



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

P&Z CASE # P2019-0086 P&Z DATE 8/13/2019 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input checked="" type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-078

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

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

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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)

### 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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address \_\_\_\_\_

Subdivision \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

General Location Airport Road and Industrial

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial (LI) District

Current Use vacant

Proposed Zoning Light Industrial (LI) District

Proposed Use Warehouse

Acreage 43

Lots [Current] \_\_\_\_\_

3

Lots [Proposed] \_\_\_\_\_

1

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner ALVAPLAST US DEVELOPMENT LLC (SPR)

Applicant Half Associates

Contact Person Carolina Molina

Contact Person Matthew Gardner

Address 1480 Justin Road

Address 1201 North Bowser

City, State & Zip Rockwall, Tx 75087

City, State & Zip Richardson, Tx 75081

Phone 4694021232

Phone 2143466308

E-Mail cmolina@sprpackaging.com

E-Mail mgardner@half.com

## NOTARY VERIFICATION [REQUIRED]

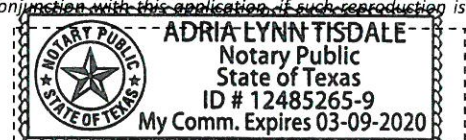
Before me, the undersigned authority, on this day personally appeared Matthew Gardner [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1160, to cover the cost of this application, has been paid to the City of Rockwall on this the 12<sup>th</sup> day of July, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide 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 12<sup>th</sup> day of July, 20 19.

Owner's/Applicant's Signature \_\_\_\_\_

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



My Commission Expires 3-9-2020



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 7/12/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 07/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 7/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 7/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** P2019-028  
**Project Name:** Lot 2, Block 1, Indalloy Addition  
**Project Type:** PLAT  
**Applicant Name:** HALFF ASSOCIATES  
**Owner Name:** ROCKWALL, 12.833 LP  
**Project Description:**





# RECEIPT

Project Number: P2019-028  
Job Address: INDUSTRIAL  
ROCKWALL, TX 75087

Receipt Number: B85953

Printed: 7/15/2019 2:14 pm

Fee Description	Account Number	Fee Amount
CREDIT CARD PROCESSING FEE	01-4015	\$ 23.20
PLATTING	01-4280	\$ 1,160.00

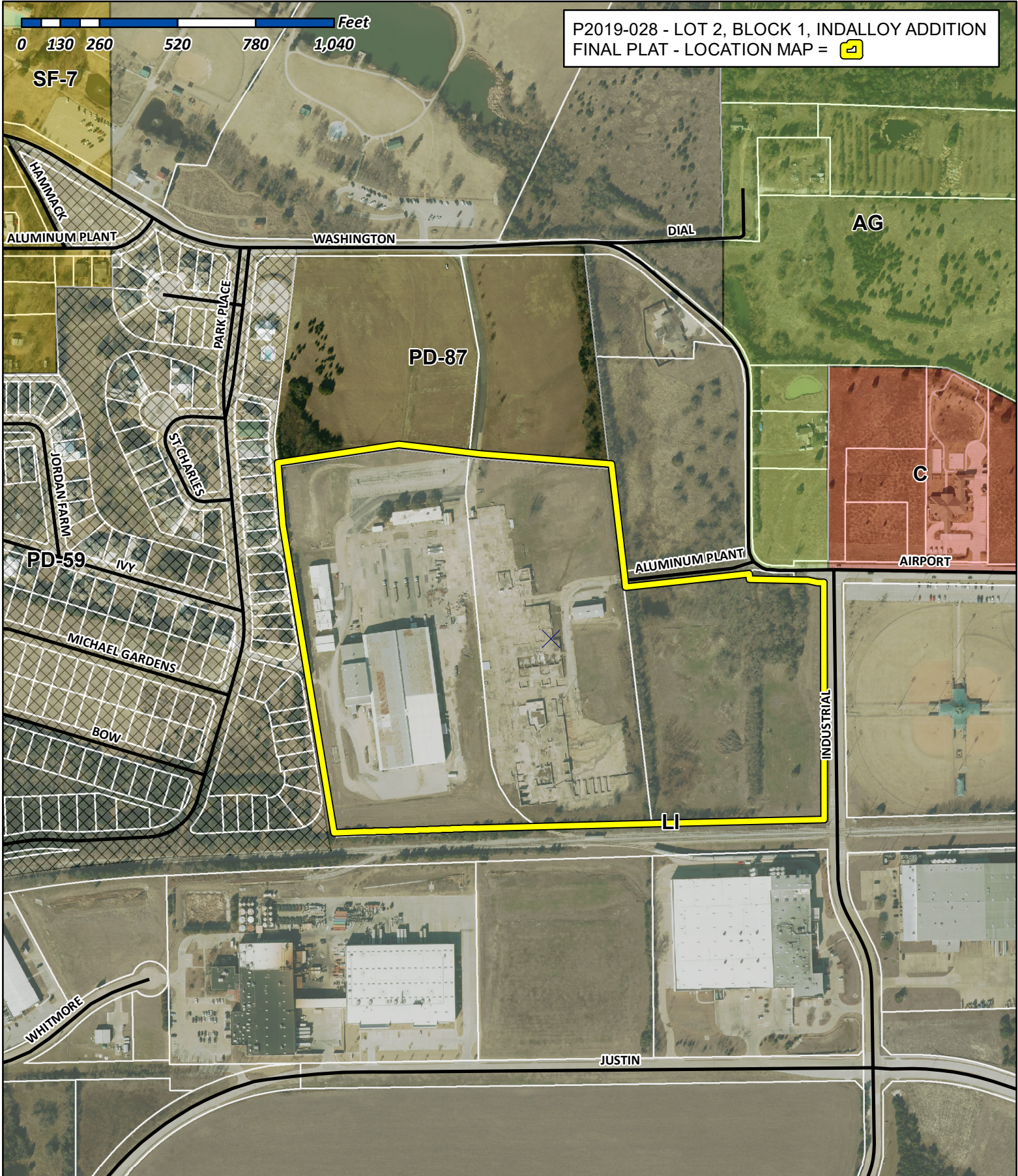
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**Total Fees Paid:**

Date Paid: 7/15/2019 12:00:00AM  
Paid By: BREINER KAITLYNN  
Pay Method: VISA  
Received By: LM

**\$ 1,183.20**





P2019-028 - LOT 2, BLOCK 1, INDALLOY ADDITION  
 FINAL PLAT - LOCATION MAP = [icon]



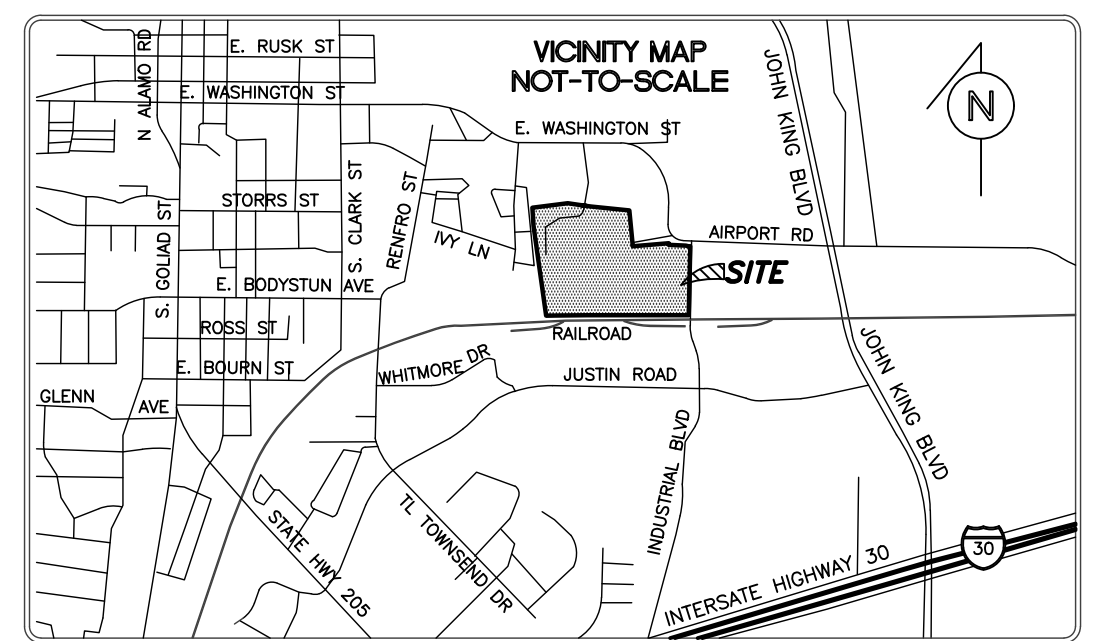
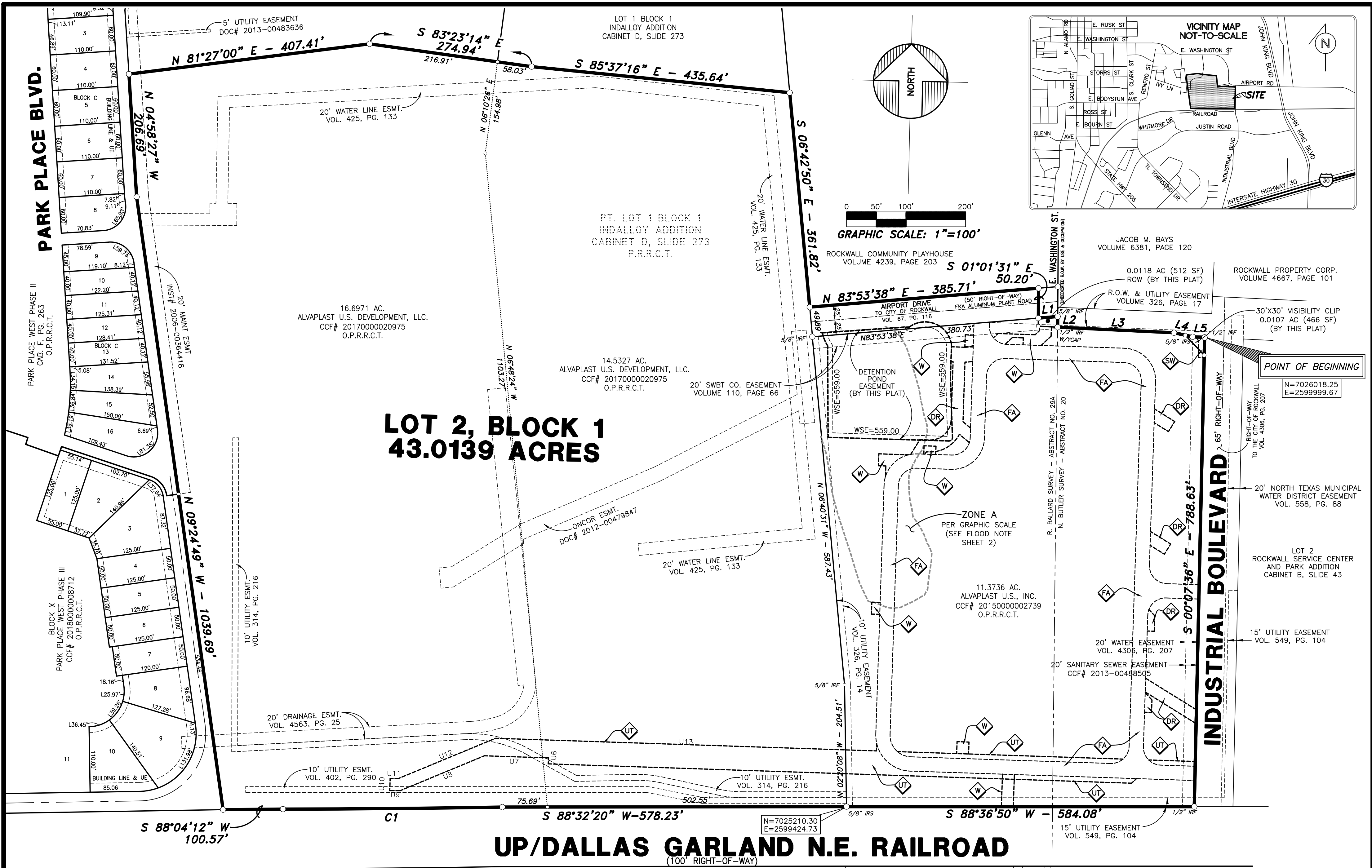
# City of Rockwall

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.







GRAPHIC SCALE: 1"=100'

**LOT 2, BLOCK 1  
43.0139 ACRES**

**UP/DALLAS GARLAND N.E. RAILROAD**  
(100' RIGHT-OF-WAY)

**NOTE:**  
THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT.

**NOTE:**  
SEE PAGE 2 FOR DETAILS  
SEE PAGE 3 FOR LEGEND

**OWNER:**  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

**OWNER:**  
ALVAPLAST U.S., INC.  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N83°53'38"E	32.63'
L2	S01°01'31"E	17.89'
L3	S88°37'46"E	195.72'
L4	S79°05'55"E	32.05'
L5	S88°51'14"E	20.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	21774.77'	0°58'11"	368.53'	S88°05'13"W	368.51'

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
BEING A REPLAT OF PART OF LOT 1, BLOCK 1  
BEING A 43.0139-ACRE PARCEL  
N. BUTLER SURVEY - ABSTRACT NO. 20  
R. BALLARD SURVEY - ABSTRACT NO. 29A  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

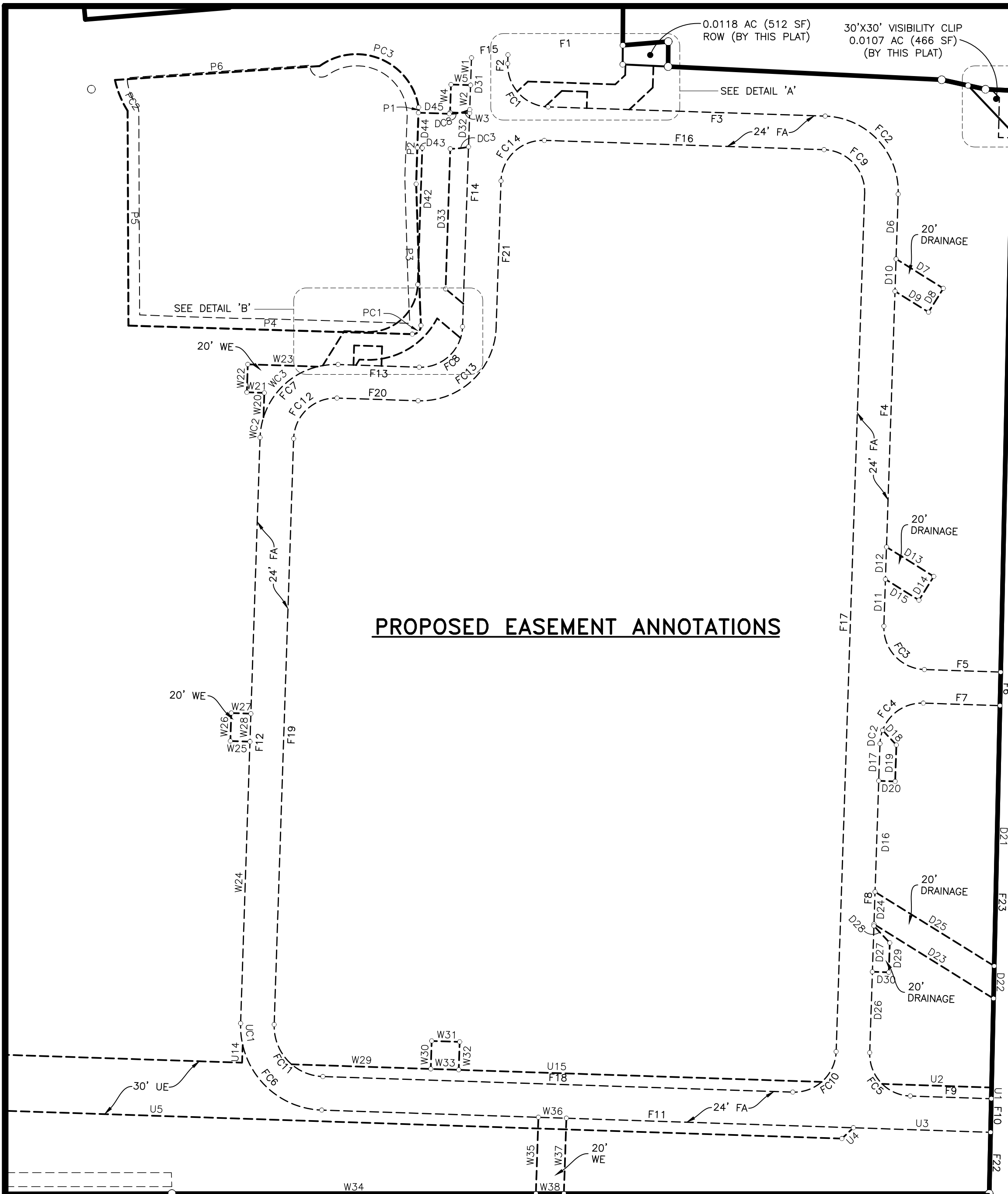
JULY 11, 2019

CASE NO. P2019-\_\_\_\_

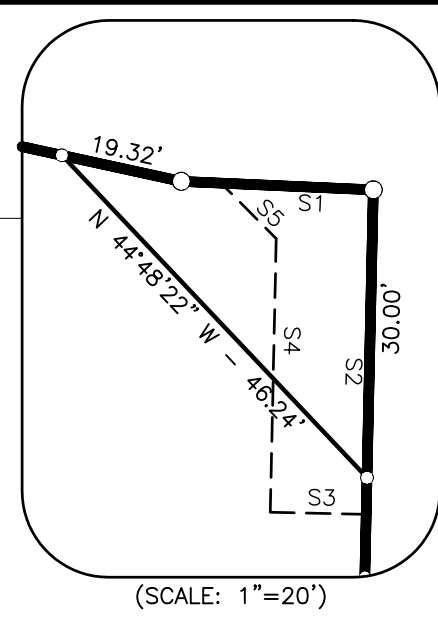


BLUE SKY SURVEYING & MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPTREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION NO. 10105700

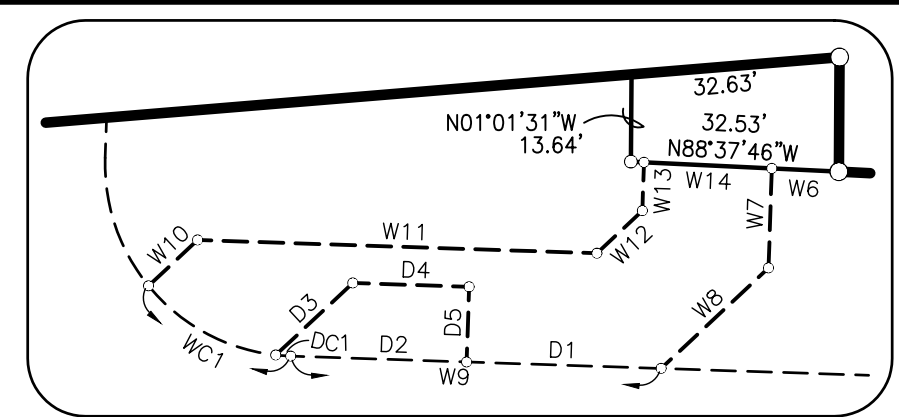




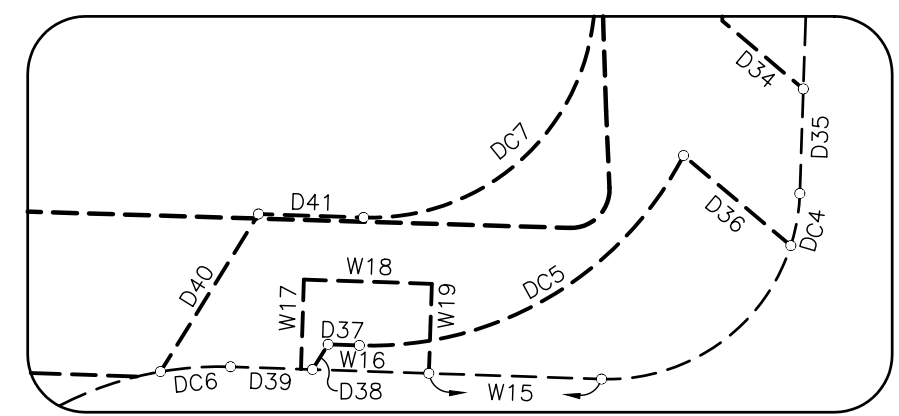
**PROPOSED EASEMENT ANNOTATIONS**



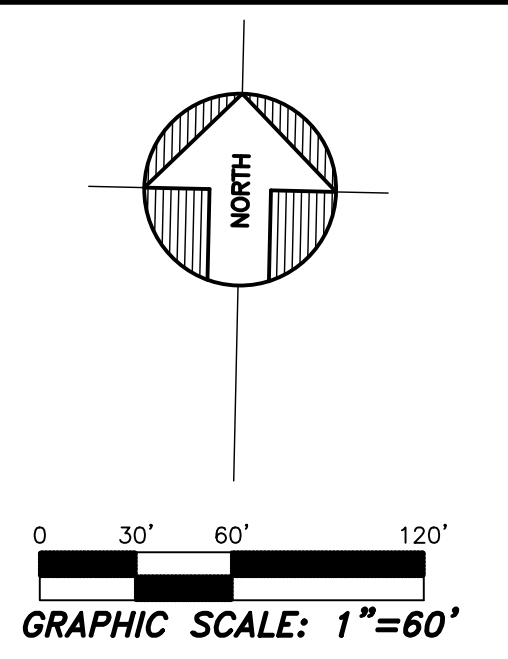
(SCALE: 1"=20')



DETAIL 'A' (SCALE: 1"=30')



DETAIL 'B' (SCALE: 1"=30')



~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	S83°53'38"W	82.30'
F2	S00°30'52"W	6.28'
F3	S89°29'08"E	198.00'
F4	S00°30'52"W	309.00'
F5	S89°29'08"E	54.54'
F6	S00°07'36"E	24.00'
F7	N89°29'08"W	54.81'
F8	S00°30'52"W	221.00'
F9	S89°29'08"E	57.95'
F10	S00°07'36"E	24.00'
F11	N89°29'08"W	478.22'
F12	N00°30'52"E	419.00'
F13	S89°29'08"E	58.00'
F14	N00°30'52"E	192.27'
F15	N83°53'38"E	26.17'
F16	S89°29'08"E	200.00'
F17	S00°30'52"W	614.00'
F18	N89°29'08"W	336.00'
F19	N00°30'52"E	419.00'
F20	S89°29'08"E	58.00'
F21	N00°30'52"E	105.00'
F22	N00°07'36"W	43.86'
F23	N00°07'36"W	281.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC2	54.00'	90°00'00"	84.82'	N44°29'08"W	76.37'
FC3	30.00'	90°00'00"	47.12'	N44°29'08"E	42.43'
FC4	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC5	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC6	60.00'	90°00'00"	84.25'	S44°29'08"E	84.85'
FC7	54.00'	90°00'00"	84.82'	S45°30'52"W	76.37'
FC8	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC9	30.00'	90°00'00"	47.12'	N44°29'08"W	42.43'
FC10	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC11	36.00'	90°00'00"	56.55'	S44°29'08"E	50.91'
FC12	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC13	54.00'	90°00'00"	84.82'	N45°30'52"E	76.37'
FC14	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N89°29'08"W	30.41'
D2	N89°29'08"W	27.50'
D3	N45°30'52"E	16.49'
D4	S89°29'08"E	18.18'
D5	S00°30'52"W	11.75'
D6	S00°30'52"W	46.12'
D7	S89°29'08"E	39.79'
D8	S30°30'52"W	20.05'
D9	N89°29'08"W	28.25'
D10	N00°30'52"E	23.09'
D11	N00°30'52"E	33.54'
D12	N00°30'52"E	23.09'
D13	S89°29'08"E	39.79'
D14	S30°30'52"W	20.00'
D15	N89°29'08"W	28.25'
D16	N00°30'52"E	79.39'
D17	N00°30'52"E	26.58'
D18	S44°29'08"E	14.38'
D19	S00°30'52"W	26.02'
D20	N89°29'08"W	11.75'
D21	S00°07'36"E	186.15'
D22	S00°07'36"E	23.25'
D23	N89°29'08"W	100.63'
D24	N00°30'52"E	23.09'
D25	S89°29'08"E	100.33'
D26	N00°30'52"E	57.87'
D27	N00°30'52"E	32.77'
D28	S44°29'08"E	16.62'
D29	S00°30'52"W	21.02'
D30	N89°29'08"W	11.75'
D31	S00°30'52"W	37.09'
D32	S00°30'52"W	26.56'
D33	S00°30'52"W	100.21'
D34	S51°21'04"E	16.53'
D35	S00°30'52"W	16.36'
D36	N51°21'04"W	21.89'
D37	N89°29'08"W	4.88'
D38	S30°30'52"W	4.62'
D39	N89°29'08"W	12.81'
D40	N30°30'52"E	29.00'
D41	S89°29'08"E	16.42'
D42	N00°30'52"E	97.76'
D43	N89°29'08"W	3.54'
D44	N00°26'49"E	25.00'
D45	S89°29'08"E	22.06'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	S00°31'14"W	19.58'
W2	S00°30'30"W	20.00'
W3	N89°29'08"W	14.00'
W4	N00°30'52"E	20.00'
W5	S89°29'08"E	14.00'
W6	N88°37'46"W	10.48'
W7	S00°30'52"W	15.56'
W8	S45°30'52"W	22.98'
W9	N89°29'08"W	57.91'
W10	N45°30'52"E	10.50'
W11	S89°29'08"E	62.42'
W12	N45°30'52"E	9.73'
W13	N00°30'52"E	7.58'
W14	S88°37'46"E	20.00'
W15	N89°29'08"W	27.00'
W16	N89°29'08"W	20.00'
W17	N00°30'52"E	14.00'
W18	S89°29'08"E	20.00'
W19	S00°30'52"W	14.00'
W20	N00°30'52"E	17.44'
W21	N89°29'08"W	12.50'
W22	N00°30'52"E	20.00'
W23	S89°29'08"E	49.94'
W24	N00°30'52"E	201.50'
W25	N89°29'08"W	14.00'
W26	N00°30'52"E	20.00'
W27	S89°29'08"E	14.00'
W28	S00°30'52"W	20.00'
W29	S89°29'08"E	99.51'
W30	N00°30'52"E	20.00'
W31	S89°29'08"E	20.00'
W32	S00°30'52"W	20.00'
W33	N89°29'08"W	20.00'
W34	N88°36'50"E	260.10'
W35	N00°30'52"E	54.60'
W36	S89°29'08"E	20.00'
W37	S00°30'52"W	53.94'
W38	S88°36'50"W	20.01'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	30.00'	48°46'36"	25.54'	S65°05'50"E	24.78'
WC2	54.00'	15°38'34"	14.74'	S08°20'09"W	14.70'
WC3	54.00'	58°42'54"	55.34'	S45°30'52"W	52.95'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	30.00'	4°28'41"	2.34'	S87°14'48"E	2.34'
DC2	30.00'	18°40'57"	9.78'	S09°51'20"W	9.74'
DC3	57.50'	1°30'6"41"	13.16'	N82°27'31"E	13.13'
DC4	30.00'	15°49'01"	8.28'	N08°25'23"E	8.26'
DC5	55.00'	64°31'05"	61.93'	N58°15'20"E	58.71'
DC6	54.00'	11°40'16"	11.00'	S84°40'44"W	10.98'
DC7	35.00'	90°00'00"	54.98'	N45°30'52"E	49.50'
DC8	32.50'	26°30'27"	15.04'	N77°15'39"E	14.90'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
PC1	6.00'	93°33'46"	9.80'	N43°33'07"E	8.74'
PC2	70.00'	19°35'53"	23.94'	S23°41'41"E	23.83'
PC3	45.00'	116°49'39"	91.76'	N68°48'02"W	76.67'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N00°07'36"W	8.00'
U2	N89°29'08"W	78.26'
U3	N89°29'08"W	98.08'
U4	S45°30'52"W	11.31'
U5	N89°29'08"W	980.39'
U6	N00°30'52"E	10.00'
U7	N89°29'08"W	107.54'
U8	S66°07'29"W	152.92'
U9	S88°37'29"W	17.79'
U10	N00°30'52"E	20.01'
U11	N88°37'29"E	13.15'
U12	N66°07'29"E	177.48'
U13	S89°29'08"E	640.06'
U14	N00°30'52"E	12.64'
U15	N89°29'08"W	379.02'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
P1	S00°26'49"W	3.92'
P2	S00°26'49"W	50.98'
P3	S03°13'45"E	101.15'
P4	N89°40'00"W	202.79'
P5	N01°36'22"W	153.52'
P6	N84°42'53"E	146.56'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S88°51'14"E	15.88'
S2	S00°07'36"E	33.81'
S3	S89°52'24"W	10.00'
S4	N00°07'36"W	28.50'
S5	N46°11'12"W	8.16'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	60.00'	14°50'08"	15.54'	S06°54'12"E	15.49'

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
 BEING A REPLAT OF PART OF LOT 1, BLOCK 1  
 BEING A 43.0139-ACRE PARCEL  
 N. BUTLER SURVEY - ABSTRACT NO. 20  
 R. BALLARD SURVEY - ABSTRACT NO. 29A  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019-\_\_\_\_\_



BLUE SKY SURVEYING  
 & MAPPING, CORPORATION  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS 75229  
 PHONE: (214) 358-4500  
 FAX: (214) 358-4600  
 DRPETREE@BLUESKYSURVEYING.COM  
 TBPLS REGISTRATION No. 10105700

**OWNER:**  
 ALVAPLAST U.S. DEVELOPMENT, LLC.  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
 EMAIL: CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232

**OWNER:**  
 ALVAPLAST U.S., INC.  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
 EMAIL: CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ALVAPLAST U.S., INC., A DELAWARE CORPORATION, AND ALVAPLAST U.S. DEVELOPMENT, LLC., ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1, BLOCK 1, INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID TRACT BEING THE SAME 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 215000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING THE SAME 14.53 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND 16.69 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN GENERAL WARRANTY DEED TO ALVAPLAST U.S. DEVELOPMENT, LLC., IN INSTRUMENT NUMBER 2017000020975 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD FOR A DISTANCE OF 788.63 FEET TO A 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

**THENCE** SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 584.08 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;

**THENCE** SOUTH 88° 32' 20" WEST AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, PASSING AT A DISTANCE OF 502.55, THE SOUTHWEST CORNER OF SAIS LOT 1 IN BLOCK 1, SAID POINT ALSO BEING THE COMMON CORNER FOR SAID 14.53 ACRE AND 16.69 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 578.23' TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 58' 11" WITH A RADIUS OF 21,774.77 FEET AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

**THENCE** SOUTHWESTERLY AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 368.53 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 88° 04' 12" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT FOR A DISTANCE OF 100.57 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 16.69 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF PARK PLACE WEST PHASE III ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NUMBER 2018000008712 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

**THENCE** NORTH 09° 24' 49" WEST AND ALONG THE WEST LINE OF SAID 16.69 ACRE TRACT AND ALONG THE EAST LINE OF SAID PARK PLACE WEST PHASE III ADDITION, PASSING AT A DISTANCE OF 534.46 FEET A NORTHEAST CORNER OF SAID PARK PLACE WEST PHASE III ADDITION, SAME BEING A SOUTHEAST CORNER OF PARK PLACE WEST PHASE II ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,039.69 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 04° 58' 27" WEST FOR A DISTANCE OF 206.69 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 16.69 ACRE TRACT;

**THENCE** NORTH 81° 27' 00" EAST FOR A DISTANCE OF 407.41 FEET TO A POINT FOR THE NORTHERN-MOST CORNER OF SAID 16.69 ACRE TRACT;

**THENCE** SOUTH 83° 23' 14" EAST AND CONTINUING ALONG THE NORTH LINE OF SAID 16.69 ACRE TRACT, PASSING AT A DISTANCE OF 216.91 FEET THE COMMON CORNER OF SAID 16.69 ACRE AND 14.53 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.94' TO A POINT FOR CORNER;

**THENCE** SOUTH 85° 37' 16" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 14.53 ACRE TRACT FOR A DISTANCE OF 435.64' TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.53 ACRE TRACT;

**THENCE** SOUTH 06° 42' 50" EAST FOR A DISTANCE OF 361.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** NORTH 83° 53' 38" EAST FOR A DISTANCE OF 385.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 50.20 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** SOUTH 83° 53' 38" EAST FOR A DISTANCE OF 32.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;






**THENCE** SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

**THENCE** SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.0139 ACRES (1,873,684 SQUARE FEET) OF LAND, MORE OR LESS.

**PROPOSED EASEMENTS BY THIS PLAT**

-  24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
-  UTILITY EASEMENT
-  WATER EASEMENT
-  DRAINAGE EASEMENT
-  SIDEWALK EASEMENT

**LEGEND**

- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- IRS IRON ROD SET
- IRF IRON ROD FOUND

**OWNER:**

**ALVAPLAST U.S., INC.**  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

**OWNER:**

**ALVAPLAST U.S. DEVELOPMENT, LLC.**  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

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

STATE OF TEXAS }  
COUNTY OF ROCKWALL }

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2, BLOCK 1, INDALLOY ADDITION, A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN INDALLOY ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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. 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 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.

WE 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; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

**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 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ALVAPLAST U.S. DEVELOPMENT, LLC. | ALVAPLAST U.S., INC.

BY: \_\_\_\_\_ | BY: \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS }  
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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**

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890

**FLOOD NOTE**

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**RECOMMENDED FOR FINAL APPROVAL**

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

**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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
**BEING A REPLAT OF PART OF LOT 1, BLOCK 1**

BEING A 43.0139-ACRE PARCEL  
N. BUTLER SURVEY - ABSTRACT NO. 20  
R. BALLARD SURVEY - ABSTRACT NO. 29A  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

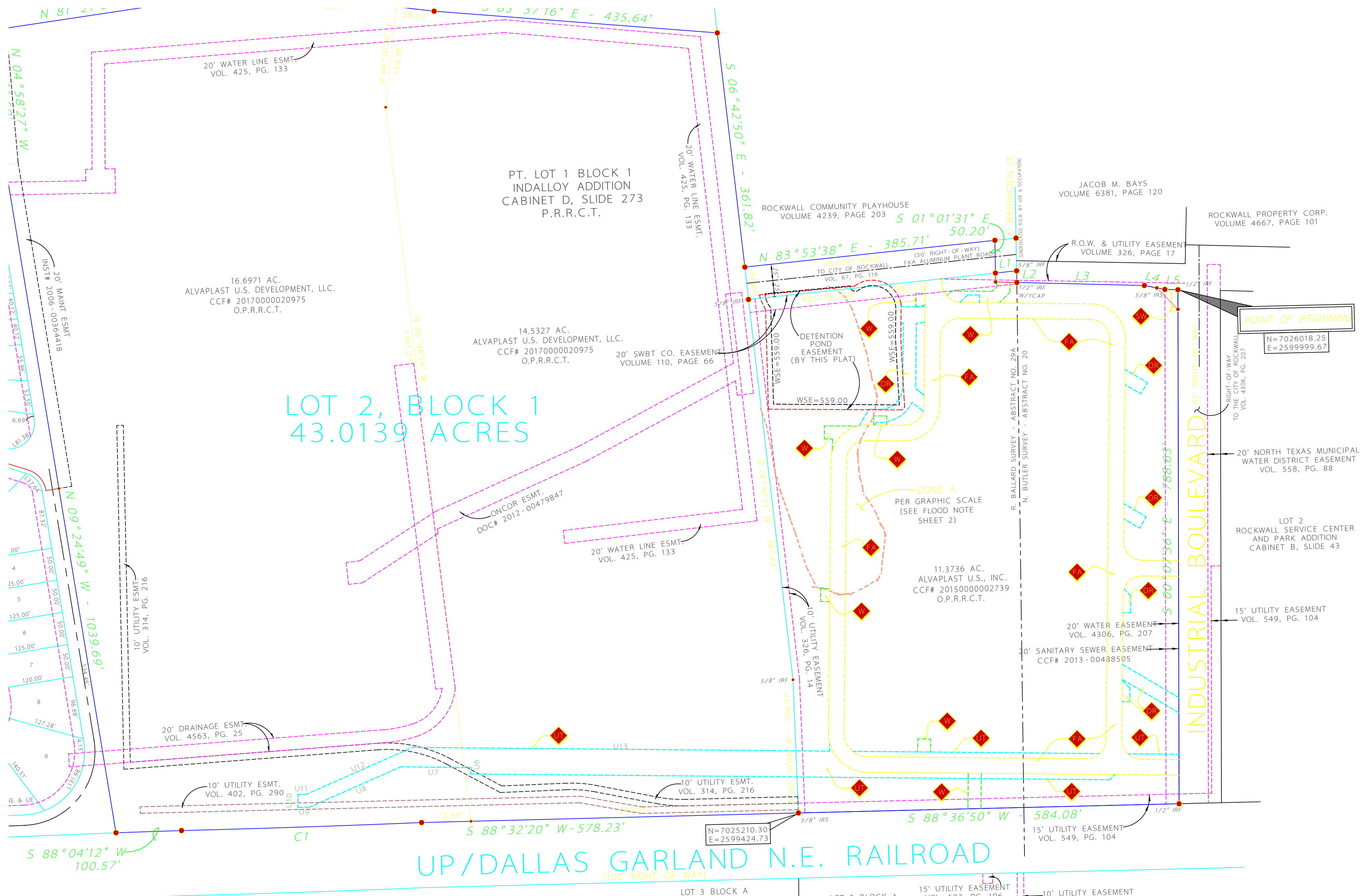
JULY 11, 2019

CASE NO. P2019-\_\_\_\_



BLUE SKY SURVEYING  
& MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION NO. 10105700





**LOT 2, BLOCK 1**  
43.0139 ACRES

PT. LOT 1 BLOCK 1  
INDALLOY ADDITION  
CABINET D, SLIDE 273  
P.R.R.C.T.

16.6971 AC.  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
CCF# 20170000020975  
O.P.R.R.C.T.

14.5327 AC.  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
CCF# 20170000020975  
O.P.R.R.C.T.

ROCKWALL COMMUNITY PLAYHOUSE  
VOLUME 4239, PAGE 203

JACOB M. BAYS  
VOLUME 6381, PAGE 120

ROCKWALL PROPERTY CORP.  
VOLUME 4667, PAGE 101

DETENTION POND  
EASEMENT  
(BY THIS PLAT)  
WSE=559.00

ZONE A  
PER GRAPHIC SCALE  
(SEE FLOOD NOTE  
SHEET 2)

11.3736 AC.  
ALVAPLAST U.S., INC.  
CCF# 20150000002739  
O.P.R.R.C.T.

POINT OF BEGINNING  
N=7026018.25  
E=2599999.67

N=7025210.30  
E=2599424.73

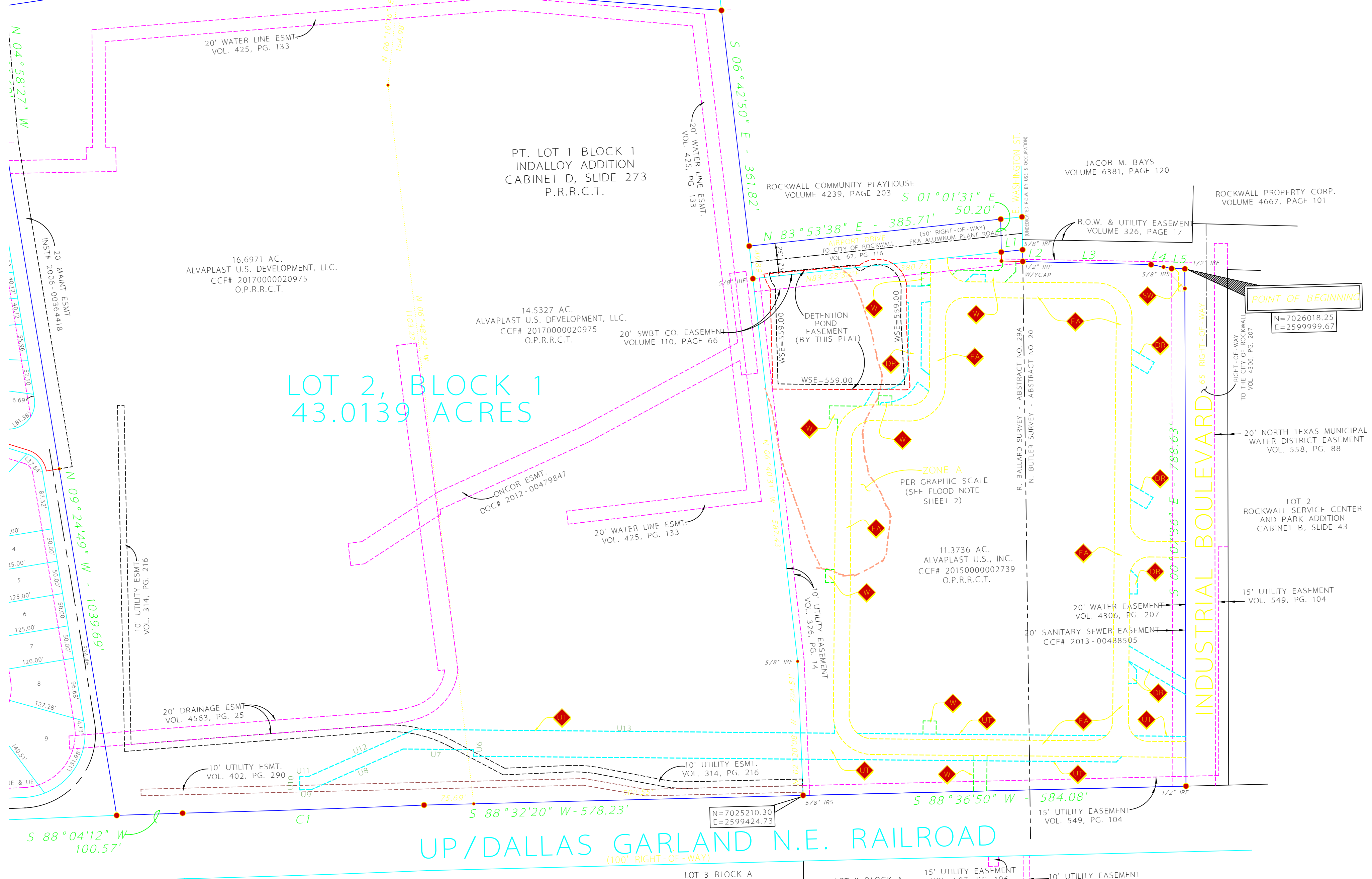
**UP/DALLAS GARLAND N.E. RAILROAD**  
(100' RIGHT-OF-WAY)

LOT 3 BLOCK A  
WHITMORE MANUFACTURING ADDITION  
CABINET H, SLIDE 239

LOT 2 BLOCK A  
SPR PACKAGING ADDITION  
CABINET H, SLIDE 155

15' UTILITY EASEMENT  
VOL. 507, PG. 196

10' UTILITY EASEMENT  
VOL. 305, PG. 112



Line Course: S 00-07-36 E Length: 788.63

Line Course: S 88-36-50 W Length: 584.08

Line Course: S 88-32-20 W Length: 578.23

Curve Length: 368.53                  Radius: 21774.77  
Delta: 0-58-11                  Tangent: 184.26  
Chord: 368.51                  Course: S 88-05-13 W

Line Course: S 88-04-12 W Length: 100.57

Line Course: N 09-24-49 W Length: 1039.69

Line Course: N 04-58-27 W Length: 206.69

Line Course: N 81-27-00 E Length: 407.41

Line Course: S 83-23-14 E Length: 274.94

Line Course: S 85-37-16 E Length: 435.64

Line Course: S 06-42-50 E Length: 361.82

Line Course: N 83-53-38 E Length: 385.71

Line Course: S 01-01-31 E Length: 50.20

Line Course: N 83-53-38 E Length: 32.63

Line Course: S 01-01-31 E Length: 17.89

Line Course: S 88-37-46 E Length: 195.72

Line Course: S 79-05-55 E Length: 32.05

Line Course: S 88-51-14 E Length: 20.02

Perimeter: 5880.44 Area: 1,873,684 SF 43.0139 AC

Error Closure: 0.0013                  Course: S 78-18-58 W  
Error North: -0.0011                  East : -0.0031988  
Precision 1: 589,677.34





BLUE SKY SURVEYING & MAPPING, CORPORATION  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS 75229  
 PHONE: (214) 358-4500  
 FAX: (214) 358-4600  
 DRPETREE@BLUESKYSURVEYING.COM  
 TBPLS REGISTRATION No. 10105700

**OWNER:**  
 ALVAPLAST U.S. DEVELOPMENT, LLC.  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
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~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N83°53'38"E	32.63'
L2	S01°01'31"E	17.89'
L3	S88°37'46"E	195.72'
L4	S79°05'55"E	32.05'
L5	S88°51'14"E	20.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	21774.77'	0°58'11"	368.53'	S88°05'13"W	368.51'

**NOTE:**  
 THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT.

**NOTE:**  
 SEE PAGE 2 FOR DETAILS  
 SEE PAGE 3 FOR LEGEND

LOT 3 BLOCK A  
 WHITMORE MANUFACTURING ADDITION  
 CABINET H, SLIDE 239

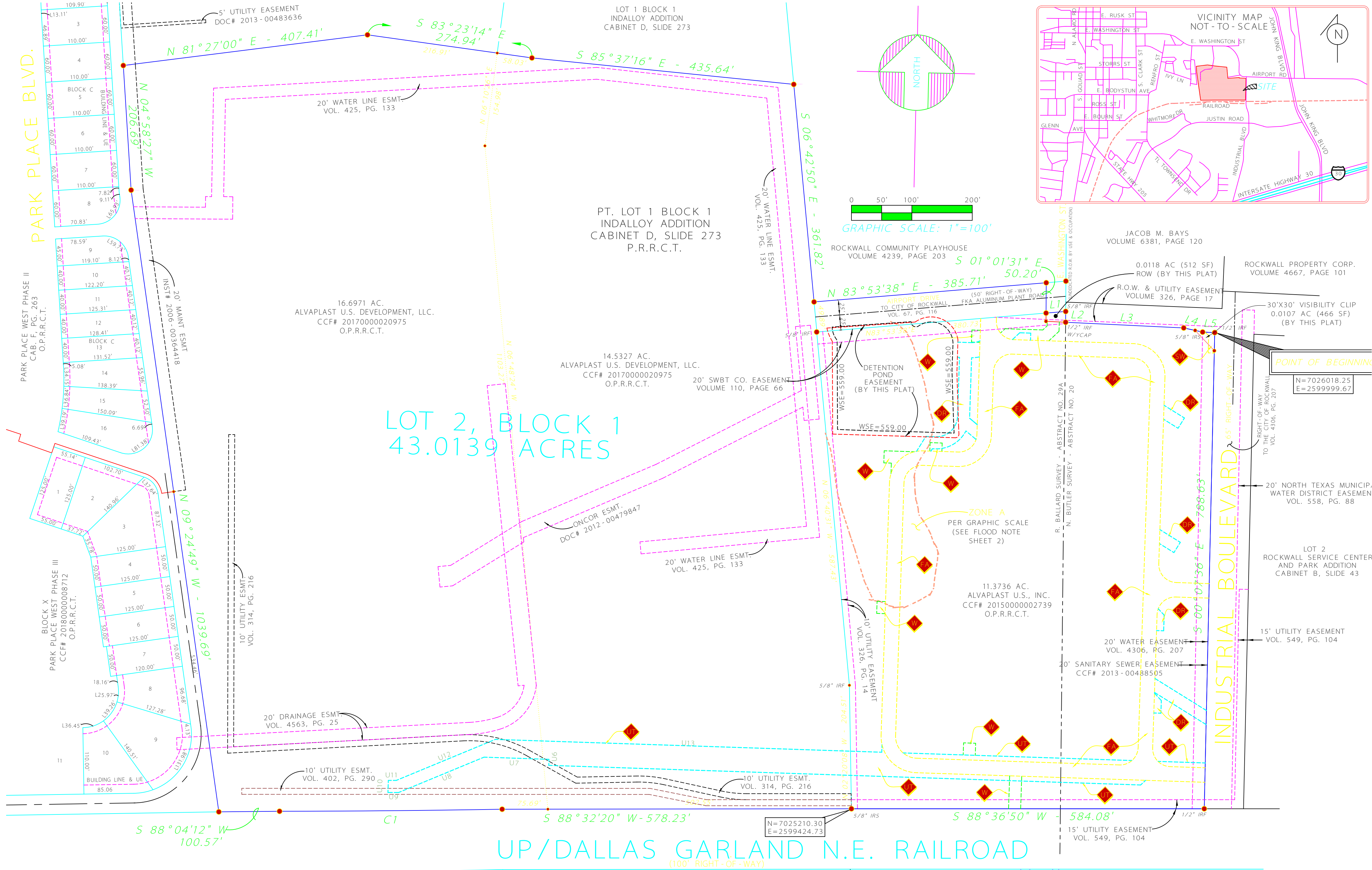
LOT 2 BLOCK A  
 SPR PACKAGING ADDITION  
 CABINET H, SLIDE 155

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
 BEING A REPLAT OF PART OF LOT 1, BLOCK

BEING A 43.0139-ACRE PARCEL  
 N. BUTLER SURVEY - ABSTRACT NO. 20  
 R. BALLARD SURVEY - ABSTRACT NO. 29A  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019- \_\_\_\_\_



**LOT 2, BLOCK 1**  
**43.0139 ACRES**

**UP/DALLAS GARLAND N.E. RAILROAD**  
 (100' RIGHT-OF-WAY)

**INDUSTRIAL BOULEVARD**

**PARK PLACE BLVD.**

**PARK PLACE WEST PHASE II**  
 CAB. F, PG. 263  
 O.P.R.R.C.T.

**BLOCK X**  
**PARK PLACE WEST PHASE III**  
 CCF# 2018000008712  
 O.P.R.R.C.T.

LOT 1 BLOCK 1  
 INDALLOY ADDITION  
 CABINET D, SLIDE 273

PT. LOT 1 BLOCK 1  
 INDALLOY ADDITION  
 CABINET D, SLIDE 273  
 P.R.R.C.T.

16.6971 AC.  
 ALVAPLAST U.S. DEVELOPMENT, LLC.  
 CCF# 20170000020975  
 O.P.R.R.C.T.

14.5327 AC.  
 ALVAPLAST U.S. DEVELOPMENT, LLC.  
 CCF# 20170000020975  
 O.P.R.R.C.T.

11.3736 AC.  
 ALVAPLAST U.S., INC.  
 CCF# 20150000002739  
 O.P.R.R.C.T.

JACOB M. BAYS  
 VOLUME 6381, PAGE 120

ROCKWALL COMMUNITY PLAYHOUSE  
 VOLUME 4239, PAGE 203

ROCKWALL PROPERTY CORP.  
 VOLUME 4667, PAGE 101

0.0118 AC (512 SF)  
 ROW (BY THIS PLAT)

R.O.W. & UTILITY EASEMENT  
 VOLUME 326, PAGE 17

POINT OF BEGINNING

N=7026018.25  
 E=2599999.67

20' NORTH TEXAS MUNICIP.  
 WATER DISTRICT EASEMENT  
 VOL. 558, PG. 88

LOT 2  
 ROCKWALL SERVICE CENTER  
 AND PARK ADDITION  
 CABINET B, SLIDE 43

15' UTILITY EASEMENT  
 VOL. 549, PG. 104

20' WATER EASEMENT  
 VOL. 4306, PG. 207

20' SANITARY SEWER EASEMENT  
 CCF# 2013-00488505

15' UTILITY EASEMENT  
 VOL. 549, PG. 104

10' UTILITY EASEMENT  
 VOL. 326, PG. 14

10' UTILITY ESMT.  
 VOL. 402, PG. 290

20' DRAINAGE ESMT.  
 VOL. 4563, PG. 25

20' WATER LINE ESMT.  
 VOL. 425, PG. 133

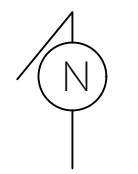
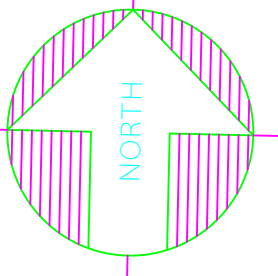
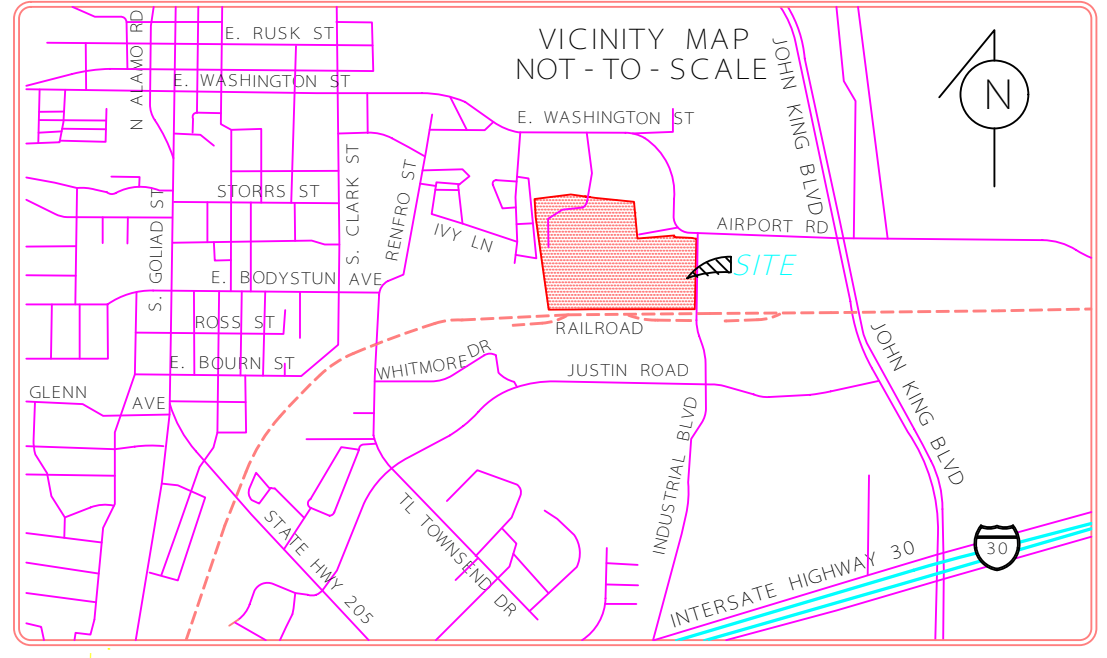
20' SWBT CO. EASEMENT  
 VOLUME 110, PAGE 66

20' WATER LINE ESMT.  
 VOL. 425, PG. 133

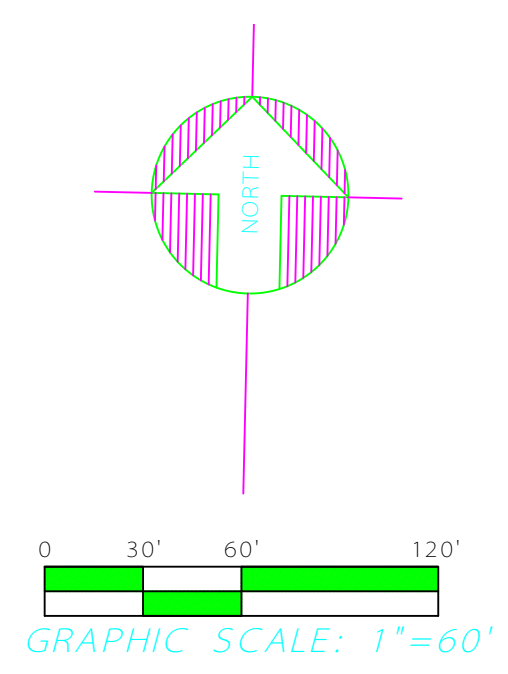
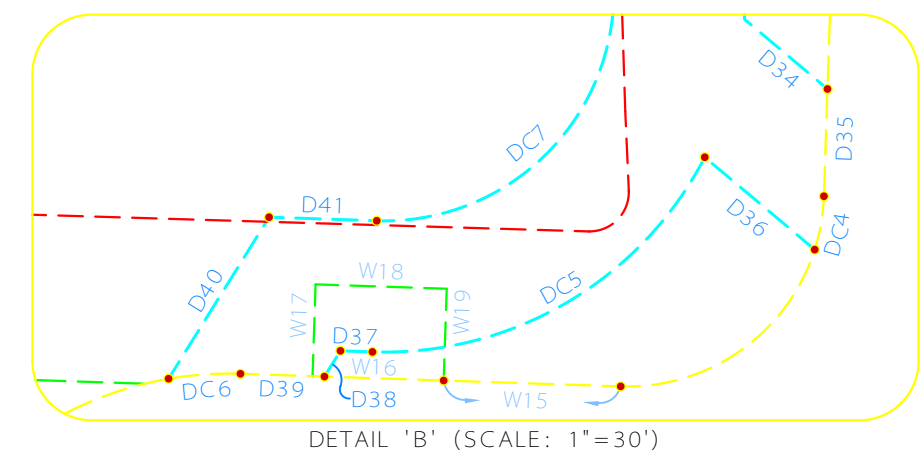
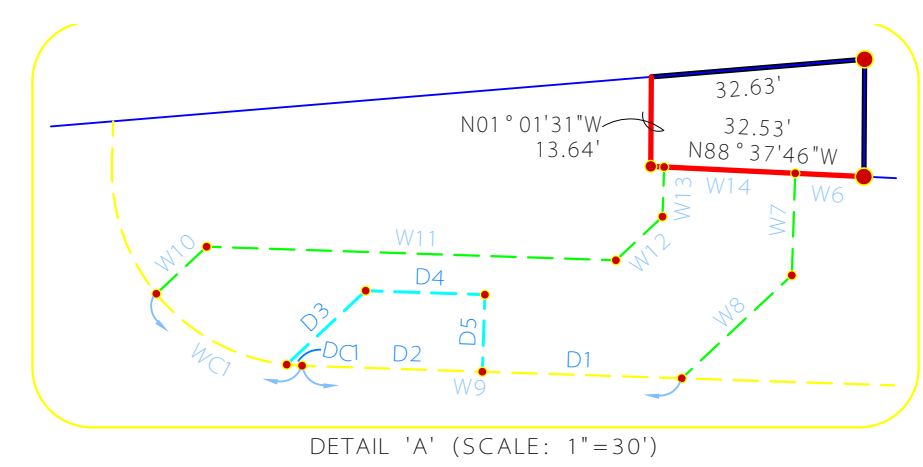
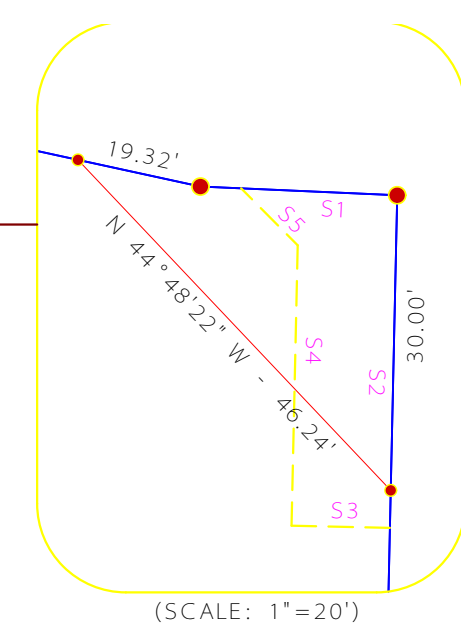
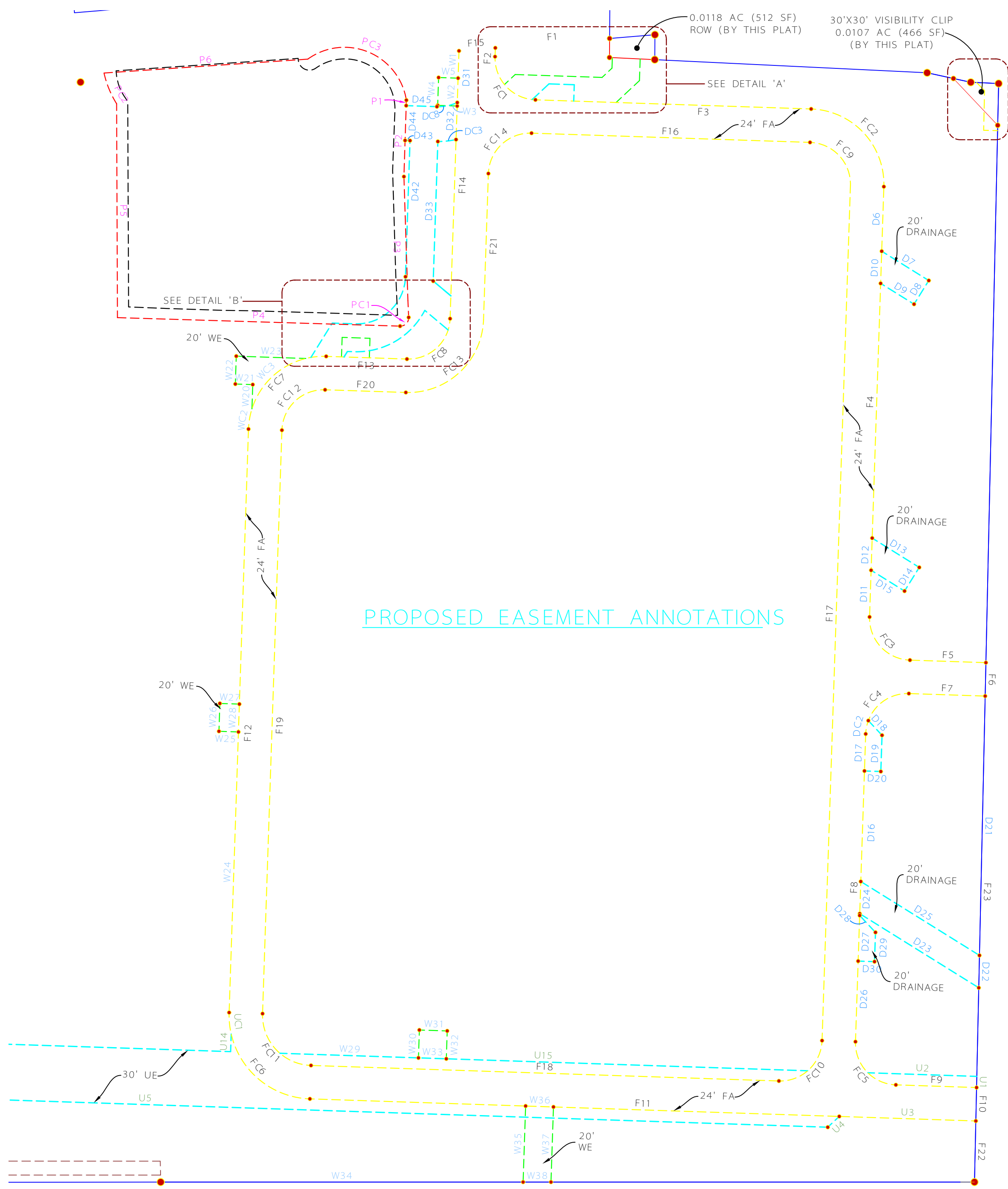
20' WATER LINE ESMT.  
 VOL. 425, PG. 133

5' UTILITY EASEMENT  
 DOC# 2013-00483636

GRAPHIC SCALE: 1"=100'



PROPOSED EASEMENT ANNOTATIONS



~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	S83°53'38"W	82.30'
F2	S00°30'52"W	6.28'
F3	S89°29'08"E	198.00'
F4	S00°30'52"W	309.00'
F5	S89°29'08"E	54.54'
F6	S00°07'36"E	24.00'
F7	N89°29'08"W	54.81'
F8	S00°30'52"W	221.00'
F9	S89°29'08"E	57.95'
F10	S00°07'36"E	24.00'
F11	N89°29'08"W	478.22'
F12	N00°30'52"E	419.00'
F13	S89°29'08"E	58.00'
F14	N00°30'52"E	192.27'
F15	N83°53'38"E	26.17'
F16	S89°29'08"E	200.00'
F17	S00°30'52"W	614.00'
F18	N89°29'08"W	336.00'
F19	N00°30'52"E	419.00'
F20	S89°29'08"E	58.00'
F21	N00°30'52"E	105.00'
F22	N00°07'36"W	43.86'
F23	N00°07'36"W	281.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC2	54.00'	90°00'00"	84.82'	N44°29'08"W	76.37'
FC3	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC4	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC5	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC6	60.00'	90°00'00"	94.25'	S44°29'08"E	84.85'
FC7	54.00'	90°00'00"	84.82'	S45°30'52"W	76.37'
FC8	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC9	30.00'	90°00'00"	47.12'	N44°29'08"W	42.43'
FC10	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC11	36.00'	90°00'00"	56.55'	S44°29'08"E	50.91'
FC12	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC13	54.00'	90°00'00"	84.82'	N45°30'52"E	76.37'
FC14	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N89°29'08"W	30.41'
D2	N89°29'08"W	27.50'
D3	N45°30'52"E	16.49'
D4	S89°29'08"E	18.18'
D5	S00°30'52"W	11.75'
D6	S00°30'52"W	46.12'
D7	S59°29'08"E	39.79'
D8	S30°30'52"W	20.00'
D9	N59°29'08"W	28.25'
D10	N00°30'52"E	23.09'
D11	N00°30'52"E	33.54'
D12	N00°30'52"E	23.09'
D13	S59°29'08"E	39.79'
D14	S30°30'52"W	20.00'
D15	N59°29'08"W	28.25'
D16	N00°30'52"E	79.39'
D17	N00°30'52"E	26.58'
D18	S44°29'08"E	14.38'
D19	S00°30'52"W	26.02'
D20	N89°29'08"W	11.75'
D21	S00°07'36"E	186.15'
D22	S00°07'36"E	23.25'
D23	N59°29'08"W	100.63'
D24	N00°30'52"E	23.09'
D25	S59°29'08"E	100.33'
D26	N00°30'52"E	57.87'
D27	N00°30'52"E	32.77'
D28	S44°29'08"E	16.62'
D29	S00°30'52"W	21.02'
D30	N89°29'08"W	11.75'
D31	S00°30'52"W	37.09'
D32	S00°30'52"W	26.56'
D33	S00°30'52"W	100.21'
D34	S51°21'04"E	16.53'
D35	S00°30'52"W	16.36'
D36	N51°21'04"W	21.89'
D37	N89°29'08"W	4.88'
D38	S30°30'52"W	4.62'
D39	N89°29'08"W	12.81'
D40	N30°30'52"E	29.00'
D41	S89°29'08"E	16.42'
D42	N00°30'52"E	97.76'
D43	N89°29'08"W	3.54'
D44	N00°26'49"E	25.00'
D45	S89°29'08"E	22.06'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	S00°31'14"W	19.58'
W2	S00°30'30"W	20.00'
W3	N89°29'08"W	14.00'
W4	N00°30'52"E	20.00'
W5	S89°29'08"E	14.00'
W6	N88°37'46"W	10.48'
W7	S00°30'52"W	15.56'
W8	S45°30'52"E	22.98'
W9	N89°29'08"W	57.91'
W10	N45°30'52"E	10.50'
W11	S89°29'08"E	62.42'
W12	N45°30'52"E	9.73'
W13	N00°30'52"E	7.58'
W14	S88°37'46"E	20.00'
W15	N89°29'08"W	27.00'
W16	N89°29'08"W	20.00'
W17	N00°30'52"E	14.00'
W18	S89°29'08"E	20.00'
W19	S00°30'52"W	14.00'
W20	N00°30'52"E	17.44'
W21	N89°29'08"W	12.50'
W22	N00°30'52"E	20.00'
W23	S89°29'08"E	49.94'
W24	N00°30'52"E	201.50'
W25	N89°29'08"W	14.00'
W26	N00°30'52"E	20.00'
W27	S89°29'08"E	14.00'
W28	S00°30'52"W	20.00'
W29	S89°29'08"E	99.51'
W30	N00°30'52"E	20.00'
W31	S89°29'08"E	20.00'
W32	S00°30'52"W	20.00'
W33	N89°29'08"W	20.00'
W34	N88°36'50"E	260.10'
W35	N00°30'52"E	54.60'
W36	S89°29'08"E	20.00'
W37	S00°30'52"W	53.94'
W38	S88°36'50"W	20.01'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	30.00'	48°46'36"	25.54'	S65°05'50"E	24.78'
WC2	54.00'	15°38'34"	14.74'	S08°20'09"W	14.70'
WC3	54.00'	58°42'54"	55.34'	S45°30'52"W	52.95'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	30.00'	4°28'41"	2.34'	S87°14'48"E	2.34'
DC2	30.00'	18°40'57"	9.78'	S09°51'20"W	9.74'
DC3	57.50'	13°06'41"	13.16'	N82°27'31"E	13.13'
DC4	30.00'	15°49'01"	8.28'	N08°25'23"E	8.26'
DC5	55.00'	64°31'05"	61.93'	N58°15'20"E	58.71'
DC6	54.00'	11°40'16"	11.00'	S84°40'44"W	10.98'
DC7	35.00'	90°00'00"	54.98'	N45°30'52"E	49.50'
DC8	32.50'	26°30'27"	15.04'	N77°15'39"E	14.90'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
PC1	6.00'	93°33'46"	9.80'	N43°33'07"E	8.74'
PC2	70.00'	19°35'53"	23.94'	S23°41'41"E	23.83'
PC3	45.00'	116°49'39"	91.76'	N68°48'02"W	76.67'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N00°07'36"W	8.00'
U2	N89°29'08"W	78.26'
U3	N89°29'08"W	98.08'
U4	S45°30'52"W	11.31'
U5	N89°29'08"W	980.39'
U6	N00°30'52"E	10.00'
U7	N89°29'08"W	107.54'
U8	S66°07'29"W	152.92'
U9	S88°37'29"W	17.79'
U10	N00°30'52"E	20.01'
U11	N88°37'20"E	13.15'
U12	N66°07'20"E	177.48'
U13	S89°29'08"E	640.06'
U14	N00°30'52"E	12.64'
U15	N89°29'08"W	379.02'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
P1	S00°26'49"W	3.92'
P2	S00°26'49"W	50.98'
P3	S03°13'45"E	101.15'
P4	N89°40'00"W	202.79'
P5	N01°36'22"W	153.52'
P6	N84°42'53"E	146.56'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S88°51'14"E	15.88'
S2	S00°07'36"E	33.81'
S3	S89°52'24"W	10.00'
S4	N00°07'36"W	28.50'
S5	N46°11'12"W	8.16'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	60.00'	14°50'08"	15.54'	S06°54'12"E	15.49'



BLUE SKY SURVEYING & MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPETFEE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION No. 10105700

OWNER:  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

OWNER:  
ALVAPLAST U.S., INC.  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
CMOLINA@SPRPACKAGING.COM  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

FINAL PLAT  
LOT 2, BLOCK 1  
INDALLOY ADDITION  
BEING A REPLAT OF PART OF LOT 1, BLOCK 1  
BEING A 43.0139-ACRE PARCEL  
N. BUTLER SURVEY - ABSTRACT NO. 20  
R. BALLARD SURVEY - ABSTRACT NO. 29A  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019- \_\_\_\_\_



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ALVAPLAST U.S., INC.A DELAWARE CORPORATION, AND ALVAPLAST U.S. DEVELOPMENT, LLC ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1, BLOCK 1, INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS SAID TRACT BEING THE SAME 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION, RECORDED IN INSTRUMENT NUMBER 2150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING THE SAME 14.53 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND 16.69 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN GENERAL WARRANTY DEED TO ALVAPLAST U.S. DEVELOPMENT, LLC IN INSTRUMENT NUMBER 20170000020975 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD FOR A DISTANCE OF 788.63 FEET TO A 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 584.08 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;

THENCE SOUTH 88° 32' 20" WEST AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, PASSING AT A DISTANCE OF 502.55, THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 1, SAID POINT ALSO BEING THE COMMON CORNER FOR SAID 14.53 ACRE AND 16.69 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 578.23' TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 58' 11" WITH A RADIUS OF 21,774.77 FEET AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 368.53 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88°04' 12" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT FOR A DISTANCE OF 100.57 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 16.69 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF PARK PLACE WEST PHASE III ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NUMBER 20180000008712 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 09° 24' 49" WEST AND ALONG THE WEST LINE OF SAID 16.69 ACRE TRACT AND ALONG THE EAST LINE OF SAID PARK PLACE WEST PHASE III ADDITION, PASSING AT A DISTANCE OF 534.46 FEET A NORTHEAST CORNER OF SAID PARK PLACE WEST PHASE III ADDITION, SAME BEING A SOUTHEAST CORNER OF PARK PLACE WEST PHASE II ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,039.69 FEET TO A POINT FOR CORNER;

THENCE NORTH 04° 58' 27" WEST FOR A DISTANCE OF 206.69 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 16.69 ACRE TRACT

THENCE NORTH 81° 27' 00" EAST FOR A DISTANCE OF 407.41 FEET TO A POINT FOR THE NORTHERN-MOST CORNER OF SAID 16.69 ACRE TRACT

THENCE SOUTH 83° 23' 14" EAST AND CONTINUING ALONG THE NORTH LINE OF SAID 16.69 ACRE TRACT, PASSING AT A DISTANCE OF 216.91 FEET THE COMMON CORNER OF SAID 16.69 ACRE AND 14.53 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.94' TO A POINT FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 14.53 ACRE TRACT FOR A DISTANCE OF 435.64' TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.53 ACRE TRACT

THENCE SOUTH 06° 42' 50" EAST FOR A DISTANCE OF 361.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 83° 53' 38" EAST FOR A DISTANCE OF 385.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 50.20 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 83° 53' 38" EAST FOR A DISTANCE OF 32.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.0139 ACRES (1,873,684 SQUARE FEET) OF LAND MORE OR LESS.

PROPOSED EASEMENTS BY THIS PLAT

- 24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
UTILITY EASEMENT
WATER EASEMENT
DRAINAGE EASEMENT
SIDEWALK EASEMENT

LEGEND

- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS IRON ROD SET
IRF IRON ROD FOUND

OWNER:

ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2, BLOCK 1, INDALLOY ADDITION A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN SAID LAND HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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. 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 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.

WE 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; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_ DAY OF \_\_\_, 2019.

ALVAPLAST U.S. DEVELOPMENT LLC. | ALVAPLAST U.S., INC.

BY: \_\_\_\_\_ BY: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_ DAY OF \_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_ DAY OF \_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: \*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN\*

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 \_\_\_, 2019.

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 \_\_\_, 2019.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

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



BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK 1

BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
R. BALLARD SURVEY - ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019-\_\_\_



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission  
**DATE:** July 30, 2019  
**APPLICANT:** Matthew Gardner; *Halff Associates*  
**CASE NUMBER:** P2019-028; *Lot 2, Block 1, Indalloy Addition*

---

### SUMMARY

Consider a request by Matthew Gardner of Halff Associates on behalf of Carolina Molina of Alvaplast US (*SPR Packaging*) for the approval of a replat for a 43.0139-acre tract of land identified as Lot 1, Block 1, Indalloy Addition; Tract 31 of the R. Ballard Survey, Abstract No. 29; and Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 43.0139-acre tract of land [i.e. *Lot 2, Block 1, Indalloy Addition*] that will establish firelane, utility, sanitary sewer, detention, and waterline easements for the purpose of developing the *subject property*. Additionally, the replat will abandon a portion of a dedicated right-of-way [i.e. *Aluminum Plant Road*]. The *subject property* is zoned Light Industrial (LI) District and is addressed as 501 Industrial Boulevard.
- On January 18, 2019, Matthew Gardner of Halff Associates submitted a site plan [i.e. *Case No. SP2019-004*] proposing the construction of a ~78,615 SF warehouse/manufacturing facility in conjunction with an existing warehouse/manufacturing facility [i.e. *SPR Packaging*] at 1480 Justin Road. On March 12, 2019, the Planning and Zoning Commission approved the site plan and all requested exceptions [i.e. *Case No. SP 2019-004*].
- On March 18, 2019, the City Council approved an *Alternative Tree Mitigation Settlement Agreement*, for a total of \$14,225.00 to be paid into the *City's Tree Fund*. This amount is due at the time of filing this final plat. This has been added as a condition of approval below.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.


### CONDITIONS OF APPROVAL

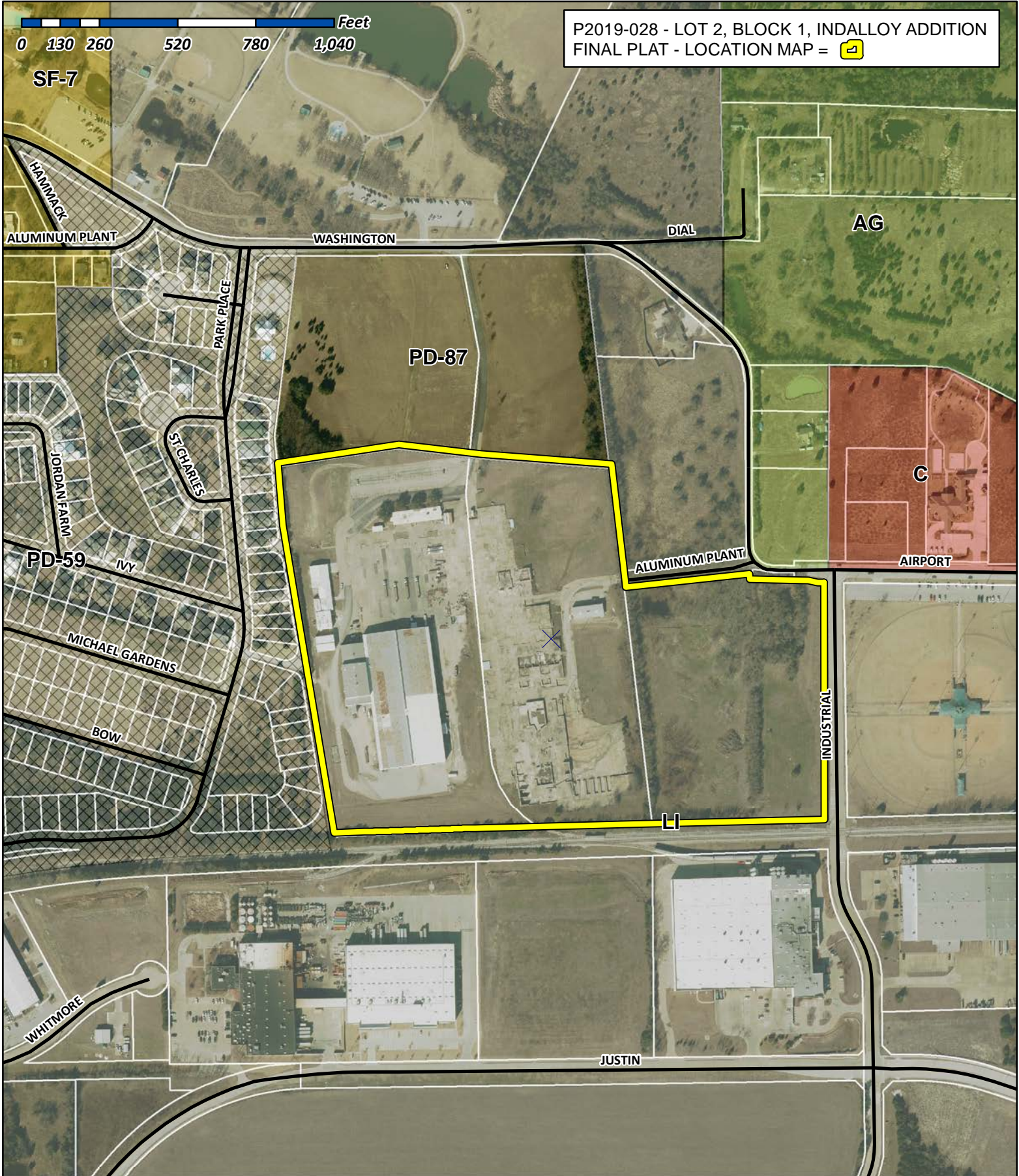
If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 2, Block A, Indalloy Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Prior to the filing of this plat, payment into the *City's Tree Fund* in the amount of \$14,225.00 to satisfy the *Alternative Tree Mitigation Settlement Agreement* approved by the City Council on March 18, 2019 shall be due.
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



0 130 260 520 780 1,040 Feet

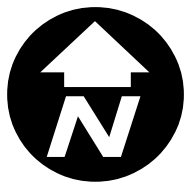
P2019-028 - LOT 2, BLOCK 1, INDALLOY ADDITION  
FINAL PLAT - LOCATION MAP = 



# 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.



## City of Rockwall Project Plan Review History



<b>Project Number</b> P2019-028	<b>Owner</b> ROCKWALL, 12.833 LP	<b>Applied</b> 7/12/2019 LM
<b>Project Name</b> Lot 2, Block 1, Indalloy Addition	<b>Applicant</b> HALFF ASSOCIATES	<b>Approved</b>
<b>Type</b> PLAT		<b>Closed</b>
<b>Subtype</b> FINAL		<b>Expired</b>
<b>Status</b> P&Z HEARING		<b>Status</b> 7/26/2019 DG

<b>Site Address</b> INDUSTRIAL	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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<b>Subdivision</b> INDALLOY ADDITION	<b>Tract</b> 7	<b>Block</b>	<b>Lot No</b> 7	<b>Parcel No</b> 0020-0000-0007-00-0R	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING (7/25/2019 11:09 AM SH) - Must show the ROW abandonment for Airport Road. The abandonment will be done by plat.	Sarah Hager	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	APPROVED	
GIS	Lance Singleton	7/12/2019	7/19/2019	7/16/2019	4	APPROVED	
PLANNING	David Gonzales	7/12/2019	7/19/2019	7/23/2019	11	COMMENTS	See comments



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Matthew Gardner of Halff Associates on behalf of Carolina Molina of Alvaplast US(SPR Packaging) for the approval of a replat for a 43.0139-acre tract of land identified as Lot 1, Block 1, Indalloy Addition; Tract 31 of the R. Ballard Survey, Abstract No. 29; and Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.</p> <p>** Planning Department General Comments to be addressed:</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday August 6, 2019. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff:</p> <p>** Planning Department General Comments to be addressed:</p> <ol style="list-style-type: none"> <li>1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document</li> <li>2. Provide a label indicating "Case No. P2019-028" on the lower right corner on all pages of the revised final plat</li> <li>3. Delineate and label all easements on plat (i.e. Firelane, Public Access, Utility and Drainage Easements). Some of the easements are not identified.</li> <li>4. Change the name of that portion of the street labeled as Airport Road to 'Aluminum Plant Road'. Located at bearing N83-53-38 E.</li> <li>5. Delineate and label minimum 5-ft sidewalk along Industrial Boulevard &amp; Aluminum Plant Road.</li> </ol> <p>** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing **</p> <p>** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend</p> <p>Planning - Consent Agenda: July 30, 2019 (Tuesday at 6:00 p.m.)</p> <p>City Council - Consent Agenda: August 5, 2019 (Monday at 6:00 p.m.)</p>						

Line Course: S 00-07-36 E Length: 788.63

Line Course: S 88-36-50 W Length: 584.08

Line Course: S 88-32-20 W Length: 578.23

Curve Length: 368.53                  Radius: 21774.77  
Delta: 0-58-11                  Tangent: 184.26  
Chord: 368.51                  Course: S 88-05-13 W

Line Course: S 88-04-12 W Length: 100.57

Line Course: N 09-24-49 W Length: 1039.69

Line Course: N 04-58-27 W Length: 206.69

Line Course: N 81-27-00 E Length: 407.41

Line Course: S 83-23-14 E Length: 274.94

Line Course: S 85-37-16 E Length: 435.64

Line Course: S 06-42-50 E Length: 361.82

Line Course: N 83-53-38 E Length: 385.71

Line Course: S 01-01-31 E Length: 50.20

Line Course: N 83-53-38 E Length: 32.63

Line Course: S 01-01-31 E Length: 17.89

Line Course: S 88-37-46 E Length: 195.72

Line Course: S 79-05-55 E Length: 32.05

Line Course: S 88-51-14 E Length: 20.02

Perimeter: 5880.44 Area: 1,873,684 SF 43.0139 AC

Error Closure: 0.0013                  Course: S 78-18-58 W

Error North: -0.0011                  East : -0.0031988

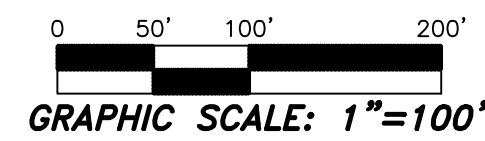
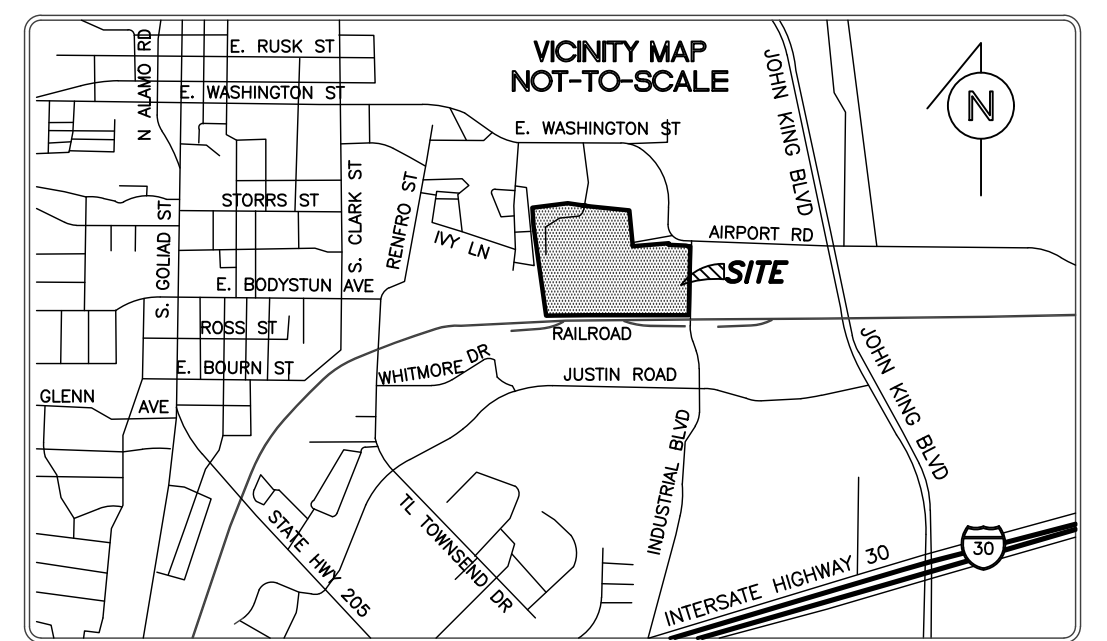
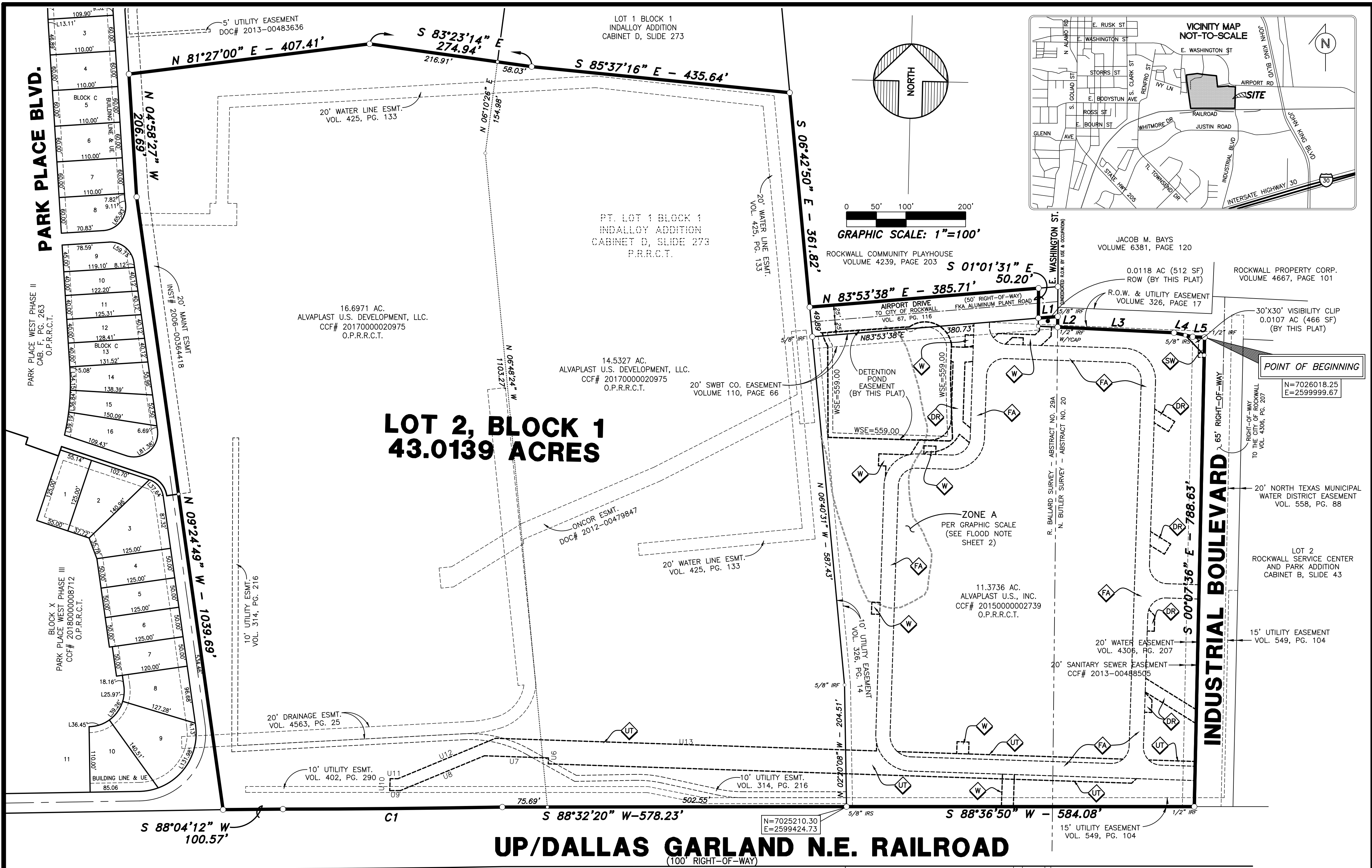
Precision 1: 589,677.34



**PARK PLACE BLVD.**

PARK PLACE WEST PHASE II  
CAB. F. PG. 263  
O.P.R.R.C.T.

BLOCK X  
PARK PLACE WEST PHASE III  
CCF# 2018000008712  
O.P.R.R.C.T.



**LOT 2, BLOCK 1  
43.0139 ACRES**

**UP/DALLAS GARLAND N.E. RAILROAD**  
(100' RIGHT-OF-WAY)

**NOTE:**  
THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT.

**NOTE:**  
SEE PAGE 2 FOR DETAILS  
SEE PAGE 3 FOR LEGEND

**OWNER:**  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

**OWNER:**  
ALVAPLAST U.S., INC.  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N83°53'38"E	32.63'
L2	S01°01'31"E	17.89'
L3	S88°37'46"E	195.72'
L4	S79°05'55"E	32.05'
L5	S88°51'14"E	20.02'

~ CURVE TABLE ~

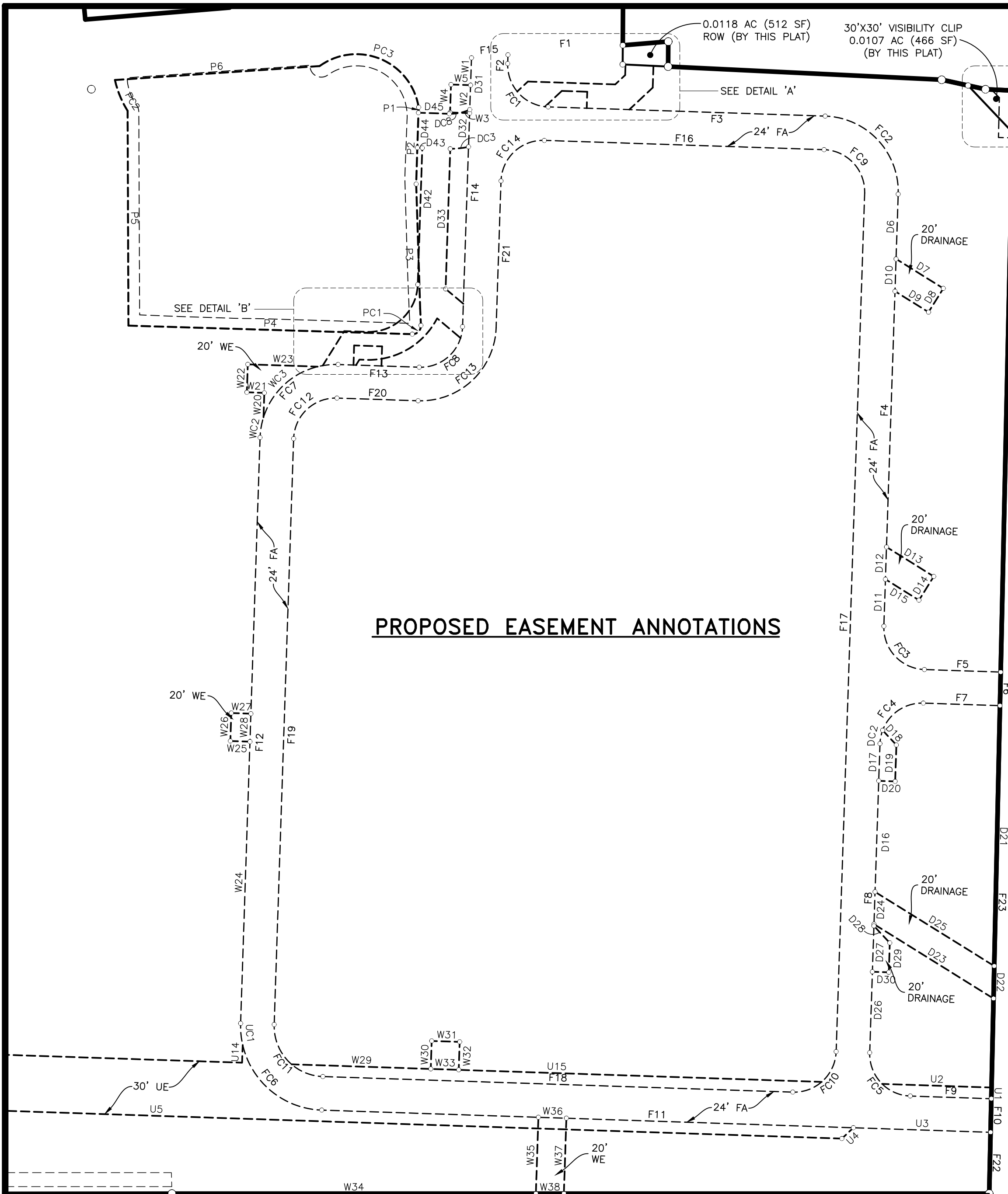
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	21774.77'	0°58'11"	368.53'	S88°05'13"W	368.51'

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
BEING A REPLAT OF PART OF LOT 1, BLOCK 1  
BEING A 43.0139-ACRE PARCEL  
N. BUTLER SURVEY - ABSTRACT NO. 20  
R. BALLARD SURVEY - ABSTRACT NO. 29A  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

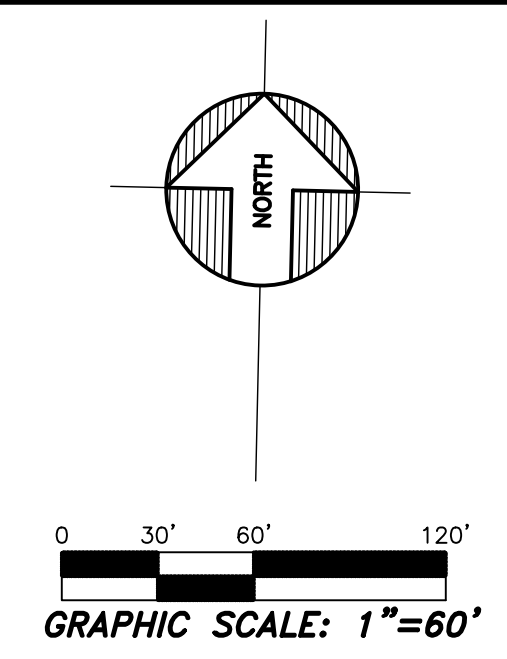
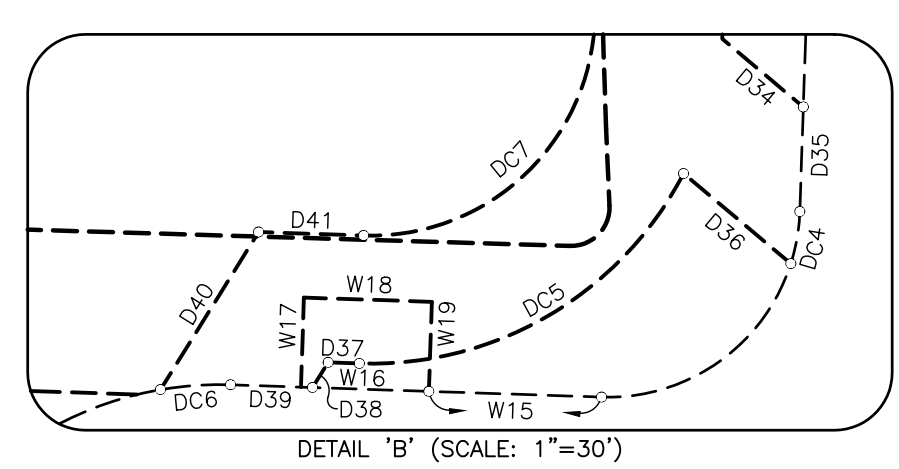
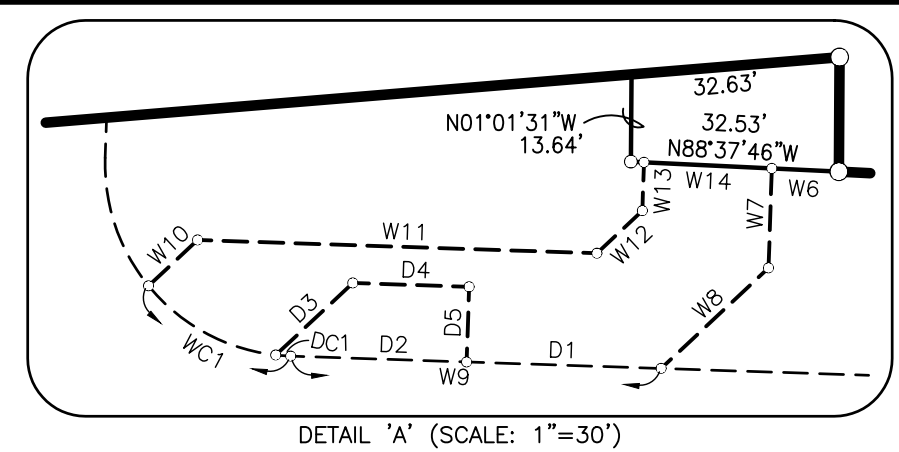
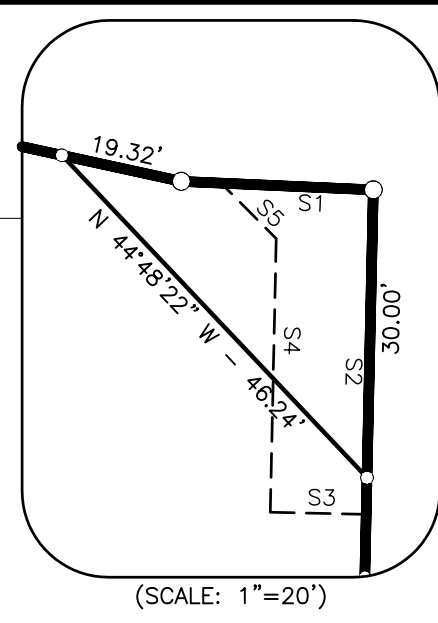
JULY 11, 2019

CASE NO. P2019-\_\_\_\_





**PROPOSED EASEMENT ANNOTATIONS**



~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	S83°53'38\"W	82.30'
F2	S00°30'52\"W	6.28'
F3	S89°29'08\"E	198.00'
F4	S00°30'52\"W	309.00'
F5	S89°29'08\"E	54.54'
F6	S00°07'36\"E	24.00'
F7	N89°29'08\"W	54.81'
F8	S00°30'52\"W	221.00'
F9	S89°29'08\"E	57.95'
F10	S00°07'36\"E	24.00'
F11	N89°29'08\"W	478.22'
F12	N00°30'52\"E	419.00'
F13	S89°29'08\"E	58.00'
F14	N00°30'52\"E	192.27'
F15	N83°53'38\"E	26.17'
F16	S89°29'08\"E	200.00'
F17	S00°30'52\"W	614.00'
F18	N89°29'08\"W	336.00'
F19	N00°30'52\"E	419.00'
F20	S89°29'08\"E	58.00'
F21	N00°30'52\"E	105.00'
F22	N00°07'36\"W	43.86'
F23	N00°07'36\"W	281.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00\"	47.12'	S44°29'08\"E	42.43'
FC2	54.00'	90°00'00\"	84.82'	N44°29'08\"E	76.37'
FC3	30.00'	90°00'00\"	47.12'	S44°29'08\"E	42.43'
FC4	30.00'	90°00'00\"	47.12'	S44°29'08\"E	42.43'
FC5	30.00'	90°00'00\"	47.12'	S44°29'08\"E	42.43'
FC6	60.00'	90°00'00\"	84.25'	S44°29'08\"E	84.85'
FC7	54.00'	90°00'00\"	84.82'	S45°30'52\"W	76.37'
FC8	30.00'	90°00'00\"	47.12'	N45°30'52\"E	42.43'
FC9	30.00'	90°00'00\"	47.12'	N44°29'08\"W	42.43'
FC10	30.00'	90°00'00\"	47.12'	N45°30'52\"E	42.43'
FC11	36.00'	90°00'00\"	56.55'	S44°29'08\"E	50.91'
FC12	30.00'	90°00'00\"	47.12'	S45°30'52\"W	42.43'
FC13	54.00'	90°00'00\"	84.82'	N45°30'52\"E	76.37'
FC14	30.00'	90°00'00\"	47.12'	S45°30'52\"W	42.43'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N89°29'08\"W	30.41'
D2	N89°29'08\"W	27.50'
D3	N45°30'52\"E	16.49'
D4	S89°29'08\"E	18.18'
D5	S00°30'52\"W	11.75'
D6	S00°30'52\"W	46.12'
D7	S89°29'08\"E	39.79'
D8	S30°30'52\"W	20.05'
D9	N89°29'08\"W	28.25'
D10	N00°30'52\"E	23.09'
D11	N00°30'52\"E	33.54'
D12	N00°30'52\"E	23.09'
D13	S89°29'08\"E	39.79'
D14	S30°30'52\"W	20.00'
D15	N89°29'08\"W	28.25'
D16	N00°30'52\"E	79.39'
D17	N00°30'52\"E	26.58'
D18	S44°29'08\"E	14.38'
D19	S00°30'52\"W	26.02'
D20	N89°29'08\"W	11.75'
D21	S00°07'36\"E	186.15'
D22	S00°07'36\"E	23.25'
D23	N89°29'08\"W	100.63'
D24	N00°30'52\"E	23.09'
D25	S89°29'08\"E	100.33'
D26	N00°30'52\"E	57.87'
D27	N00°30'52\"E	32.77'
D28	S44°29'08\"E	16.62'
D29	S00°30'52\"W	21.02'
D30	N89°29'08\"W	11.75'
D31	S00°30'52\"W	37.09'
D32	S00°30'52\"W	26.56'
D33	S00°30'52\"W	100.21'
D34	S51°21'04\"E	16.53'
D35	S00°30'52\"W	16.36'
D36	N51°21'04\"W	21.89'
D37	N89°29'08\"W	4.88'
D38	S30°30'52\"W	4.62'
D39	N89°29'08\"W	12.81'
D40	N30°30'52\"E	29.00'
D41	S89°29'08\"E	16.42'
D42	N00°30'52\"E	97.76'
D43	N89°29'08\"W	3.54'
D44	N00°26'49\"E	25.00'
D45	S89°29'08\"E	22.06'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	S00°31'14\"W	19.58'
W2	S00°30'30\"W	20.00'
W3	N89°29'08\"W	14.00'
W4	N00°30'52\"E	20.00'
W5	S89°29'08\"E	14.00'
W6	N88°37'46\"W	10.48'
W7	S00°30'52\"W	15.56'
W8	S45°30'52\"W	22.98'
W9	N89°29'08\"W	57.91'
W10	N45°30'52\"E	10.50'
W11	S89°29'08\"E	62.42'
W12	N45°30'52\"E	9.73'
W13	N00°30'52\"E	7.58'
W14	S88°37'46\"E	20.00'
W15	N89°29'08\"W	27.00'
W16	N89°29'08\"W	20.00'
W17	N00°30'52\"E	14.00'
W18	S89°29'08\"E	20.00'
W19	S00°30'52\"W	14.00'
W20	N00°30'52\"E	17.44'
W21	N89°29'08\"W	12.50'
W22	N00°30'52\"E	20.00'
W23	S89°29'08\"E	49.94'
W24	N00°30'52\"E	201.50'
W25	N89°29'08\"W	14.00'
W26	N00°30'52\"E	20.00'
W27	S89°29'08\"E	14.00'
W28	S00°30'52\"W	20.00'
W29	S89°29'08\"E	99.51'
W30	N00°30'52\"E	20.00'
W31	S89°29'08\"E	20.00'
W32	S00°30'52\"W	20.00'
W33	N89°29'08\"W	20.00'
W34	N88°36'50\"E	260.10'
W35	N00°30'52\"E	54.60'
W36	S89°29'08\"E	20.00'
W37	S00°30'52\"W	53.94'
W38	S88°36'50\"W	20.01'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	30.00'	48°46'36\"	25.54'	S65°05'50\"E	24.78'
WC2	54.00'	15°38'34\"	14.74'	S08°20'09\"W	14.70'
WC3	54.00'	58°42'54\"	55.34'	S45°30'52\"W	52.95'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	30.00'	4°28'41\"	2.34'	S87°14'48\"E	2.34'
DC2	30.00'	18°40'57\"	9.78'	S09°51'20\"W	9.74'
DC3	57.50'	1°30'6\"	13.16'	N82°27'31\"E	13.13'
DC4	30.00'	15°49'01\"	8.28'	N08°25'23\"E	8.26'
DC5	55.00'	64°31'05\"	61.93'	N58°15'20\"E	58.71'
DC6	54.00'	11°40'16\"	11.00'	S84°40'44\"W	10.98'
DC7	35.00'	90°00'00\"	54.98'	N45°30'52\"E	49.50'
DC8	32.50'	26°30'27\"	15.04'	N77°15'39\"E	14.90'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
PC1	6.00'	93°33'46\"	9.80'	N43°33'07\"E	8.74'
PC2	70.00'	19°35'53\"	23.94'	S23°41'41\"E	23.83'
PC3	45.00'	116°49'39\"	91.76'	N68°48'02\"W	76.67'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N00°07'36\"W	8.00'
U2	N89°29'08\"W	78.26'
U3	N89°29'08\"W	98.08'
U4	S45°30'52\"W	11.31'
U5	N89°29'08\"W	980.39'
U6	N00°30'52\"E	10.00'
U7	N89°29'08\"W	107.54'
U8	S66°07'29\"W	152.92'
U9	S88°37'29\"W	17.79'
U10	N00°30'52\"E	20.01'
U11	N88°37'29\"E	13.15'
U12	N66°07'29\"E	177.48'
U13	S89°29'08\"E	640.06'
U14	N00°30'52\"E	12.64'
U15	N89°29'08\"W	379.02'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
P1	S00°26'49\"W	3.92'
P2	S00°26'49\"W	50.98'
P3	S03°13'45\"E	101.15'
P4	N89°40'00\"W	202.79'
P5	N01°36'22\"W	153.52'
P6	N84°42'53\"E	146.56'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S88°51'14\"E	15.88'
S2	S00°07'36\"E	33.81'
S3	S89°52'24\"W	10.00'
S4	N00°07'36\"W	28.50'
S5	N46°11'12\"W	8.16'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	60.00'	14°50'08\"	15.54'	S06°54'12\"E	15.49'

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
 BEING A REPLAT OF PART OF LOT 1, BLOCK 1  
 BEING A 43.0139-ACRE PARCEL  
 N. BUTLER SURVEY - ABSTRACT NO. 20  
 R. BALLARD SURVEY - ABSTRACT NO. 29A  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019-\_\_\_\_\_



BLUE SKY SURVEYING & MAPPING, CORPORATION  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS 75229  
 PHONE: (214) 358-4500  
 FAX: (214) 358-4600  
 DRPETREE@BLUESKYSURVEYING.COM  
 TBPLS REGISTRATION No. 10105700

**OWNER:**  
 ALVAPLAST U.S. DEVELOPMENT, LLC.  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
 EMAIL: CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232

**OWNER:**  
 ALVAPLAST U.S., INC.  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
 EMAIL: CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ALVAPLAST U.S., INC., A DELAWARE CORPORATION, AND ALVAPLAST U.S. DEVELOPMENT, LLC., ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1, BLOCK 1, INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID TRACT BEING THE SAME 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 215000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING THE SAME 14.53 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND 16.69 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN GENERAL WARRANTY DEED TO ALVAPLAST U.S. DEVELOPMENT, LLC., IN INSTRUMENT NUMBER 20170000020975 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD FOR A DISTANCE OF 788.63 FEET TO A 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 584.08 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;

THENCE SOUTH 88° 32' 20" WEST AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, PASSING AT A DISTANCE OF 502.55, THE SOUTHWEST CORNER OF SAIS LOT 1 IN BLOCK 1, SAID POINT ALSO BEING THE COMMON CORNER FOR SAID 14.53 ACRE AND 16.69 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 578.23' TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 58' 11" WITH A RADIUS OF 21,774.77 FEET AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 368.53 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88° 04' 12" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT FOR A DISTANCE OF 100.57 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 16.69 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF PARK PLACE WEST PHASE III ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NUMBER 2018000008712 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 09° 24' 49" WEST AND ALONG THE WEST LINE OF SAID 16.69 ACRE TRACT AND ALONG THE EAST LINE OF SAID PARK PLACE WEST PHASE III ADDITION, PASSING AT A DISTANCE OF 534.46 FEET A NORTHEAST CORNER OF SAID PARK PLACE WEST PHASE III ADDITION, SAME BEING A SOUTHEAST CORNER OF PARK PLACE WEST PHASE II ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,039.69 FEET TO A POINT FOR CORNER;

THENCE NORTH 04° 58' 27" WEST FOR A DISTANCE OF 206.69 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 16.69 ACRE TRACT;

THENCE NORTH 81° 27' 00" EAST FOR A DISTANCE OF 407.41 FEET TO A POINT FOR THE NORTHERN-MOST CORNER OF SAID 16.69 ACRE TRACT;

THENCE SOUTH 83° 23' 14" EAST AND CONTINUING ALONG THE NORTH LINE OF SAID 16.69 ACRE TRACT, PASSING AT A DISTANCE OF 216.91 FEET THE COMMON CORNER OF SAID 16.69 ACRE AND 14.53 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.94' TO A POINT FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 14.53 ACRE TRACT FOR A DISTANCE OF 435.64' TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.53 ACRE TRACT;

THENCE SOUTH 06° 42' 50" EAST FOR A DISTANCE OF 361.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 83° 53' 38" EAST FOR A DISTANCE OF 385.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 50.20 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 83° 53' 38" EAST FOR A DISTANCE OF 32.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.0139 ACRES (1,873,684 SQUARE FEET) OF LAND, MORE OR LESS.

PROPOSED EASEMENTS BY THIS PLAT

- FA 24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
UT UTILITY EASEMENT
W WATER EASEMENT
DR DRAINAGE EASEMENT
SW SIDEWALK EASEMENT

LEGEND

- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS IRON ROD SET
IRF IRON ROD FOUND

OWNER:

ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2, BLOCK 1, INDALLOY ADDITION, A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN INDALLOY ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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. 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 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.

WE 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; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ALVAPLAST U.S. DEVELOPMENT, LLC. | ALVAPLAST U.S., INC.

BY: \_\_\_\_\_ | BY: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK 1

BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
R. BALLARD SURVEY - ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

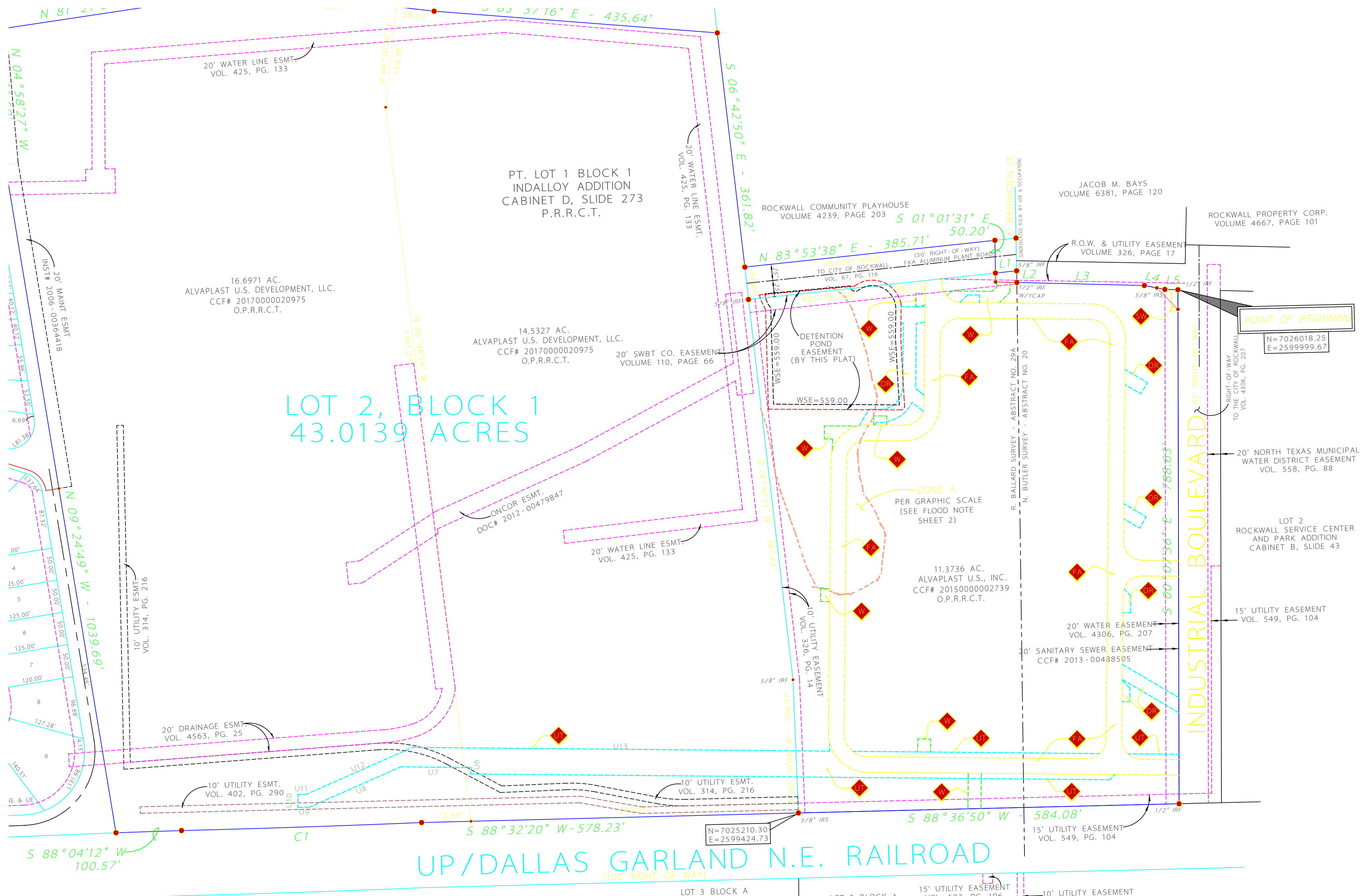
JULY 11, 2019

CASE NO. P2019-\_\_



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700





**LOT 2, BLOCK 1**  
43.0139 ACRES

PT. LOT 1 BLOCK 1  
INDALLOY ADDITION  
CABINET D, SLIDE 273  
P.R.R.C.T.

16.6971 AC.  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
CCF# 20170000020975  
O.P.R.R.C.T.

14.5327 AC.  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
CCF# 20170000020975  
O.P.R.R.C.T.

ROCKWALL COMMUNITY PLAYHOUSE  
VOLUME 4239, PAGE 203

JACOB M. BAYS  
VOLUME 6381, PAGE 120

ROCKWALL PROPERTY CORP.  
VOLUME 4667, PAGE 101

DETECTION POND  
EASEMENT  
(BY THIS PLAT)  
WSE=559.00

ZONE A  
PER GRAPHIC SCALE  
(SEE FLOOD NOTE  
SHEET 2)

11.3736 AC.  
ALVAPLAST U.S., INC.  
CCF# 20150000002739  
O.P.R.R.C.T.

**POINT OF BEGINNING**  
N=7026018.25  
E=2599999.67

**UP/DALLAS GARLAND N.E. RAILROAD**  
(100' RIGHT-OF-WAY)

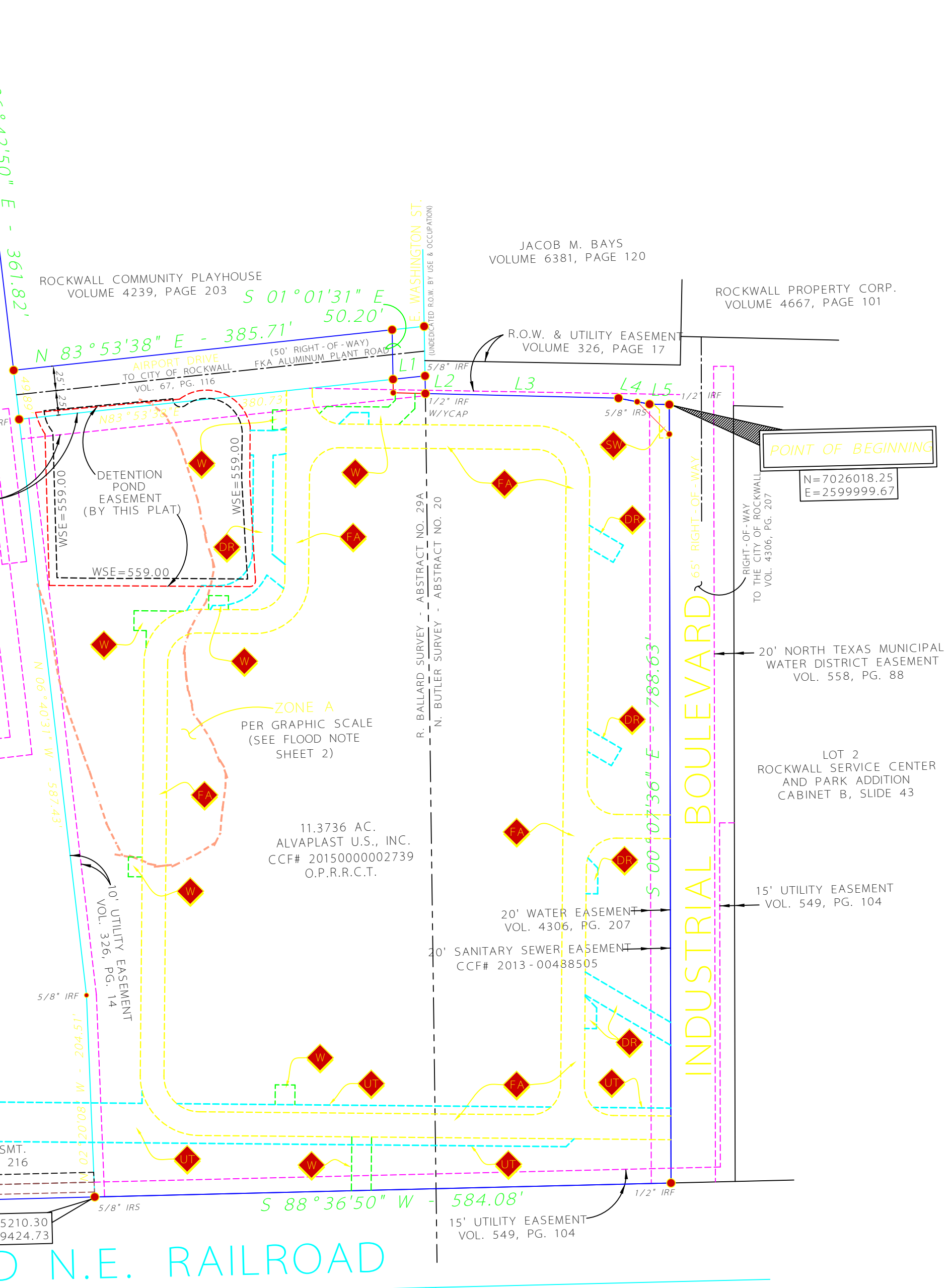
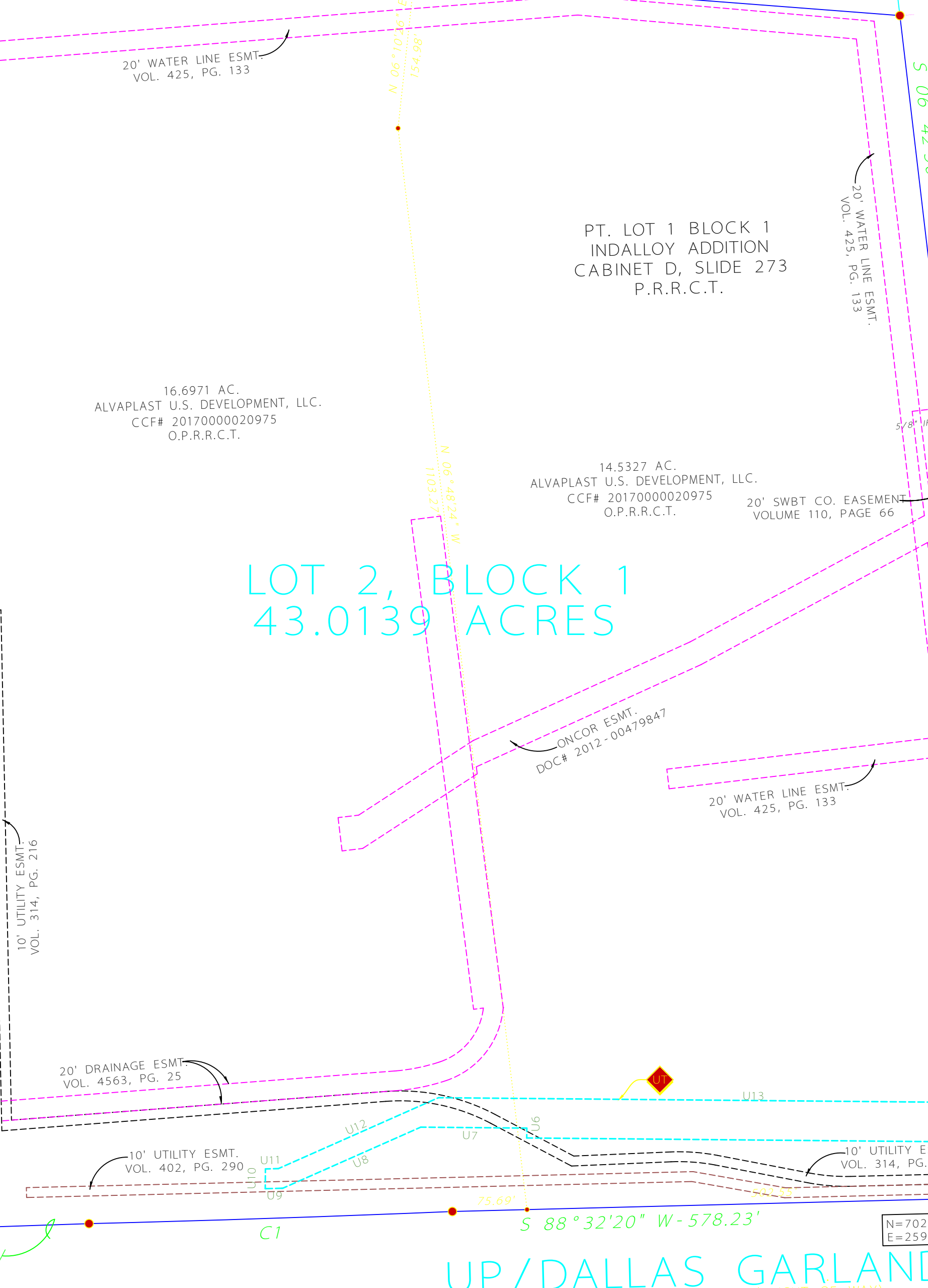
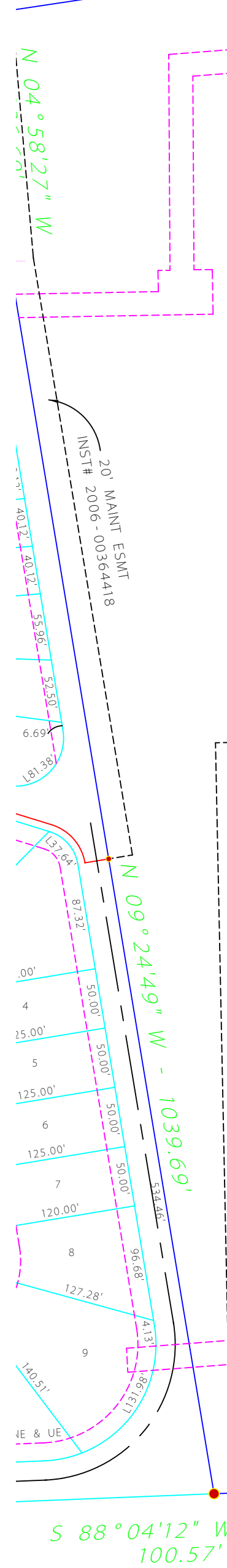
**INDUSTRIAL BOULEVARD**

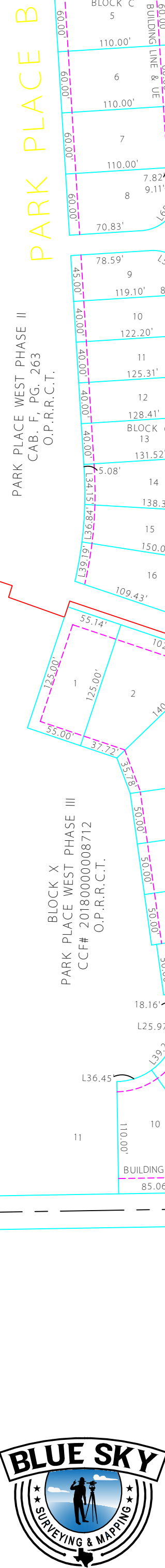
LOT 3 BLOCK A  
WHITMORE MANUFACTURING ADDITION  
CABINET H, SLIDE 239

LOT 2 BLOCK A  
SPR PACKAGING ADDITION  
CABINET H, SLIDE 155

15' UTILITY EASEMENT  
VOL. 507, PG. 196

10' UTILITY EASEMENT  
VOL. 305, PG. 112





BLUE SKY SURVEYING & MAPPING, CORPORATION  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS 75229  
 PHONE: (214) 358-4500  
 FAX: (214) 358-4600  
 DRPETREE@BLUESKYSURVEYING.COM  
 TBPLS REGISTRATION No. 10105700

**OWNER:**  
 ALVAPLAST U.S. DEVELOPMENT, LLC.  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
 CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232

**OWNER:**  
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 EMAIL: CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N83°53'38"E	32.63'
L2	S01°01'31"E	17.89'
L3	S88°37'46"E	195.72'
L4	S79°05'55"E	32.05'
L5	S88°51'14"E	20.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	21774.77'	0°58'11"	368.53'	S88°05'13"W	368.51'

**NOTE:**  
 THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT.

**NOTE:**  
 SEE PAGE 2 FOR DETAILS  
 SEE PAGE 3 FOR LEGEND

LOT 3 BLOCK A  
 WHITMORE MANUFACTURING ADDITION  
 CABINET H, SLIDE 239

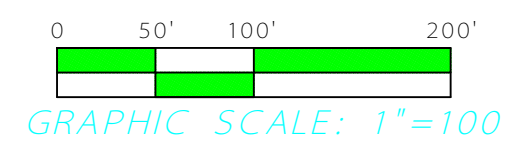
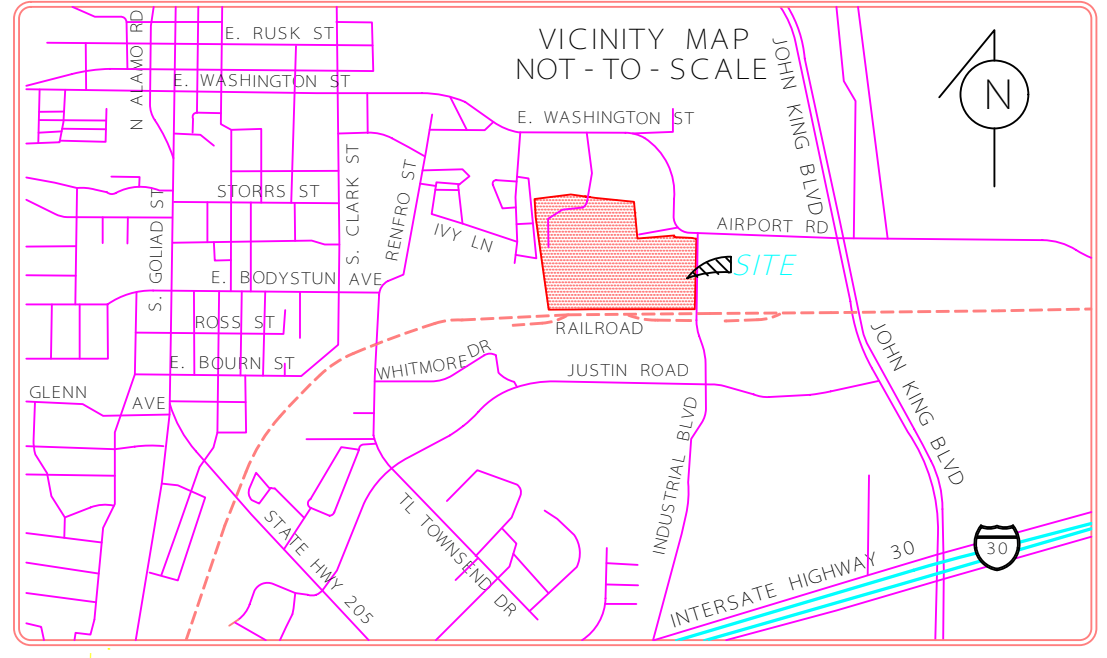
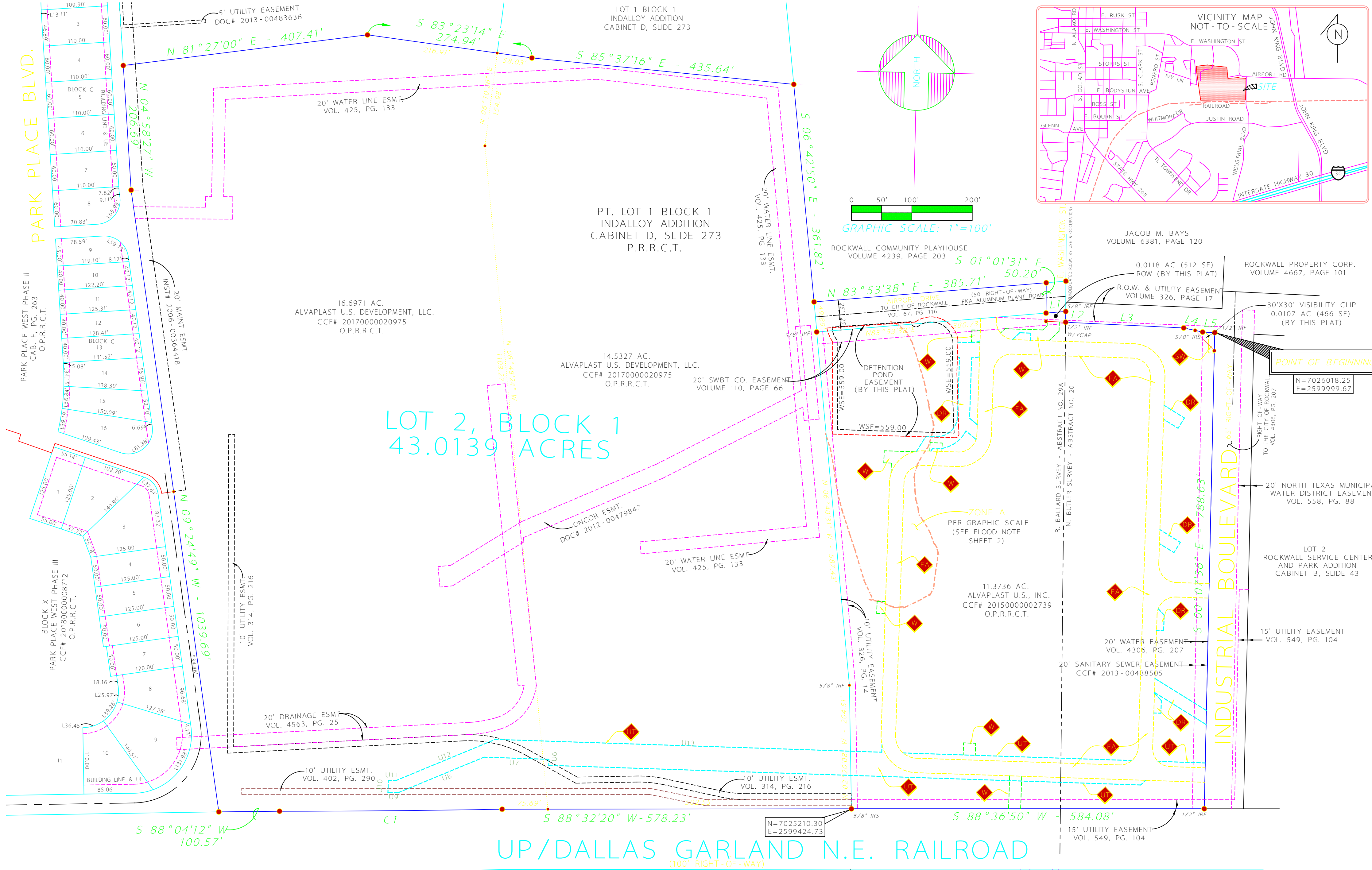
LOT 2 BLOCK A  
 SPR PACKAGING ADDITION  
 CABINET H, SLIDE 155

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
 BEING A REPLAT OF PART OF LOT 1, BLOCK

BEING A 43.0139-ACRE PARCEL  
 N. BUTLER SURVEY - ABSTRACT NO. 20  
 R. BALLARD SURVEY - ABSTRACT NO. 29A  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019- \_\_\_\_\_



**UP/DALLAS GARLAND N.E. RAILROAD**  
 (100' RIGHT-OF-WAY)

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**

BEING A REPLAT OF PART OF LOT 1, BLOCK

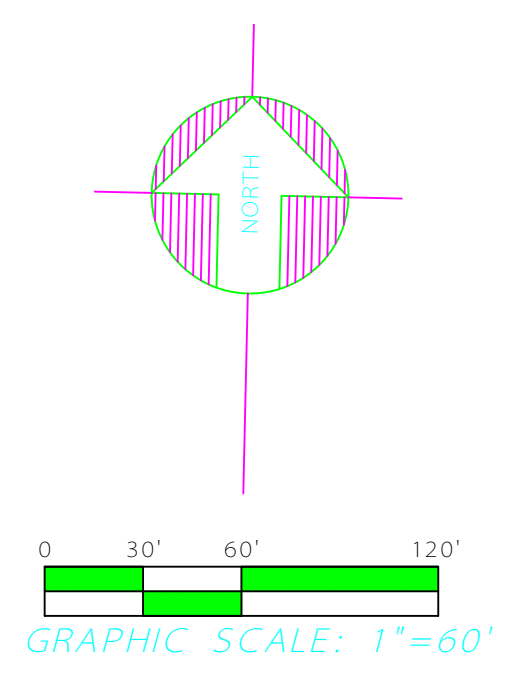
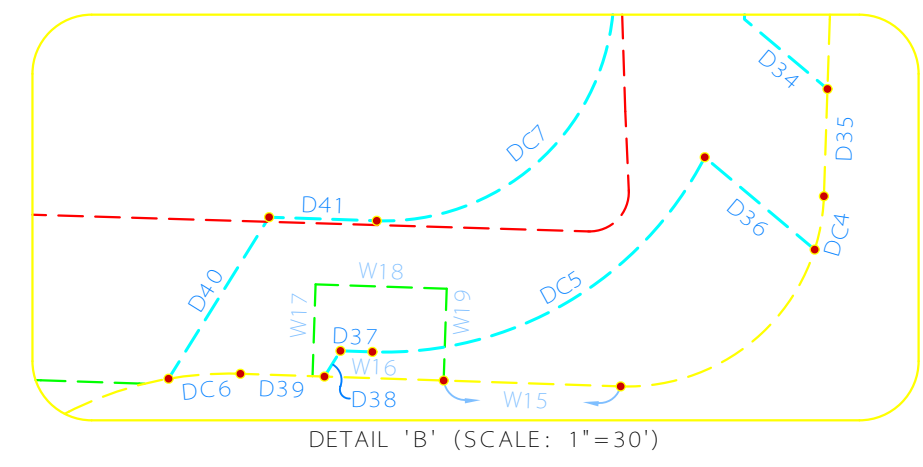
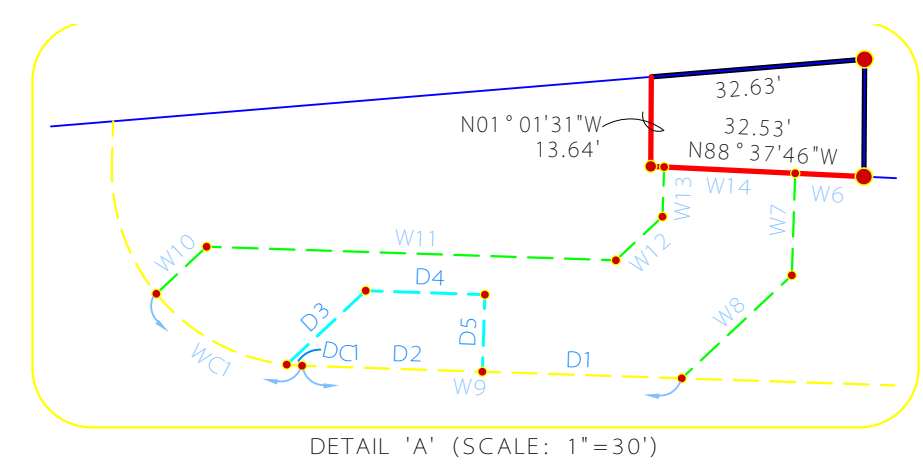
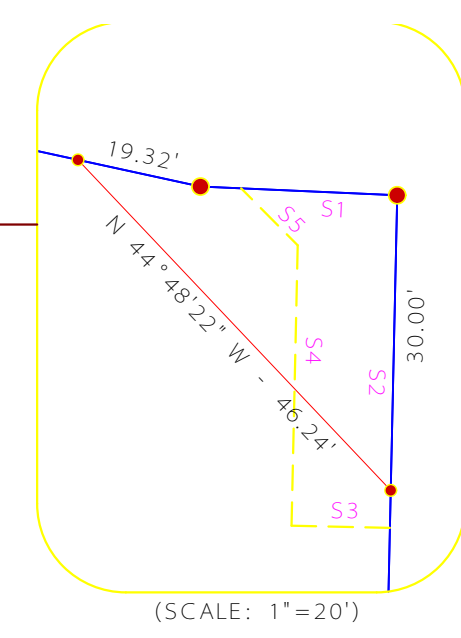
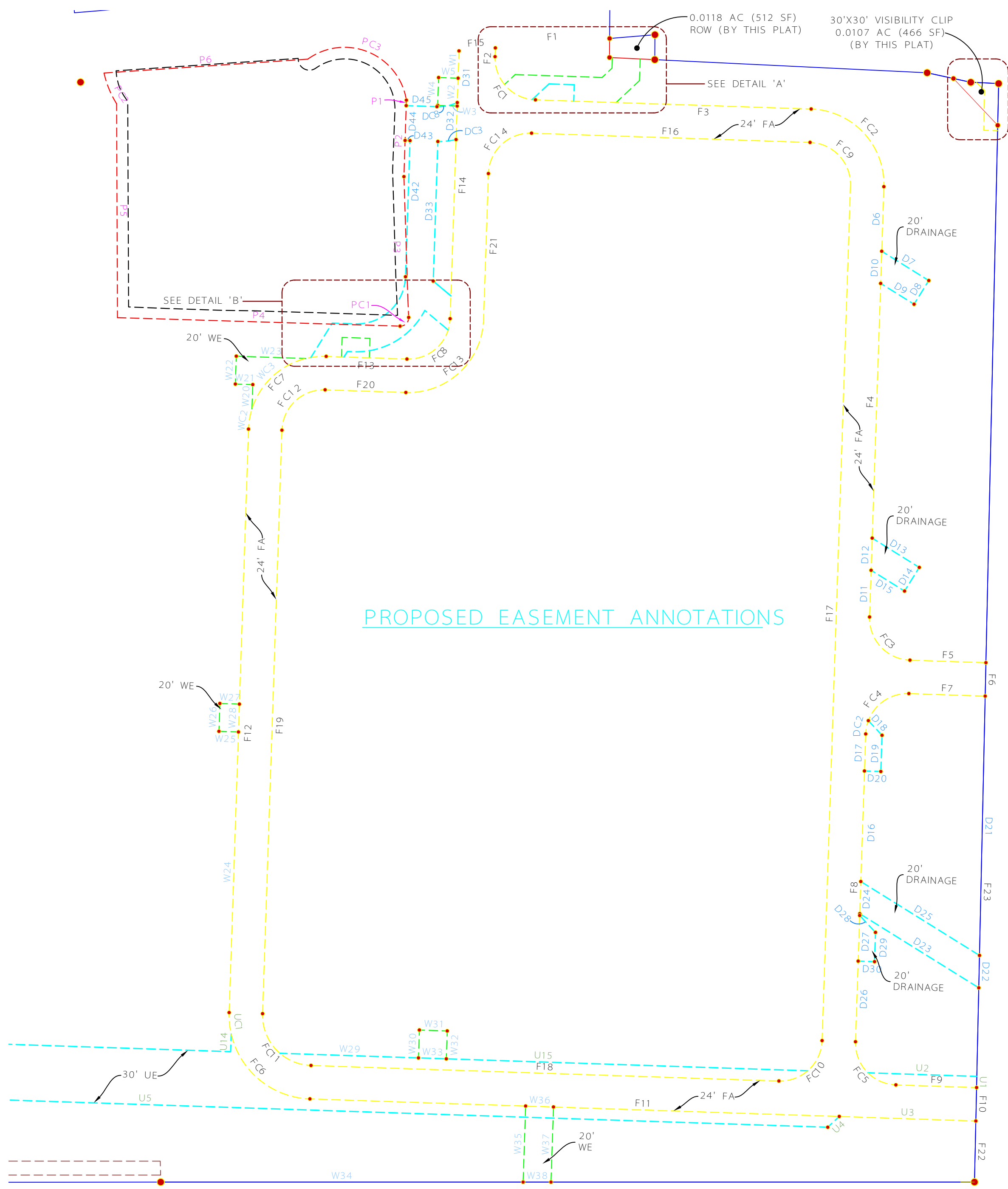
BEING A 43.0139-ACRE PARCEL  
 N. BUTLER SURVEY - ABSTRACT NO. 20  
 R. BALLARD SURVEY - ABSTRACT NO. 29A  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019- \_\_\_\_\_



PROPOSED EASEMENT ANNOTATIONS



~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	S83°53'38"W	82.30'
F2	S00°30'52"W	6.28'
F3	S89°29'08"E	198.00'
F4	S00°30'52"W	309.00'
F5	S89°29'08"E	54.54'
F6	S00°07'36"E	24.00'
F7	N89°29'08"W	54.81'
F8	S00°30'52"W	221.00'
F9	S89°29'08"E	57.95'
F10	S00°07'36"E	24.00'
F11	N89°29'08"W	478.22'
F12	N00°30'52"E	419.00'
F13	S89°29'08"E	58.00'
F14	N00°30'52"E	192.27'
F15	N83°53'38"E	26.17'
F16	S89°29'08"E	200.00'
F17	S00°30'52"W	614.00'
F18	N89°29'08"W	336.00'
F19	N00°30'52"E	419.00'
F20	S89°29'08"E	58.00'
F21	N00°30'52"E	105.00'
F22	N00°07'36"W	43.86'
F23	N00°07'36"W	281.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC2	54.00'	90°00'00"	84.82'	N44°29'08"W	76.37'
FC3	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC4	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC5	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC6	60.00'	90°00'00"	94.25'	S44°29'08"E	84.85'
FC7	54.00'	90°00'00"	84.82'	S45°30'52"W	76.37'
FC8	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC9	30.00'	90°00'00"	47.12'	N44°29'08"W	42.43'
FC10	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC11	36.00'	90°00'00"	56.55'	S44°29'08"E	50.91'
FC12	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC13	54.00'	90°00'00"	84.82'	N45°30'52"E	76.37'
FC14	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N89°29'08"W	30.41'
D2	N89°29'08"W	27.50'
D3	N45°30'52"E	16.49'
D4	S89°29'08"E	18.18'
D5	S00°30'52"W	11.75'
D6	S00°30'52"W	46.12'
D7	S59°29'08"E	39.79'
D8	S30°30'52"W	20.00'
D9	N59°29'08"W	28.25'
D10	N00°30'52"E	23.09'
D11	N00°30'52"E	33.54'
D12	N00°30'52"E	23.09'
D13	S59°29'08"E	39.79'
D14	S30°30'52"W	20.00'
D15	N59°29'08"W	28.25'
D16	N00°30'52"E	79.39'
D17	N00°30'52"E	26.58'
D18	S44°29'08"E	14.38'
D19	S00°30'52"W	26.02'
D20	N89°29'08"W	11.75'
D21	S00°07'36"E	186.15'
D22	S00°07'36"E	23.25'
D23	N59°29'08"W	100.63'
D24	N00°30'52"E	23.09'
D25	S59°29'08"E	100.33'
D26	N00°30'52"E	57.87'
D27	N00°30'52"E	32.77'
D28	S44°29'08"E	16.62'
D29	S00°30'52"W	21.02'
D30	N89°29'08"W	11.75'
D31	S00°30'52"W	37.09'
D32	S00°30'52"W	26.56'
D33	S00°30'52"W	100.21'
D34	S51°21'04"E	16.53'
D35	S00°30'52"W	16.36'
D36	N51°21'04"W	21.89'
D37	N89°29'08"W	4.88'
D38	S30°30'52"W	4.62'
D39	N89°29'08"W	12.81'
D40	N30°30'52"E	29.00'
D41	S89°29'08"E	16.42'
D42	N00°30'52"E	97.76'
D43	N89°29'08"W	3.54'
D44	N00°26'49"E	25.00'
D45	S89°29'08"E	22.06'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	S00°31'14"W	19.58'
W2	S00°30'30"W	20.00'
W3	N89°29'08"W	14.00'
W4	N00°30'52"E	20.00'
W5	S89°29'08"E	14.00'
W6	N88°37'46"W	10.48'
W7	S00°30'52"W	15.56'
W8	S45°30'52"E	22.98'
W9	N89°29'08"W	57.91'
W10	N45°30'52"E	10.50'
W11	S89°29'08"E	62.42'
W12	N45°30'52"E	9.73'
W13	N00°30'52"E	7.58'
W14	S88°37'46"E	20.00'
W15	N89°29'08"W	27.00'
W16	N89°29'08"W	20.00'
W17	N00°30'52"E	14.00'
W18	S89°29'08"E	20.00'
W19	S00°30'52"W	14.00'
W20	N00°30'52"E	17.44'
W21	N89°29'08"W	12.50'
W22	N00°30'52"E	20.00'
W23	S89°29'08"E	49.94'
W24	N00°30'52"E	201.50'
W25	N89°29'08"W	14.00'
W26	N00°30'52"E	20.00'
W27	S89°29'08"E	14.00'
W28	S00°30'52"W	20.00'
W29	S89°29'08"E	99.51'
W30	N00°30'52"E	20.00'
W31	S89°29'08"E	20.00'
W32	S00°30'52"W	20.00'
W33	N89°29'08"W	20.00'
W34	N88°36'50"E	260.10'
W35	N00°30'52"E	54.60'
W36	S89°29'08"E	20.00'
W37	S00°30'52"W	53.94'
W38	S88°36'50"W	20.01'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	30.00'	48°46'36"	25.54'	S65°05'50"E	24.78'
WC2	54.00'	15°38'34"	14.74'	S08°20'09"W	14.70'
WC3	54.00'	58°42'54"	55.34'	S45°30'52"W	52.95'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	30.00'	4°28'41"	2.34'	S87°14'48"E	2.34'
DC2	30.00'	18°40'57"	9.78'	S09°51'20"W	9.74'
DC3	57.50'	13°06'41"	13.16'	N82°27'31"E	13.13'
DC4	30.00'	15°49'01"	8.28'	N08°25'23"E	8.26'
DC5	55.00'	64°31'05"	61.93'	N58°15'20"E	58.71'
DC6	54.00'	11°40'16"	11.00'	S84°40'44"W	10.98'
DC7	35.00'	90°00'00"	54.98'	N45°30'52"E	49.50'
DC8	32.50'	26°30'27"	15.04'	N77°15'39"E	14.90'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
PC1	6.00'	93°33'46"	9.80'	N43°33'07"E	8.74'
PC2	70.00'	19°35'53"	23.94'	S23°41'41"E	23.83'
PC3	45.00'	116°49'39"	91.76'	N68°48'02"W	76.67'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N00°07'36"W	8.00'
U2	N89°29'08"W	78.26'
U3	N89°29'08"W	98.08'
U4	S45°30'52"W	11.31'
U5	N89°29'08"W	980.39'
U6	N00°30'52"E	10.00'
U7	N89°29'08"W	107.54'
U8	S66°07'29"W	152.92'
U9	S88°37'29"W	17.79'
U10	N00°30'52"E	20.01'
U11	N88°37'20"E	13.15'
U12	N66°07'20"E	177.48'
U13	S89°29'08"E	640.06'
U14	N00°30'52"E	12.64'
U15	N89°29'08"W	379.02'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
P1	S00°26'49"W	3.92'
P2	S00°26'49"W	50.98'
P3	S03°13'45"E	101.15'
P4	N89°40'00"W	202.79'
P5	N01°36'22"W	153.52'
P6	N84°42'53"E	146.56'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S88°51'14"E	15.88'
S2	S00°07'36"E	33.81'
S3	S89°52'24"W	10.00'
S4	N00°07'36"W	28.50'
S5	N46°11'12"W	8.16'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	60.00'	14°50'08"	15.54'	S06°54'12"E	15.49'



BLUE SKY SURVEYING & MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPETFEE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION No. 10105700

OWNER:  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
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EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

FINAL PLAT  
LOT 2, BLOCK 1  
INDALLOY ADDITION  
BEING A REPLAT OF PART OF LOT 1, BLOCK 1  
BEING A 43.0139-ACRE PARCEL  
N. BUTLER SURVEY - ABSTRACT NO. 20  
R. BALLARD SURVEY - ABSTRACT NO. 29A  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019- \_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ALVAPLAST U.S., INC.A DELAWARE CORPORATION, AND ALVAPLAST U.S. DEVELOPMENT, LLC ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1, BLOCK 1, INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS SAID TRACT BEING THE SAME 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 2150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING THE SAME 14.53 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND 16.69 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN GENERAL WARRANTY DEED TO ALVAPLAST U.S. DEVELOPMENT, LLC IN INSTRUMENT NUMBER 20170000020975 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD FOR A DISTANCE OF 788.63 FEET TO A 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 584.08 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;

THENCE SOUTH 88° 32' 20" WEST AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, PASSING AT A DISTANCE OF 502.55, THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 1, SAID POINT ALSO BEING THE COMMON CORNER FOR SAID 14.53 ACRE AND 16.69 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 578.23' TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 58' 11" WITH A RADIUS OF 21,774.77 FEET AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 368.53 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88°04' 12" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT FOR A DISTANCE OF 100.57 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 16.69 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF PARK PLACE WEST PHASE III ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NUMBER 20180000008712 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 09° 24' 49" WEST AND ALONG THE WEST LINE OF SAID 16.69 ACRE TRACT AND ALONG THE EAST LINE OF SAID PARK PLACE WEST PHASE III ADDITION, PASSING AT A DISTANCE OF 534.46 FEET A NORTHEAST CORNER OF SAID PARK PLACE WEST PHASE III ADDITION, SAME BEING A SOUTHEAST CORNER OF PARK PLACE WEST PHASE II ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,039.69 FEET TO A POINT FOR CORNER;

THENCE NORTH 04° 58' 27" WEST FOR A DISTANCE OF 206.69 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 16.69 ACRE TRACT

THENCE NORTH 81° 27' 00" EAST FOR A DISTANCE OF 407.41 FEET TO A POINT FOR THE NORTHERN-MOST CORNER OF SAID 16.69 ACRE TRACT

THENCE SOUTH 83° 23' 14" EAST AND CONTINUING ALONG THE NORTH LINE OF SAID 16.69 ACRE TRACT, PASSING AT A DISTANCE OF 216.91 FEET THE COMMON CORNER OF SAID 16.69 ACRE AND 14.53 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.94' TO A POINT FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 14.53 ACRE TRACT FOR A DISTANCE OF 435.64' TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.53 ACRE TRACT

THENCE SOUTH 06° 42' 50" EAST FOR A DISTANCE OF 361.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 83° 53' 38" EAST FOR A DISTANCE OF 385.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 50.20 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 83° 53' 38" EAST FOR A DISTANCE OF 32.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.0139 ACRES (1,873,684 SQUARE FEET) OF LAND MORE OR LESS.

PROPOSED EASEMENTS BY THIS PLAT

- 24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
UTILITY EASEMENT
WATER EASEMENT
DRAINAGE EASEMENT
SIDEWALK EASEMENT

LEGEND

- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS IRON ROD SET
IRF IRON ROD FOUND

OWNER:

ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2, BLOCK 1, INDALLOY ADDITION A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN SAID LAND HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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. 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 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.

WE 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; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_ DAY OF \_\_\_, 2019.

ALVAPLAST U.S. DEVELOPMENT LLC. | ALVAPLAST U.S., INC.

BY: \_\_\_\_\_ BY: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_ DAY OF \_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_ DAY OF \_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: \*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN\*

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 \_\_\_, 2019.

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 \_\_\_, 2019.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

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



BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK 1

BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
R. BALLARD SURVEY - ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019-\_\_\_





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Mayor and City Council  
**DATE:** August 5, 2019  
**APPLICANT:** Matthew Gardner; *Halff Associates*  
**CASE NUMBER:** P2019-028; *Lot 2, Block 1, Indalloy Addition*

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### **SUMMARY**

Consider a request by Matthew Gardner of Halff Associates on behalf of Carolina Molina of Alvaplast US (*SPR Packaging*) for the approval of a replat for a 43.0139-acre tract of land identified as Lot 1, Block 1, Indalloy Addition; Tract 31 of the R. Ballard Survey, Abstract No. 29; and Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

### **PLAT INFORMATION**

- The applicant is requesting the approval of a replat for a 43.0139-acre tract of land [*i.e. Lot 2, Block 1, Indalloy Addition*] that will establish firelane, utility, sanitary sewer, detention, and waterline easements for the purpose of developing the *subject property*. Additionally, the replat will abandon a portion of a dedicated right-of-way [*i.e. Aluminum Plant Road*]. The *subject property* is zoned Light Industrial (LI) District and is addressed as 501 Industrial Boulevard.
- On January 18, 2019, Matthew Gardner of Halff Associates submitted a site plan [*i.e. Case No. SP2019-004*] proposing the construction of a ~78,615 SF warehouse/manufacturing facility in conjunction with an existing warehouse/manufacturing facility [*i.e. SPR Packaging*] at 1480 Justin Road. On March 12, 2019, the Planning and Zoning Commission approved the site plan and all requested exceptions [*i.e. Case No. SP 2019-004*].
- On March 18, 2019, the City Council approved an *Alternative Tree Mitigation Settlement Agreement*, for a total of \$14,225.00 to be paid into the *City's Tree Fund*. This amount is due at the time of filing this final plat. This has been added as a condition of approval below.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the replat for *Lot 2, Block A, Indalloy Addition*, staff would propose the following conditions of approval:


- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Prior to the filing of this plat, payment into the *City's Tree Fund* in the amount of \$14,225.00 to satisfy the *Alternative Tree Mitigation Settlement Agreement* approved by the City Council on March 18, 2019 shall be due.
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

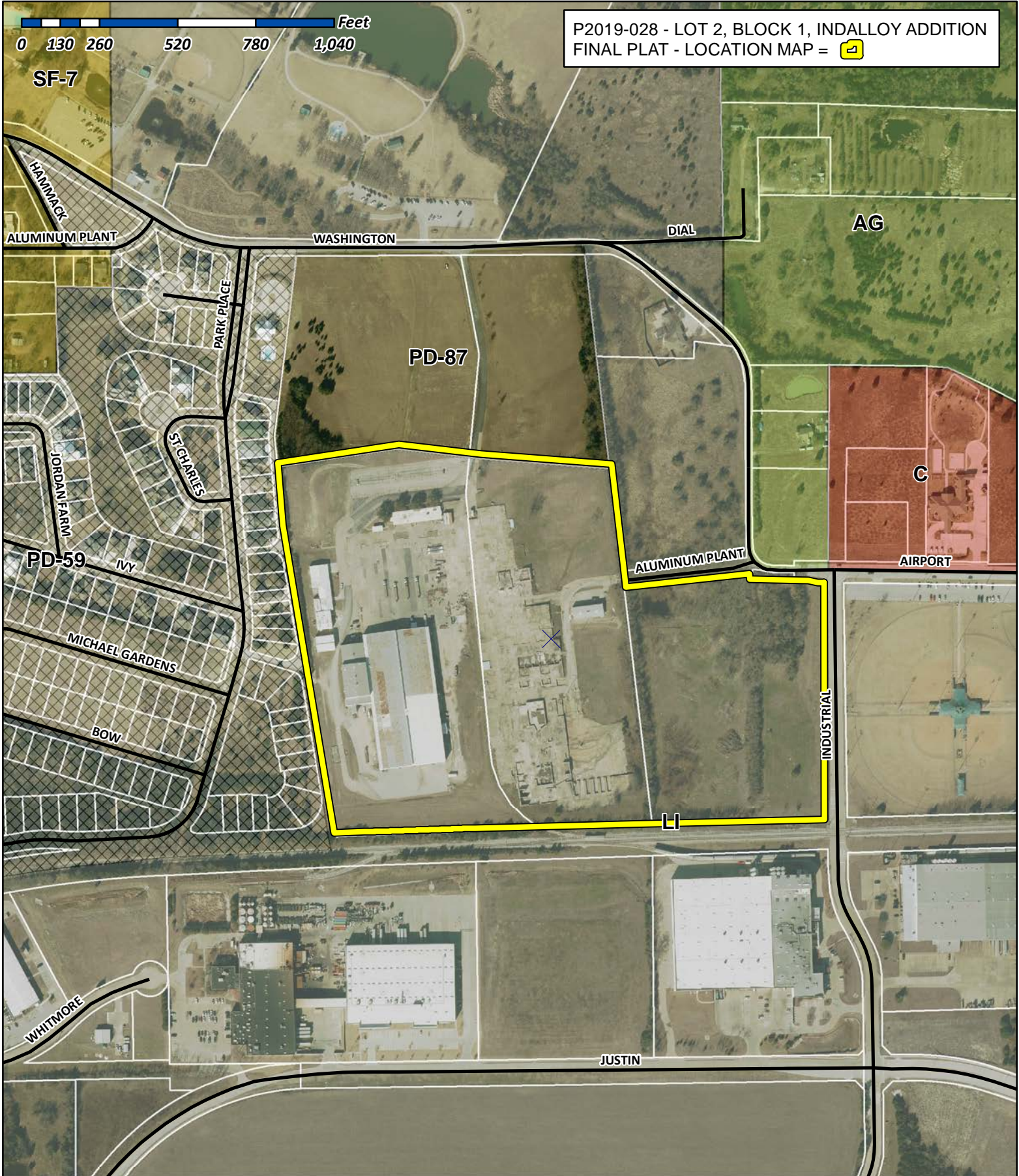
### **PLANNING AND ZONING COMMISSION**

On July 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6-0, with Commissioner Lyons absent.



0 130 260 520 780 1,040 Feet

P2019-028 - LOT 2, BLOCK 1, INDALLOY ADDITION  
FINAL PLAT - LOCATION MAP = 



# 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.



Line Course: S 00-07-36 E Length: 788.63

Line Course: S 88-36-50 W Length: 584.08

Line Course: S 88-32-20 W Length: 578.23

Curve Length: 368.53                  Radius: 21774.77  
Delta: 0-58-11                  Tangent: 184.26  
Chord: 368.51                  Course: S 88-05-13 W

Line Course: S 88-04-12 W Length: 100.57

Line Course: N 09-24-49 W Length: 1039.69

Line Course: N 04-58-27 W Length: 206.69

Line Course: N 81-27-00 E Length: 407.41

Line Course: S 83-23-14 E Length: 274.94

Line Course: S 85-37-16 E Length: 435.64

Line Course: S 06-42-50 E Length: 361.82

Line Course: N 83-53-38 E Length: 385.71

Line Course: S 01-01-31 E Length: 50.20

Line Course: N 83-53-38 E Length: 32.63

Line Course: S 01-01-31 E Length: 17.89

Line Course: S 88-37-46 E Length: 195.72

Line Course: S 79-05-55 E Length: 32.05

Line Course: S 88-51-14 E Length: 20.02

Perimeter: 5880.44 Area: 1,873,684 SF 43.0139 AC

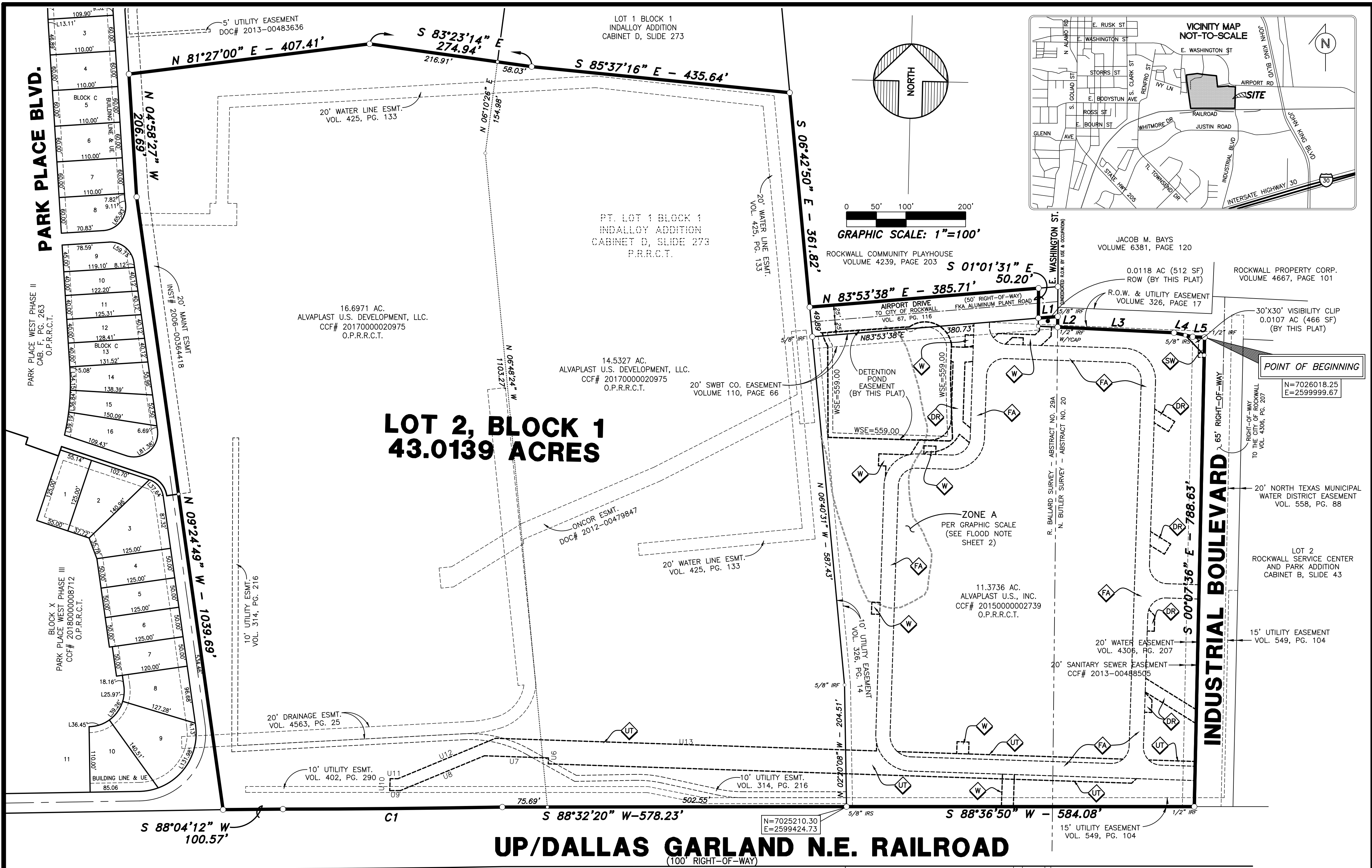
Error Closure: 0.0013                  Course: S 78-18-58 W  
Error North: -0.0011                  East : -0.0031988  
Precision 1: 589,677.34



**PARK PLACE BLVD.**

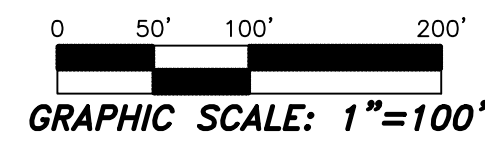
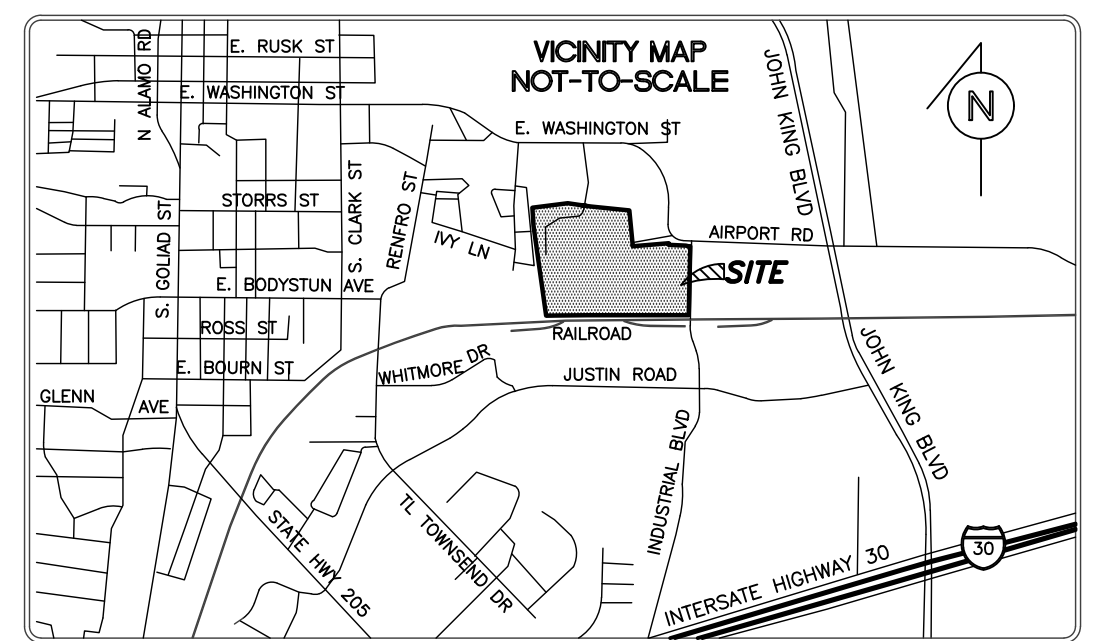
**PARK PLACE WEST PHASE II**  
CAB. F. PG. 263  
O.P.R.R.C.T.

**BLOCK X**  
**PARK PLACE WEST PHASE III**  
CCF# 2018000008712  
O.P.R.R.C.T.



**LOT 2, BLOCK 1**  
**43.0139 ACRES**

**UP/DALLAS GARLAND N.E. RAILROAD**  
(100' RIGHT-OF-WAY)



**NOTE:**  
THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT.

**NOTE:**  
SEE PAGE 2 FOR DETAILS  
SEE PAGE 3 FOR LEGEND

**OWNER:**  
**ALVAPLAST U.S. DEVELOPMENT, LLC.**  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

**OWNER:**  
**ALVAPLAST U.S., INC.**  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N83°53'38"E	32.63'
L2	S01°01'31"E	17.89'
L3	S88°37'46"E	195.72'
L4	S79°05'55"E	32.05'
L5	S88°51'14"E	20.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	21774.77'	0°58'11"	368.53'	S88°05'13"W	368.51'

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
BEING A REPLAT OF PART OF LOT 1, BLOCK 1  
BEING A 43.0139-ACRE PARCEL  
N. BUTLER SURVEY - ABSTRACT NO. 20  
R. BALLARD SURVEY - ABSTRACT NO. 29A  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

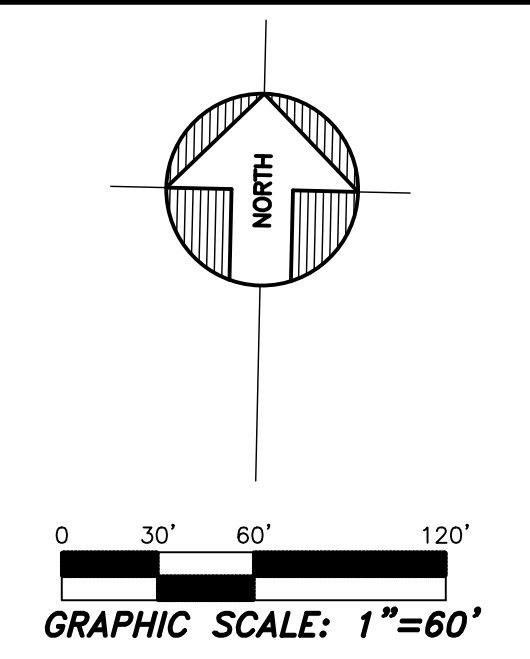
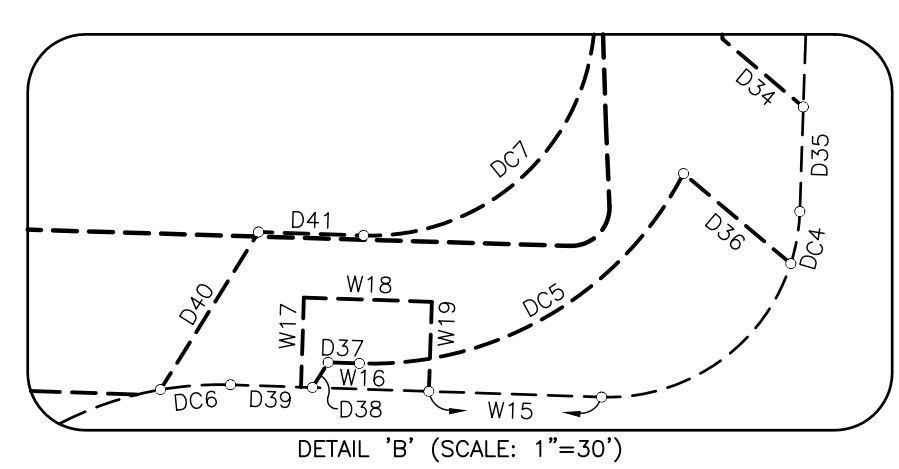
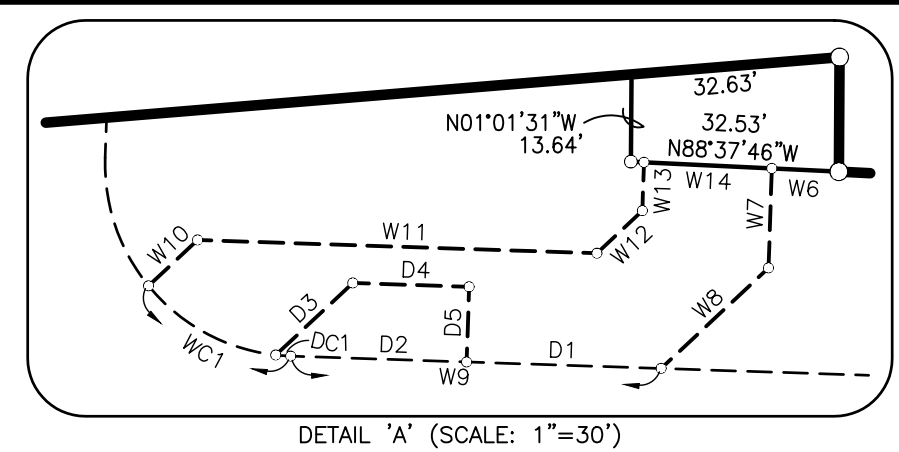
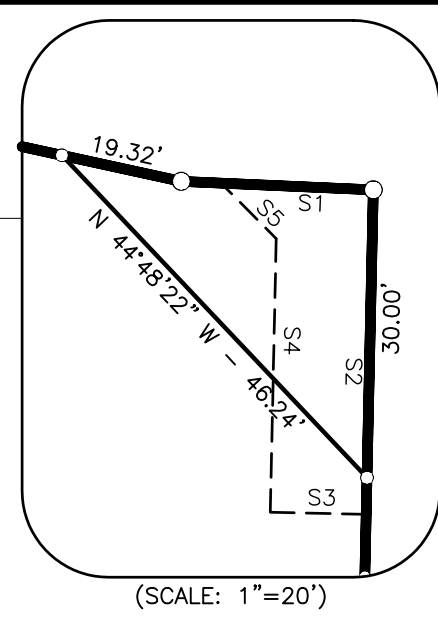
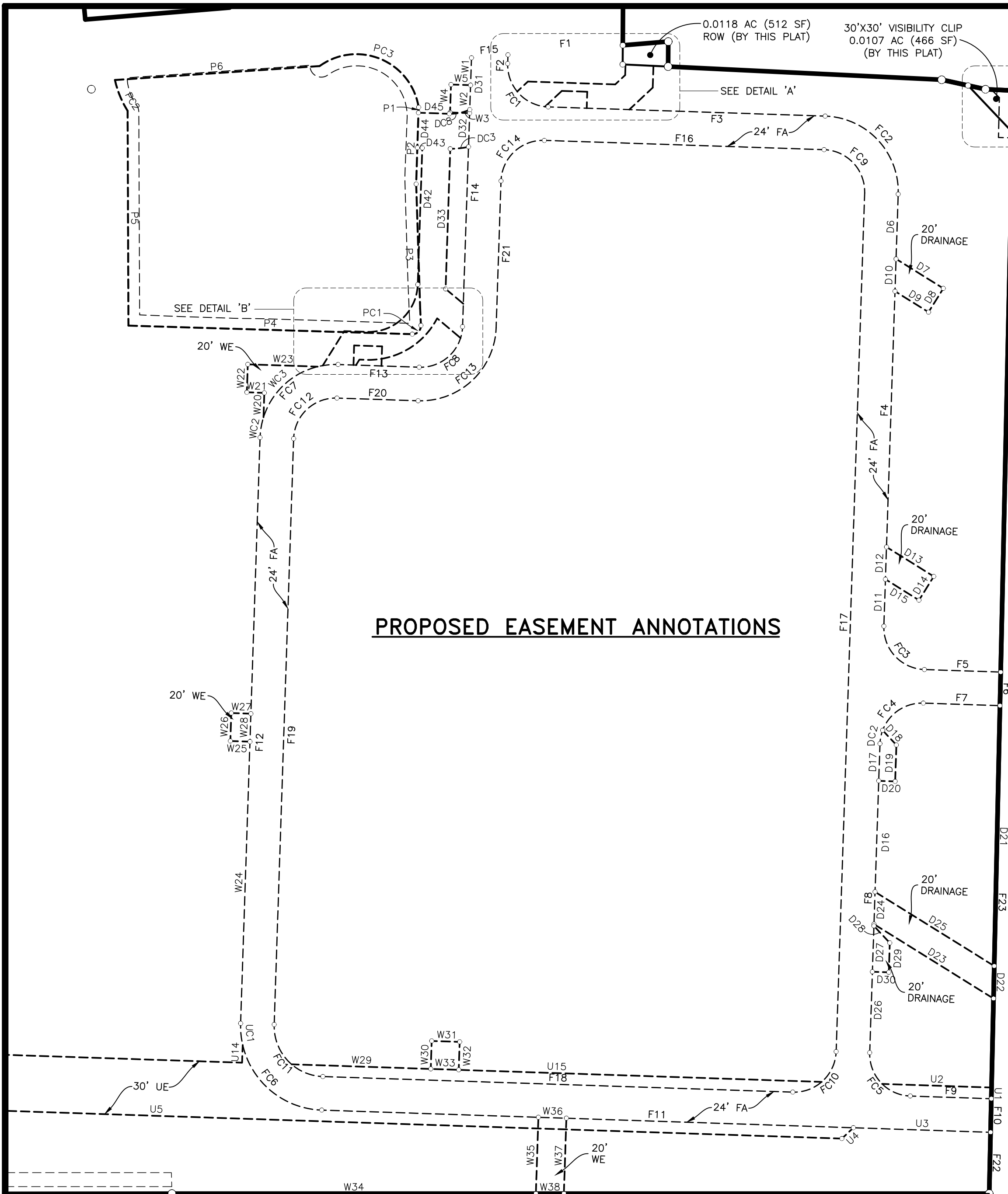
JULY 11, 2019

CASE NO. P2019-\_\_\_\_



BLUE SKY SURVEYING & MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPTREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION NO. 10105700





**PROPOSED EASEMENT ANNOTATIONS**

~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	S83°53'38\"W	82.30'
F2	S00°30'52\"W	6.28'
F3	S89°29'08\"E	198.00'
F4	S00°30'52\"W	309.00'
F5	S89°29'08\"E	54.54'
F6	S00°07'36\"E	24.00'
F7	N89°29'08\"W	54.81'
F8	S00°30'52\"W	221.00'
F9	S89°29'08\"E	57.95'
F10	S00°07'36\"E	24.00'
F11	N89°29'08\"W	478.22'
F12	N00°30'52\"E	419.00'
F13	S89°29'08\"E	58.00'
F14	N00°30'52\"E	192.27'
F15	N83°53'38\"E	26.17'
F16	S89°29'08\"E	200.00'
F17	S00°30'52\"W	614.00'
F18	N89°29'08\"W	336.00'
F19	N00°30'52\"E	419.00'
F20	S89°29'08\"E	58.00'
F21	N00°30'52\"E	105.00'
F22	N00°07'36\"W	43.86'
F23	N00°07'36\"W	281.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00\"	47.12'	S44°29'08\"E	42.43'
FC2	54.00'	90°00'00\"	84.82'	N44°29'08\"E	76.37'
FC3	30.00'	90°00'00\"	47.12'	S44°29'08\"E	42.43'
FC4	30.00'	90°00'00\"	47.12'	S44°29'08\"E	42.43'
FC5	30.00'	90°00'00\"	47.12'	S44°29'08\"E	42.43'
FC6	60.00'	90°00'00\"	84.25'	S44°29'08\"E	84.85'
FC7	54.00'	90°00'00\"	84.82'	S45°30'52\"W	76.37'
FC8	30.00'	90°00'00\"	47.12'	N45°30'52\"E	42.43'
FC9	30.00'	90°00'00\"	47.12'	N44°29'08\"W	42.43'
FC10	30.00'	90°00'00\"	47.12'	N45°30'52\"E	42.43'
FC11	36.00'	90°00'00\"	56.55'	S44°29'08\"E	50.91'
FC12	30.00'	90°00'00\"	47.12'	S45°30'52\"W	42.43'
FC13	54.00'	90°00'00\"	84.82'	N45°30'52\"E	76.37'
FC14	30.00'	90°00'00\"	47.12'	S45°30'52\"W	42.43'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N89°29'08\"W	30.41'
D2	N89°29'08\"W	27.50'
D3	N45°30'52\"E	16.49'
D4	S89°29'08\"E	18.18'
D5	S00°30'52\"W	11.75'
D6	S00°30'52\"W	46.12'
D7	S89°29'08\"E	39.79'
D8	S30°30'52\"W	20.05'
D9	N89°29'08\"W	28.25'
D10	N00°30'52\"E	23.09'
D11	N00°30'52\"E	33.54'
D12	N00°30'52\"E	23.09'
D13	S89°29'08\"E	39.79'
D14	S30°30'52\"W	20.00'
D15	N89°29'08\"W	28.25'
D16	N00°30'52\"E	79.39'
D17	N00°30'52\"E	26.58'
D18	S44°29'08\"E	14.38'
D19	S00°30'52\"W	26.02'
D20	N89°29'08\"W	11.75'
D21	S00°07'36\"E	186.15'
D22	S00°07'36\"E	23.25'
D23	N89°29'08\"W	100.63'
D24	N00°30'52\"E	23.09'
D25	S89°29'08\"E	100.33'
D26	N00°30'52\"E	57.87'
D27	N00°30'52\"E	32.77'
D28	S44°29'08\"E	16.62'
D29	S00°30'52\"W	21.02'
D30	N89°29'08\"W	11.75'
D31	S00°30'52\"W	37.09'
D32	S00°30'52\"W	26.56'
D33	S00°30'52\"W	100.21'
D34	S51°21'04\"E	16.53'
D35	S00°30'52\"W	16.36'
D36	N51°21'04\"W	21.89'
D37	N89°29'08\"W	4.88'
D38	S30°30'52\"W	4.62'
D39	N89°29'08\"W	12.81'
D40	N30°30'52\"E	29.00'
D41	S89°29'08\"E	16.42'
D42	N00°30'52\"E	97.76'
D43	N89°29'08\"W	3.54'
D44	N00°26'49\"E	25.00'
D45	S89°29'08\"E	22.06'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	S00°31'14\"W	19.58'
W2	S00°30'30\"W	20.00'
W3	N89°29'08\"W	14.00'
W4	N00°30'52\"E	20.00'
W5	S89°29'08\"E	14.00'
W6	N88°37'46\"W	10.48'
W7	S00°30'52\"W	15.56'
W8	S45°30'52\"W	22.98'
W9	N89°29'08\"W	57.91'
W10	N45°30'52\"E	10.50'
W11	S89°29'08\"E	62.42'
W12	N45°30'52\"E	9.73'
W13	N00°30'52\"E	7.58'
W14	S88°37'46\"E	20.00'
W15	N89°29'08\"W	27.00'
W16	N89°29'08\"W	20.00'
W17	N00°30'52\"E	14.00'
W18	S89°29'08\"E	20.00'
W19	S00°30'52\"W	14.00'
W20	N00°30'52\"E	17.44'
W21	N89°29'08\"W	12.50'
W22	N00°30'52\"E	20.00'
W23	S89°29'08\"E	49.94'
W24	N00°30'52\"E	201.50'
W25	N89°29'08\"W	14.00'
W26	N00°30'52\"E	20.00'
W27	S89°29'08\"E	14.00'
W28	S00°30'52\"W	20.00'
W29	S89°29'08\"E	99.51'
W30	N00°30'52\"E	20.00'
W31	S89°29'08\"E	20.00'
W32	S00°30'52\"W	20.00'
W33	N89°29'08\"W	20.00'
W34	N88°36'50\"E	260.10'
W35	N00°30'52\"E	54.60'
W36	S89°29'08\"E	20.00'
W37	S00°30'52\"W	53.94'
W38	S88°36'50\"W	20.01'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	30.00'	48°46'36\"	25.54'	S65°05'50\"E	24.78'
WC2	54.00'	15°38'34\"	14.74'	S08°20'09\"W	14.70'
WC3	54.00'	58°42'54\"	55.34'	S45°30'52\"W	52.95'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	30.00'	4°28'41\"	2.34'	S87°14'48\"E	2.34'
DC2	30.00'	18°40'57\"	9.78'	S09°51'20\"W	9.74'
DC3	57.50'	13°06'41\"	13.16'	N82°27'31\"E	13.13'
DC4	30.00'	15°49'01\"	8.28'	N08°25'23\"E	8.26'
DC5	55.00'	64°31'05\"	61.93'	N58°15'20\"E	58.71'
DC6	54.00'	11°40'16\"	11.00'	S84°40'44\"W	10.98'
DC7	35.00'	90°00'00\"	54.98'	N45°30'52\"E	49.50'
DC8	32.50'	26°30'27\"	15.04'	N77°15'39\"E	14.90'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
PC1	6.00'	93°33'46\"	9.80'	N43°33'07\"E	8.74'
PC2	70.00'	19°35'53\"	23.94'	S23°41'41\"E	23.83'
PC3	45.00'	116°49'39\"	91.76'	N68°48'02\"W	76.67'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N00°07'36\"W	8.00'
U2	N89°29'08\"W	78.26'
U3	N89°29'08\"W	98.08'
U4	S45°30'52\"W	11.31'
U5	N89°29'08\"W	980.39'
U6	N00°30'52\"E	10.00'
U7	N89°29'08\"W	107.54'
U8	S66°07'29\"W	152.92'
U9	S88°37'29\"W	17.79'
U10	N00°30'52\"E	20.01'
U11	N88°37'29\"E	13.15'
U12	N66°07'29\"E	177.48'
U13	S89°29'08\"E	640.06'
U14	N00°30'52\"E	12.64'
U15	N89°29'08\"W	379.02'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
P1	S00°26'49\"W	3.92'
P2	S00°26'49\"W	50.98'
P3	S03°13'45\"E	101.15'
P4	N89°40'00\"W	202.79'
P5	N01°36'22\"W	153.52'
P6	N84°42'53\"E	146.56'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S88°51'14\"E	15.88'
S2	S00°07'36\"E	33.81'
S3	S89°52'24\"W	10.00'
S4	N00°07'36\"W	28.50'
S5	N46°11'12\"W	8.16'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	60.00'	14°50'08\"	15.54'	S06°54'12\"E	15.49'

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
 BEING A REPLAT OF PART OF LOT 1, BLOCK 1  
 BEING A 43.0139-ACRE PARCEL  
 N. BUTLER SURVEY - ABSTRACT NO. 20  
 R. BALLARD SURVEY - ABSTRACT NO. 29A  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**BLUE SKY**  
 SURVEYING & MAPPING  
 BLUE SKY SURVEYING & MAPPING, CORPORATION  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS 75229  
 PHONE: (214) 358-4500  
 FAX: (214) 358-4600  
 DRPETREE@BLUESKYSURVEYING.COM  
 TBPLS REGISTRATION No. 10105700

**OWNER:**  
**ALVAPLAST U.S. DEVELOPMENT, LLC.**  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
 EMAIL: CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232

**OWNER:**  
**ALVAPLAST U.S., INC.**  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
 EMAIL: CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ALVAPLAST U.S., INC., A DELAWARE CORPORATION, AND ALVAPLAST U.S. DEVELOPMENT, LLC., ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1, BLOCK 1, INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID TRACT BEING THE SAME 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 215000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING THE SAME 14.53 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND 16.69 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN GENERAL WARRANTY DEED TO ALVAPLAST U.S. DEVELOPMENT, LLC., IN INSTRUMENT NUMBER 20170000020975 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD FOR A DISTANCE OF 788.63 FEET TO A 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

**THENCE** SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 584.08 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;

**THENCE** SOUTH 88° 32' 20" WEST AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, PASSING AT A DISTANCE OF 502.55, THE SOUTHWEST CORNER OF SAIS LOT 1 IN BLOCK 1, SAID POINT ALSO BEING THE COMMON CORNER FOR SAID 14.53 ACRE AND 16.69 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 578.23' TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 58' 11" WITH A RADIUS OF 21,774.77 FEET AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

**THENCE** SOUTHWESTERLY AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 368.53 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 88° 04' 12" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT FOR A DISTANCE OF 100.57 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 16.69 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF PARK PLACE WEST PHASE III ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NUMBER 2018000008712 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

**THENCE** NORTH 09° 24' 49" WEST AND ALONG THE WEST LINE OF SAID 16.69 ACRE TRACT AND ALONG THE EAST LINE OF SAID PARK PLACE WEST PHASE III ADDITION, PASSING AT A DISTANCE OF 534.46 FEET A NORTHEAST CORNER OF SAID PARK PLACE WEST PHASE III ADDITION, SAME BEING A SOUTHEAST CORNER OF PARK PLACE WEST PHASE II ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,039.69 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 04° 58' 27" WEST FOR A DISTANCE OF 206.69 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 16.69 ACRE TRACT;

**THENCE** NORTH 81° 27' 00" EAST FOR A DISTANCE OF 407.41 FEET TO A POINT FOR THE NORTHERN-MOST CORNER OF SAID 16.69 ACRE TRACT;

**THENCE** SOUTH 83° 23' 14" EAST AND CONTINUING ALONG THE NORTH LINE OF SAID 16.69 ACRE TRACT, PASSING AT A DISTANCE OF 216.91 FEET THE COMMON CORNER OF SAID 16.69 ACRE AND 14.53 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.94' TO A POINT FOR CORNER;

**THENCE** SOUTH 85° 37' 16" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 14.53 ACRE TRACT FOR A DISTANCE OF 435.64' TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.53 ACRE TRACT;

**THENCE** SOUTH 06° 42' 50" EAST FOR A DISTANCE OF 361.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** NORTH 83° 53' 38" EAST FOR A DISTANCE OF 385.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 50.20 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** SOUTH 83° 53' 38" EAST FOR A DISTANCE OF 32.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;






**THENCE** SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

**THENCE** SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

**THENCE** SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.0139 ACRES (1,873,684 SQUARE FEET) OF LAND, MORE OR LESS.

**PROPOSED EASEMENTS BY THIS PLAT**

-  24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
-  UTILITY EASEMENT
-  WATER EASEMENT
-  DRAINAGE EASEMENT
-  SIDEWALK EASEMENT

**LEGEND**

- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- IRS IRON ROD SET
- IRF IRON ROD FOUND

**OWNER:**

**ALVAPLAST U.S., INC.**  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

**OWNER:**

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ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

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

STATE OF TEXAS }  
COUNTY OF ROCKWALL }

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2, BLOCK 1, INDALLOY ADDITION, A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN INDALLOY ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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. 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 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.

WE 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; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

**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 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ALVAPLAST U.S. DEVELOPMENT, LLC. | ALVAPLAST U.S., INC.

BY: \_\_\_\_\_ | BY: \_\_\_\_\_

STATE OF TEXAS }  
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS }  
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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**

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890

**FLOOD NOTE**

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**RECOMMENDED FOR FINAL APPROVAL**

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

**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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
**BEING A REPLAT OF PART OF LOT 1, BLOCK 1**

BEING A 43.0139-ACRE PARCEL  
N. BUTLER SURVEY - ABSTRACT NO. 20  
R. BALLARD SURVEY - ABSTRACT NO. 29A  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

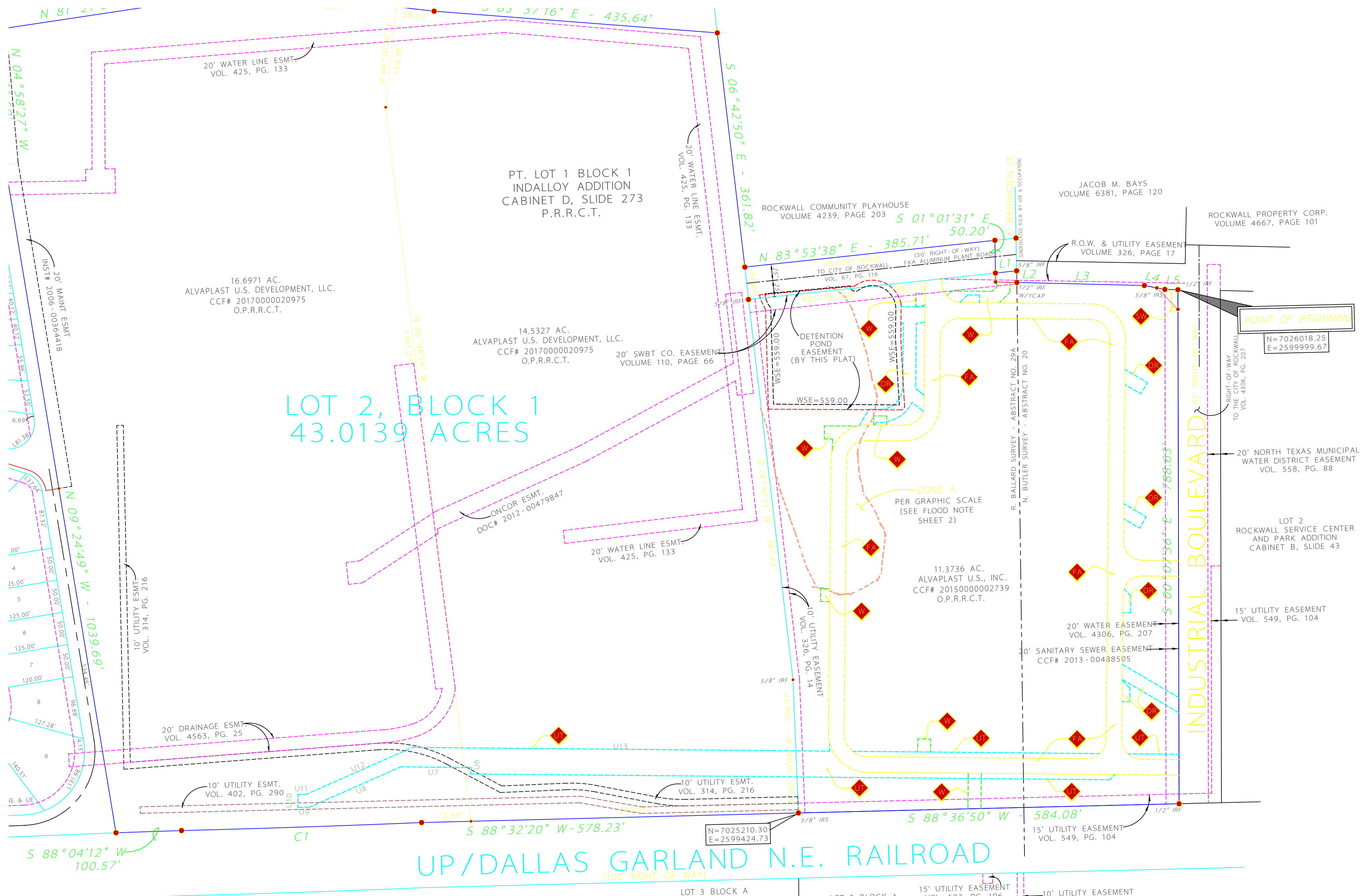
JULY 11, 2019

CASE NO. P2019-\_\_\_\_



BLUE SKY SURVEYING  
& MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION NO. 10105700





PT. LOT 1 BLOCK 1  
INDALLOY ADDITION  
CABINET D, SLIDE 273  
P.R.R.C.T.

16.6971 AC.  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
CCF# 20170000020975  
O.P.R.R.C.T.

14.5327 AC.  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
CCF# 20170000020975  
O.P.R.R.C.T.

ROCKWALL COMMUNITY PLAYHOUSE  
VOLUME 4239, PAGE 203

JACOB M. BAYS  
VOLUME 6381, PAGE 120

ROCKWALL PROPERTY CORP.  
VOLUME 4667, PAGE 101

LOT 2, BLOCK 1  
43.0139 ACRES

DETECTION POND  
EASEMENT  
(BY THIS PLAT)  
WSE=559.00

ZONE A  
PER GRAPHIC SCALE  
(SEE FLOOD NOTE  
SHEET 2)

11.3736 AC.  
ALVAPLAST U.S., INC.  
CCF# 20150000002739  
O.P.R.R.C.T.

POINT OF BEGINNING  
N=7026018.25  
E=2599999.67

N=7025210.30  
E=2599424.73

UP/DALLAS GARLAND N.E. RAILROAD  
(100' RIGHT-OF-WAY)

LOT 3 BLOCK A  
WHITMORE MANUFACTURING ADDITION  
CABINET H, SLIDE 239

LOT 2 BLOCK A  
SPR PACKAGING ADDITION  
CABINET H, SLIDE 155

15' UTILITY EASEMENT  
VOL. 507, PG. 196

10' UTILITY EASEMENT  
VOL. 305, PG. 112

20' MAINT ESMT.  
INST# 2006-00364418

10' UTILITY ESMT.  
VOL. 314, PG. 216

20' DRAINAGE ESMT.  
VOL. 4563, PG. 25

10' UTILITY ESMT.  
VOL. 402, PG. 290

10' UTILITY ESMT.  
VOL. 314, PG. 216

10' UTILITY EASEMENT  
VOL. 326, PG. 14

20' WATER EASEMENT  
VOL. 4306, PG. 207

20' SANITARY SEWER EASEMENT  
CCF# 2013-00488505

15' UTILITY EASEMENT  
VOL. 549, PG. 104

20' NORTH TEXAS MUNICIPAL  
WATER DISTRICT EASEMENT  
VOL. 558, PG. 88

LOT 2  
ROCKWALL SERVICE CENTER  
AND PARK ADDITION  
CABINET B, SLIDE 43

R.O.W. & UTILITY EASEMENT  
VOLUME 326, PAGE 17

WASHINGTON ST.  
(UNDEVELOPED ROW BY USE & OCCUPATION)

INDUSTRIAL BOULEVARD  
65' RIGHT-OF-WAY

RIGHT-OF-WAY  
TO THE CITY OF ROCKWALL  
VOL. 4306, PG. 207

N 04°58'27" W

N 09°24'49" W - 1039.69'

S 88°04'12" W  
100.57'

S 88°32'20" W - 578.23'

S 88°36'50" W - 584.08'

S 06°42'50" E - 361.82'

N 83°53'38" E - 385.71'

N 06°40'31" W - 587.43'

M 02°20'08" W - 204.51'

S 00°07'56" E - 788.63'

S 01°01'31" E - 50.20'

N 06°01'36" E - 154.99'

N 06°48'24" W - 1103.27'

ONCOR ESMT.  
DOC# 2012-00479847

20' WATER LINE ESMT.  
VOL. 425, PG. 133

20' WATER LINE ESMT.  
VOL. 425, PG. 133

20' WATER LINE ESMT.  
VOL. 425, PG. 133

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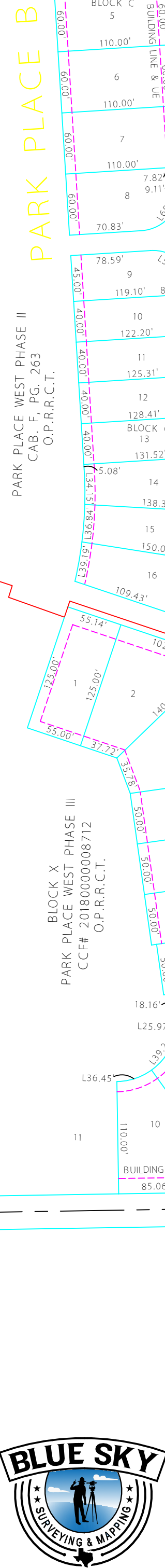
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BLUE SKY SURVEYING & MAPPING, CORPORATION  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS 75229  
 PHONE: (214) 358-4500  
 FAX: (214) 358-4600  
 DRPETREE@BLUESKYSURVEYING.COM  
 TBPLS REGISTRATION No. 10105700

**OWNER:**  
 ALVAPLAST U.S. DEVELOPMENT, LLC.  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
 CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232

**OWNER:**  
 ALVAPLAST U.S., INC.  
 1480 JUSTIN RD  
 ROCKWALL, TX 75087  
 CONTACT: CAROLINA MOLINA  
 CMOLINA@SPRPACKAGING.COM  
 EMAIL: CMOLINA@SPRPACKAGING.COM  
 TEL: 469-402-1232

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N83°53'38"E	32.63'
L2	S01°01'31"E	17.89'
L3	S88°37'46"E	195.72'
L4	S79°05'55"E	32.05'
L5	S88°51'14"E	20.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	21774.77'	0°58'11"	368.53'	S88°05'13"W	368.51'

**NOTE:**  
 THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT.

**NOTE:**  
 SEE PAGE 2 FOR DETAILS  
 SEE PAGE 3 FOR LEGEND

LOT 3 BLOCK A  
 WHITMORE MANUFACTURING ADDITION  
 CABINET H, SLIDE 239

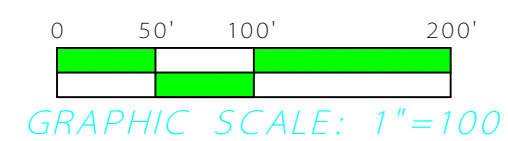
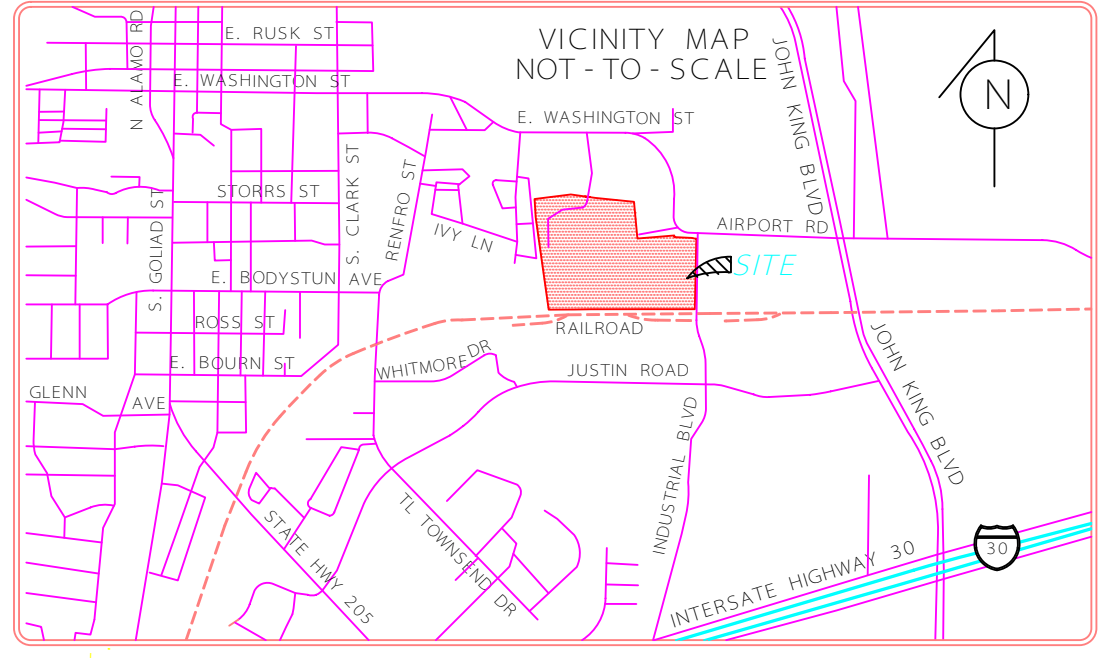
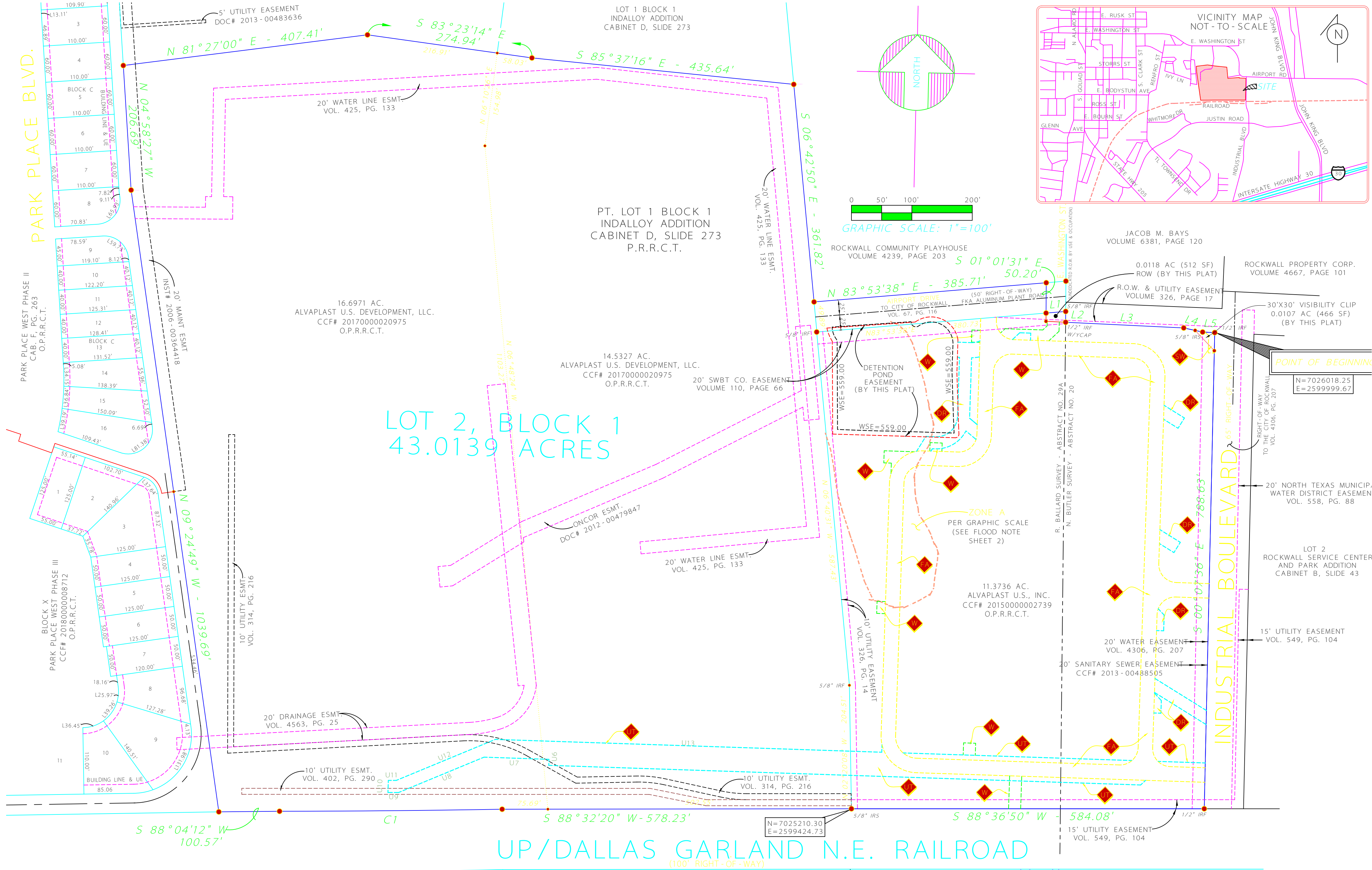
LOT 2 BLOCK A  
 SPR PACKAGING ADDITION  
 CABINET H, SLIDE 155

**FINAL PLAT**  
**LOT 2, BLOCK 1**  
**INDALLOY ADDITION**  
 BEING A REPLAT OF PART OF LOT 1, BLOCK

BEING A 43.0139-ACRE PARCEL  
 N. BUTLER SURVEY - ABSTRACT NO. 20  
 R. BALLARD SURVEY - ABSTRACT NO. 29A  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019- \_\_\_\_\_



**LOT 2, BLOCK 1**  
**43.0139 ACRES**

**UP/DALLAS GARLAND N.E. RAILROAD**  
 (100' RIGHT-OF-WAY)

**INDUSTRIAL BOULEVARD**

**PARK PLACE BLVD.**

**PARK PLACE WEST PHASE II**

**BLOCK X**

**PARK PLACE WEST PHASE III**

PT. LOT 1 BLOCK 1  
 INDALLOY ADDITION  
 CABINET D, SLIDE 273  
 P.R.R.C.T.

16.6971 AC.  
 ALVAPLAST U.S. DEVELOPMENT, LLC.  
 CCF# 20170000020975  
 O.P.R.R.C.T.

14.5327 AC.  
 ALVAPLAST U.S. DEVELOPMENT, LLC.  
 CCF# 20170000020975  
 O.P.R.R.C.T.

11.3736 AC.  
 ALVAPLAST U.S., INC.  
 CCF# 20150000002739  
 O.P.R.R.C.T.

JACOB M. BAYS  
 VOLUME 6381, PAGE 120

ROCKWALL COMMUNITY PLAYHOUSE  
 VOLUME 4239, PAGE 203

ROCKWALL PROPERTY CORP.  
 VOLUME 4667, PAGE 101

0.0118 AC (512 SF)  
 ROW (BY THIS PLAT)

R.O.W. & UTILITY EASEMENT  
 VOLUME 326, PAGE 17

POINT OF BEGINNING

N=7026018.25  
 E=2599999.67

20' NORTH TEXAS MUNICIP.  
 WATER DISTRICT EASEMENT  
 VOL. 558, PG. 88

LOT 2  
 ROCKWALL SERVICE CENTER  
 AND PARK ADDITION  
 CABINET B, SLIDE 43

15' UTILITY EASEMENT  
 VOL. 549, PG. 104

20' WATER EASEMENT  
 VOL. 4306, PG. 207

20' SANITARY SEWER EASEMENT  
 CCF# 2013-00488505

15' UTILITY EASEMENT  
 VOL. 549, PG. 104

10' UTILITY ESMT.  
 VOL. 314, PG. 216

20' DRAINAGE ESMT.  
 VOL. 4563, PG. 25

10' UTILITY ESMT.  
 VOL. 402, PG. 290

10' UTILITY ESMT.  
 VOL. 314, PG. 216

10' UTILITY EASEMENT  
 VOL. 326, PG. 14

R. BALLARD SURVEY - ABSTRACT NO. 29A  
 N. BUTLER SURVEY - ABSTRACT NO. 20

RIGHT-OF-WAY  
 TO THE CITY OF ROCKWALL  
 VOL. 4306, PG. 207

RIGHT-OF-WAY  
 TO THE CITY OF ROCKWALL  
 VOL. 4306, PG. 207

15' UTILITY EASEMENT  
 VOL. 549, PG. 104

10' UTILITY EASEMENT  
 VOL. 305, PG. 112

20' WATER LINE ESMT.  
 VOL. 425, PG. 133

20' WATER LINE ESMT.  
 VOL. 425, PG. 133

20' WATER LINE ESMT.  
 VOL. 425, PG. 133

ONCOR ESMT.  
 DOC# 2012-00479847

DETENTION POND  
 EASEMENT  
 (BY THIS PLAT)  
 WSE=559.00

20' SWBT CO. EASEMENT  
 VOLUME 110, PAGE 66

5' UTILITY EASEMENT  
 DOC# 2013-00483636

20' MAINT ESMT.  
 INST# 2006-00364418

10' UTILITY ESMT.  
 VOL. 314, PG. 216

20' DRAINAGE ESMT.  
 VOL. 4563, PG. 25

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 VOL. 402, PG. 290

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 VOL. 326, PG. 14

R. BALLARD SURVEY - ABSTRACT NO. 29A  
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RIGHT-OF-WAY  
 TO THE CITY OF ROCKWALL  
 VOL. 4306, PG. 207

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ONCOR ESMT.  
 DOC# 2012-00479847

DETENTION POND  
 EASEMENT  
 (BY THIS PLAT)  
 WSE=559.00

20' SWBT CO. EASEMENT  
 VOLUME 110, PAGE 66

5' UTILITY EASEMENT  
 DOC# 2013-00483636

20' MAINT ESMT.  
 INST# 2006-00364418

10' UTILITY ESMT.  
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 VOL. 326, PG. 14

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 N. BUTLER SURVEY - ABSTRACT NO. 20

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 TO THE CITY OF ROCKWALL  
 VOL. 4306, PG. 207

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 DOC# 2012-00479847

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 (BY THIS PLAT)  
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20' SWBT CO. EASEMENT  
 VOLUME 110, PAGE 66

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 INST# 2006-00364418

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 VOL. 326, PG. 14

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 N. BUTLER SURVEY - ABSTRACT NO. 20

RIGHT-OF-WAY  
 TO THE CITY OF ROCKWALL  
 VOL. 4306, PG. 207

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 DOC# 2012-00479847

DETENTION POND  
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 (BY THIS PLAT)  
 WSE=559.00

20' SWBT CO. EASEMENT  
 VOLUME 110, PAGE 66

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 VOL. 314, PG. 216

10' UTILITY EASEMENT  
 VOL. 326, PG. 14

R. BALLARD SURVEY - ABSTRACT NO. 29A  
 N. BUTLER SURVEY - ABSTRACT NO. 20

RIGHT-OF-WAY  
 TO THE CITY OF ROCKWALL  
 VOL. 4306, PG. 207

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 TO THE CITY OF ROCKWALL  
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 DOC# 2012-00479847

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 (BY THIS PLAT)  
 WSE=559.00

20' SWBT CO. EASEMENT  
 VOLUME 110, PAGE 66

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10' UTILITY EASEMENT  
 VOL. 326, PG. 14

R. BALLARD SURVEY - ABSTRACT NO. 29A  
 N. BUTLER SURVEY - ABSTRACT NO. 20

RIGHT-OF-WAY  
 TO THE CITY OF ROCKWALL  
 VOL. 4306, PG. 207

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 VOLUME 110, PAGE 66

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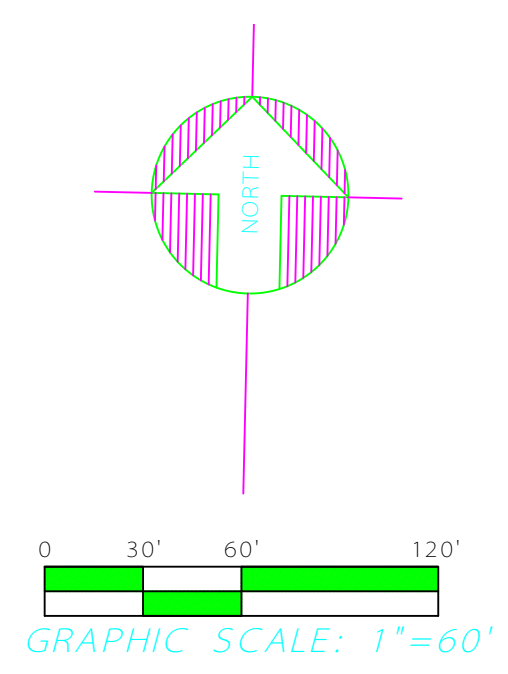
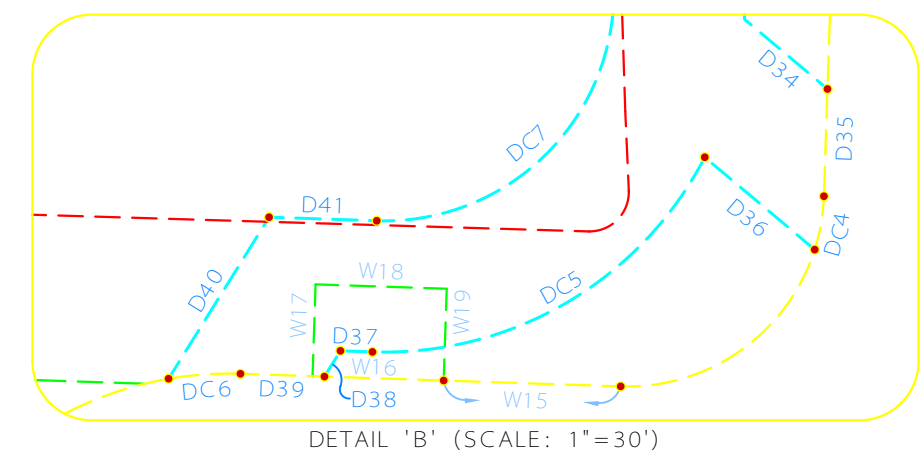
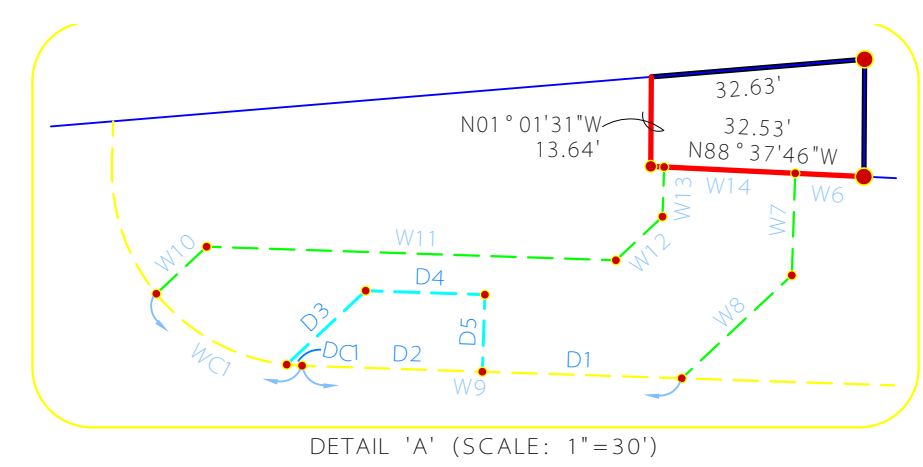
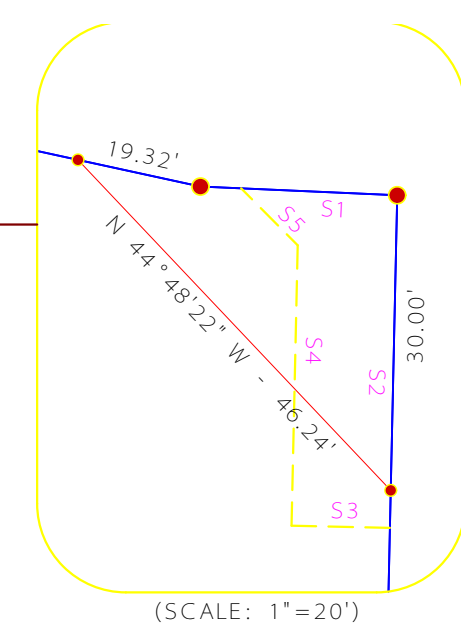
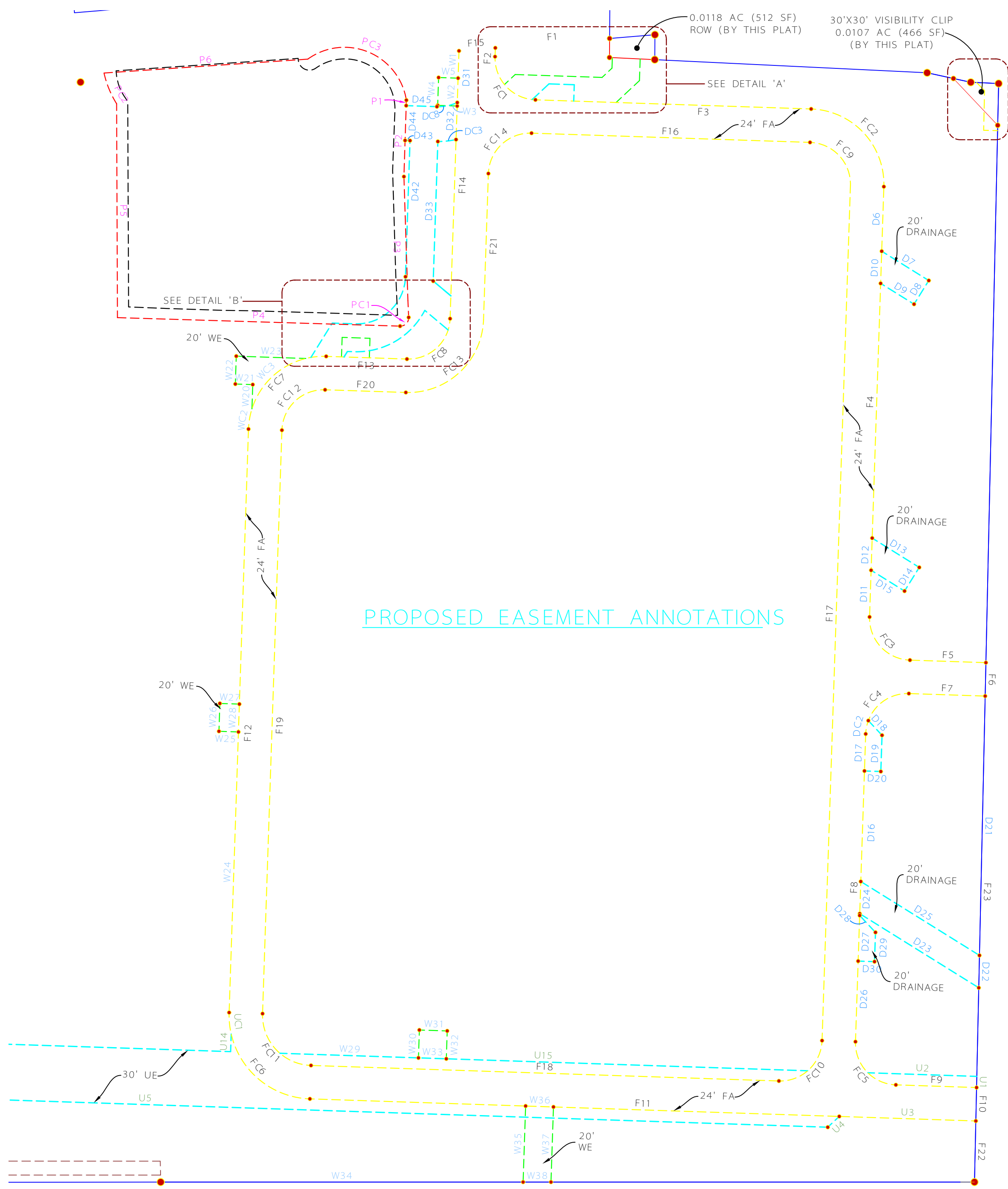
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 VOL. 425, PG. 133

20' WATER LINE ESMT.  
 VOL. 425, PG. 133

ONCOR ESMT.  
 DOC# 2012-00479847

PROPOSED EASEMENT ANNOTATIONS



~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	S83°53'38"W	82.30'
F2	S00°30'52"W	6.28'
F3	S89°29'08"E	198.00'
F4	S00°30'52"W	309.00'
F5	S89°29'08"E	54.54'
F6	S00°07'36"E	24.00'
F7	N89°29'08"W	54.81'
F8	S00°30'52"W	221.00'
F9	S89°29'08"E	57.95'
F10	S00°07'36"E	24.00'
F11	N89°29'08"W	478.22'
F12	N00°30'52"E	419.00'
F13	S89°29'08"E	58.00'
F14	N00°30'52"E	192.27'
F15	N83°53'38"E	26.17'
F16	S89°29'08"E	200.00'
F17	S00°30'52"W	614.00'
F18	N89°29'08"W	336.00'
F19	N00°30'52"E	419.00'
F20	S89°29'08"E	58.00'
F21	N00°30'52"E	105.00'
F22	N00°07'36"W	43.86'
F23	N00°07'36"W	281.02'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC2	54.00'	90°00'00"	84.82'	N44°29'08"W	76.37'
FC3	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC4	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC5	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC6	60.00'	90°00'00"	94.25'	S44°29'08"E	84.85'
FC7	54.00'	90°00'00"	84.82'	S45°30'52"W	76.37'
FC8	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC9	30.00'	90°00'00"	47.12'	N44°29'08"W	42.43'
FC10	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC11	36.00'	90°00'00"	56.55'	S44°29'08"E	50.91'
FC12	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC13	54.00'	90°00'00"	84.82'	N45°30'52"E	76.37'
FC14	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N89°29'08"W	30.41'
D2	N89°29'08"W	27.50'
D3	N45°30'52"E	16.49'
D4	S89°29'08"E	18.18'
D5	S00°30'52"W	11.75'
D6	S00°30'52"W	46.12'
D7	S59°29'08"E	39.79'
D8	S30°30'52"W	20.00'
D9	N59°29'08"W	28.25'
D10	N00°30'52"E	23.09'
D11	N00°30'52"E	33.54'
D12	N00°30'52"E	23.09'
D13	S59°29'08"E	39.79'
D14	S30°30'52"W	20.00'
D15	N59°29'08"W	28.25'
D16	N00°30'52"E	79.39'
D17	N00°30'52"E	26.58'
D18	S44°29'08"E	14.38'
D19	S00°30'52"W	26.02'
D20	N89°29'08"W	11.75'
D21	S00°07'36"E	186.15'
D22	S00°07'36"E	23.25'
D23	N59°29'08"W	100.63'
D24	N00°30'52"E	23.09'
D25	S59°29'08"E	100.33'
D26	N00°30'52"E	57.87'
D27	N00°30'52"E	32.77'
D28	S44°29'08"E	16.62'
D29	S00°30'52"W	21.02'
D30	N89°29'08"W	11.75'
D31	S00°30'52"W	37.09'
D32	S00°30'52"W	26.56'
D33	S00°30'52"W	100.21'
D34	S51°21'04"E	16.53'
D35	S00°30'52"W	16.36'
D36	N51°21'04"W	21.89'
D37	N89°29'08"W	4.88'
D38	S30°30'52"W	4.62'
D39	N89°29'08"W	12.81'
D40	N30°30'52"E	29.00'
D41	S89°29'08"E	16.42'
D42	N00°30'52"E	97.76'
D43	N89°29'08"W	3.54'
D44	N00°26'49"E	25.00'
D45	S89°29'08"E	22.06'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	S00°31'14"W	19.58'
W2	S00°30'30"W	20.00'
W3	N89°29'08"W	14.00'
W4	N00°30'52"E	20.00'
W5	S89°29'08"E	14.00'
W6	N88°37'46"W	10.48'
W7	S00°30'52"W	15.56'
W8	S45°30'52"E	22.98'
W9	N89°29'08"W	57.91'
W10	N45°30'52"E	10.50'
W11	S89°29'08"E	62.42'
W12	N45°30'52"E	9.73'
W13	N00°30'52"E	7.58'
W14	S88°37'46"E	20.00'
W15	N89°29'08"W	27.00'
W16	N89°29'08"W	20.00'
W17	N00°30'52"E	14.00'
W18	S89°29'08"E	20.00'
W19	S00°30'52"W	14.00'
W20	N00°30'52"E	17.44'
W21	N89°29'08"W	12.50'
W22	N00°30'52"E	20.00'
W23	S89°29'08"E	49.94'
W24	N00°30'52"E	201.50'
W25	N89°29'08"W	14.00'
W26	N00°30'52"E	20.00'
W27	S89°29'08"E	14.00'
W28	S00°30'52"W	20.00'
W29	S89°29'08"E	99.51'
W30	N00°30'52"E	20.00'
W31	S89°29'08"E	20.00'
W32	S00°30'52"W	20.00'
W33	N89°29'08"W	20.00'
W34	N88°36'50"E	260.10'
W35	N00°30'52"E	54.60'
W36	S89°29'08"E	20.00'
W37	S00°30'52"W	53.94'
W38	S88°36'50"W	20.01'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	30.00'	48°46'36"	25.54'	S65°05'50"E	24.78'
WC2	54.00'	15°38'34"	14.74'	S08°20'09"W	14.70'
WC3	54.00'	58°42'54"	55.34'	S45°30'52"W	52.95'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	30.00'	4°28'41"	2.34'	S87°14'48"E	2.34'
DC2	30.00'	18°40'57"	9.78'	S09°51'20"W	9.74'
DC3	57.50'	13°06'41"	13.16'	N82°27'31"E	13.13'
DC4	30.00'	15°49'01"	8.28'	N08°25'23"E	8.26'
DC5	55.00'	64°31'05"	61.93'	N58°15'20"E	58.71'
DC6	54.00'	11°40'16"	11.00'	S84°40'44"W	10.98'
DC7	35.00'	90°00'00"	54.98'	N45°30'52"E	49.50'
DC8	32.50'	26°30'27"	15.04'	N77°15'39"E	14.90'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
PC1	6.00'	93°33'46"	9.80'	N43°33'07"E	8.74'
PC2	70.00'	19°35'53"	23.94'	S23°41'41"E	23.83'
PC3	45.00'	116°49'39"	91.76'	N68°48'02"W	76.67'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N00°07'36"W	8.00'
U2	N89°29'08"W	78.26'
U3	N89°29'08"W	98.08'
U4	S45°30'52"W	11.31'
U5	N89°29'08"W	980.39'
U6	N00°30'52"E	10.00'
U7	N89°29'08"W	107.54'
U8	S66°07'29"W	152.92'
U9	S88°37'29"W	17.79'
U10	N00°30'52"E	20.01'
U11	N88°37'20"E	13.15'
U12	N66°07'20"E	177.48'
U13	S89°29'08"E	640.06'
U14	N00°30'52"E	12.64'
U15	N89°29'08"W	379.02'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
P1	S00°26'49"W	3.92'
P2	S00°26'49"W	50.98'
P3	S03°13'45"E	101.15'
P4	N89°40'00"W	202.79'
P5	N01°36'22"W	153.52'
P6	N84°42'53"E	146.56'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S88°51'14"E	15.88'
S2	S00°07'36"E	33.81'
S3	S89°52'24"W	10.00'
S4	N00°07'36"W	28.50'
S5	N46°11'12"W	8.16'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	60.00'	14°50'08"	15.54'	S06°54'12"E	15.49'



BLUE SKY SURVEYING & MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600  
DRPETFEE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION No. 10105700

OWNER:  
ALVAPLAST U.S. DEVELOPMENT, LLC.  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

OWNER:  
ALVAPLAST U.S., INC.  
1480 JUSTIN RD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
CMOLINA@SPRPACKAGING.COM  
EMAIL: CMOLINA@SPRPACKAGING.COM  
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FINAL PLAT  
LOT 2, BLOCK 1  
INDALLOY ADDITION  
BEING A REPLAT OF PART OF LOT 1, BLOCK 1  
BEING A 43.0139-ACRE PARCEL  
N. BUTLER SURVEY - ABSTRACT NO. 20  
R. BALLARD SURVEY - ABSTRACT NO. 29A  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019- \_\_\_\_\_



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ALVAPLAST U.S., INC.A DELAWARE CORPORATION, AND ALVAPLAST U.S. DEVELOPMENT, LLC ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1, BLOCK 1, INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS SAID TRACT BEING THE SAME 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION, RECORDED IN INSTRUMENT NUMBER 2150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING THE SAME 14.53 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND 16.69 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN GENERAL WARRANTY DEED TO ALVAPLAST U.S. DEVELOPMENT, LLC IN INSTRUMENT NUMBER 20170000020975 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD FOR A DISTANCE OF 788.63 FEET TO A 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 584.08 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;

THENCE SOUTH 88° 32' 20" WEST AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, PASSING AT A DISTANCE OF 502.55, THE SOUTHWEST CORNER OF SAIS LOT 1 IN BLOCK 1, SAID POINT ALSO BEING THE COMMON CORNER FOR SAID 14.53 ACRE AND 16.69 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 578.23' TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 58' 11" WITH A RADIUS OF 21,774.77 FEET AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 368.53 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88°04' 12" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT FOR A DISTANCE OF 100.57 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 16.69 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF PARK PLACE WEST PHASE III ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NUMBER 20180000008712 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 09° 24' 49" WEST AND ALONG THE WEST LINE OF SAID 16.69 ACRE TRACT AND ALONG THE EAST LINE OF SAID PARK PLACE WEST PHASE III ADDITION, PASSING AT A DISTANCE OF 534.46 FEET A NORTHEAST CORNER OF SAID PARK PLACE WEST PHASE III ADDITION, SAME BEING A SOUTHEAST CORNER OF PARK PLACE WEST PHASE II ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,039.69 FEET TO A POINT FOR CORNER;

THENCE NORTH 04° 58' 27" WEST FOR A DISTANCE OF 206.69 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 16.69 ACRE TRACT

THENCE NORTH 81° 27' 00" EAST FOR A DISTANCE OF 407.41 FEET TO A POINT FOR THE NORTHERN-MOST CORNER OF SAID 16.69 ACRE TRACT

THENCE SOUTH 83° 23' 14" EAST AND CONTINUING ALONG THE NORTH LINE OF SAID 16.69 ACRE TRACT, PASSING AT A DISTANCE OF 216.91 FEET THE COMMON CORNER OF SAID 16.69 ACRE AND 14.53 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.94' TO A POINT FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 14.53 ACRE TRACT FOR A DISTANCE OF 435.64' TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.53 ACRE TRACT

THENCE SOUTH 06° 42' 50" EAST FOR A DISTANCE OF 361.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 83° 53' 38" EAST FOR A DISTANCE OF 385.71 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 50.20 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 83° 53' 38" EAST FOR A DISTANCE OF 32.63 FEET TO 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO 5/8" IRON ROD SET FOR CORNER;

THENCE 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.0139 ACRES (1,873,684 SQUARE FEET) OF LAND MORE OR LESS.

PROPOSED EASEMENTS BY THIS PLAT

- 24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
UTILITY EASEMENT
WATER EASEMENT
DRAINAGE EASEMENT
SIDEWALK EASEMENT

LEGEND

- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS IRON ROD SET
IRF IRON ROD FOUND

OWNER:

ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER:

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ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2, BLOCK 1, INDALLOY ADDITION A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN SAID LAND HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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. 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 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.

WE 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; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2019.

ALVAPLAST U.S. DEVELOPMENT LLC. | ALVAPLAST U.S., INC.

BY: \_\_\_\_\_ BY: \_\_\_\_\_

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

FLOOD NOTE

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: \*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN\*

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

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



BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK

BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
R. BALLARD SURVEY - ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 11, 2019

CASE NO. P2019-\_\_\_



August 14, 2019

**ATTN: MATTHEW GARDNER**  
HALFF ASSOCIATES  
1201 NORTH BOWSER,  
Richardson, TX 75081

**RE: FINAL PLAT (P2019-028), Lot 2, Block 1, Indalloy Addition**

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 08/05/2019. The following is a record of all recommendations, voting records and conditions of approval:

*CONDITIONS OF APPROVAL*

*If the City Council chooses to approve the replat for Lot 2, Block A, Indalloy Addition, staff would propose the following conditions of approval:*

*(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*

*(2) Prior to the filing of this plat, payment into the City's Tree Fund in the amount of \$14,225.00 to satisfy the Alternative Tree Mitigation Settlement Agreement approved by the City Council on March 18, 2019 shall be due.*

*(3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

*PLANNING AND ZONING COMMISSION*

*On July 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6-0, with Commissioner Lyons absent.*

*CITY COUNCIL:*

*On August 5, 2019, the City Council's motion to approve the replat with staff conditions passed by a vote of 7-0.*

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees. See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates = \$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.**





Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

**David Gonzales, AICP**  
Planning Manager  
Planning & Zoning Department  
City of Rockwall, TX