E	13.26'
C10	68.57'	49.00'	80°11'00"	S05°44'27"E	63.11'
C11	82.29'	1456.70'	3°14'12"	S32°43'57"W	82.28'
C12	39.71'	25.00'	91°00'02"	S14°23'10"E	35.66'
C13	7.53'	1426.20'	0°18'09"	S29°57'45"W	7.53'

OWNER / DEVELOPER
FROST BANK
3838 ROGERS ROAD
SAN ANTONIO, TEXAS 78251
CONTACT: ROSS WOOD
PH: (210) 220-5842
EMAIL: ROSS.WOOD@FROSTBANK.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PRIYA ACHARYA, P.E.
PH: (817) 467-7700
EMAIL: PRIYAA@WIERASSOCIATES.COM

LEGEND

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
WIER	YELLOW CAP STAMPED "WIER & ASSOC INC"
⊠	EASEMENT AREA ABANDONED BY THIS PLAT

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FROST BANK, 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 EDWARD TEAL SURVEY, ABSTRACT NUMBER 207, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK A, ALLEN ANDERSON ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET G, SLIDE 213, (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF HORIZON ROAD (F.M. HWY. 3097) (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 2 AND THE EAST CORNER OF LOT 1, BLOCK A OF SAID ALLEN ANDERSON ADDITION;

THENCE S 45°47'20" E, ALONG THE NORTHEAST LINE OF SAID LOT 2 AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HORIZON ROAD, 191.42 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE NORTH END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HORIZON ROAD WITH THE NORTHEAST RIGHT-OF-WAY LINE OF ROCKWALL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN INSTRUMENT NUMBER 201300501246, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.);

THENCE S 03°37'10" E, ALONG SAID CORNER CLIP AND THE WEST LINE OF SAID STATE OF TEXAS TRACT, 25.77 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND WITH AN ALUMINUM CAP BEARS S 58°22' E, 1.4 FEET, SAID IRON ROD BEING THE SOUTH END OF SAID CORNER CLIP AND THE SOUTH CORNER OF SAID STATE OF TEXAS TRACT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 201.43 FEET ALONG THE SOUTHEAST LINE OF SAID LOT 2, THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ROCKWALL PARKWAY, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1426.20 FEET, A DELTA ANGLE OF 08°05'32", AND A CHORD BEARING OF S 32°46'00" W, 201.27 FEET TO A POINT, FROM WHICH 1/2" IRON ROD FOUND WITH A CAP STAMPED "RSCI" BEARS S 41°09'56" E, 1.60 FEET, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 2 AND IN THE NORTHEAST LINE OF LOT 2, BLOCK A, M.R.P. ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 327, P.R.R.C.T.;

THENCE N 52°44'53" W, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ROCKWALL PARKWAY, ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK A, ALLEN ANDERSON ADDITION AND THE NORTHEAST LINE OF SAID LOT 2, BLOCK A, M.R.P. ADDITION, 210.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RSCI";


THENCE N 45°47'16" W, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK A, ALLEN ANDERSON ADDITION AND THE NORTHEAST LINE OF SAID LOT 2, BLOCK A, M.R.P. ADDITION, 42.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RSCI", SAID IRON ROD BEING THE WEST CORNER OF SAID LOT 2, BLOCK A, ALLEN ANDERSON ADDITION, AND THE SOUTH CORNER OF SAID LOT 1;

THENCE N 44°12'44" E, ALONG THE NORTHWEST LINE OF SAID LOT 2, BLOCK A, ALLEN ANDERSON ADDITION, AND THE SOUTHEAST LINE OF SAID LOT 1, A DISTANCE OF 240.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.198 ACRES (52,186 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

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.

SURVEYED ON THE GROUND
NOVEMBER 29, 2021


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



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 LOT 2R, BLOCK A, ALLEN ANDERSON ADDITION 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 LOT 2R, BLOCK A, ALLEN ANDERSON ADDITION 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 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 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 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.

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.

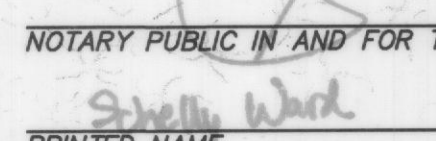
WITNESS OUR HANDS THIS THE 11th DAY OF APRIL, 2022:

FOR: FROST BANK

OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSS WOOD OF FROST BANK, 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 11th DAY OF APRIL, 2022.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME



OWNER / DEVELOPER
FROST BANK
3838 ROGERS ROAD
SAN ANTONIO, TEXAS 78251
CONTACT: ROSS WOOD
PH: (210) 220-5842
EMAIL: ROSS.WOOD@FROSTBANK.COM

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CONTACT: PRIYA ACHARYA, P.E.
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EMAIL: PRIYA@WIERASSOCIATES.COM

RECOMMENDED FOR FINAL APPROVAL


PLANNING AND ZONING COMMISSION, CHAIRMAN

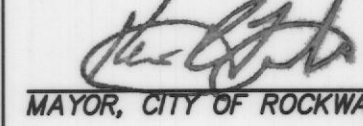
7/12/2022
DATE

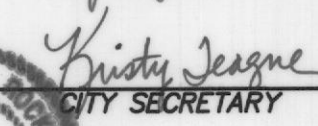
APPROVED

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 21 DAY OF MARCH, 2022.

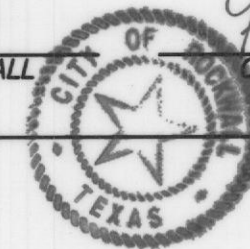
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS 11th DAY OF July, 2022.


MAYOR, CITY OF ROCKWALL


CITY SECRETARY


CITY ENGINEER



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LOT 3, BLOCK A
ALLEN ANDERSON ADDITION
52,186 SQUARE FEET / 1.198 ACRES
BEING A REPLAT OF LOT 2, BLOCK A, ALLEN ANDERSON ADDITION
BEING 1.198 ACRES OF LAND
SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT No. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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SHEET 2 OF 2
DATE: 3/30/2022
W.A. No. 21089

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/13/2022 12:29:42 PM
\$100.00
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