



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-030 P&Z DATE 07/13/21 CC DATE 07/19/21 APPROVED/DENIE

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 type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input checked="" 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 # _____
NOTES: _____
_____
_____
_____
_____
_____
ZONING MAP UPDATED _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**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 1700 Justin Road, Rockwall, Texas

Subdivision Channell Subdivision

Lot 4

Block A

General Location Northwest Corner of Justin Road and John King Boulevard

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

Current Zoning PD-89

Current Use Office & Factory

Proposed Zoning PD-89

Proposed Use Office & Factory

Acreage 18.762

Lots [Current] 1

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 Willcar Holdings LLC

Applicant Pacheco Koch Consulting Engineers

Contact Person Alton Frazier

Contact Person Luis M. González

Address 1700 Justin Road

Address 7557 Rambler Road

Suite 1400

City, State & Zip Rockwall, Texas 75087

City, State & Zip Dallas, Texas, 75231

Phone (909)-240-3460

Phone (972)235-3031

E-Mail altonjfrazier@gmail.com

E-Mail lgonzalez@pkce.com

## NOTARY VERIFICATION [REQUIRED]

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

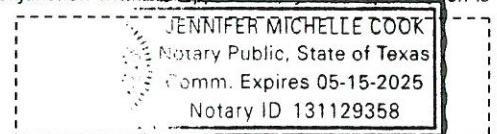
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ N/A, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 20 21. 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 18 day of June, 20 21.

Owner's/Applicant's Signature

*Luis M. Gonzalez*  
*Jennifer Michelle Cook*

Notary Public in and for the State of Texas



My Commission Expires 05-15-2025



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat       Replat  
 Final Plat                       Preliminary Plat  
 Master Plat                         Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[' ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

### Applicant and Staff Checklist

- Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).
  
- Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.  
Date: \_\_\_ / \_\_\_ / \_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. **[FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]**
  
- Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.  
Date: 06 / 18 / 2021
  
- Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.  
Date: 06 / 18 / 2021
  
- DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.  
Date: \_\_\_ / \_\_\_ / \_\_\_
  
- Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.  
Date: \_\_\_ / \_\_\_ / \_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.  
Date: \_\_\_ / \_\_\_ / \_\_\_
  
- Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.  
Date: \_\_\_ / \_\_\_ / \_\_\_  
1<sup>st</sup> \_\_\_\_\_  
2<sup>nd</sup> \_\_\_\_\_  
**Vote:** \_\_\_ For, \_\_\_ Against; \_\_\_ Abstaining, \_\_\_ Absent ( \_\_\_\_\_ ).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**City Council Consideration [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the City Council for consideration.

Date: \_\_\_ / \_\_\_ / \_\_\_

1<sup>st</sup> \_\_\_\_\_

2<sup>nd</sup> \_\_\_\_\_

Vote: \_\_\_ For, \_\_\_ Against; \_\_\_ Abstaining, \_\_\_ Absent ( \_\_\_\_\_ ).

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**Proceed w/ Preliminary Plat [Master Plat]:** Applicant may submit application(s) for Preliminary Plat; or

**Submittal and Approval of Engineering Plans [Preliminary Plat]:** Final Plat application will not be accepted until full engineering plans have been submitted and approved by City Engineer. Once approved the applicant may submit application(s) for Preliminary Plat; or

**Submit Mylars for Filing with County Clerk/Submit Electronic Files [Final Plat]:** Submit mylars with appropriate signatures of owners and surveyors and submit one (1) AutoCAD .dwg, .dxf, or ESRI .shp file, and one (1) survey boundary closure report to the Planning Department.

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**GENERAL NOTES:**

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Point of Beginning : North: 7025817.87' East:  
2603554.31'

Segment #1 : Line

Course: N88°07'13"E Length: 850.17'  
North: 7025845.76' East: 2604404.02'

Segment #2 : Line

Course: N1°03'38"W Length: 550.29'  
North: 7026395.96' East: 2604393.84'

Segment #3 : Line

Course: N88°10'00"E Length: 693.99'  
North: 7026418.16' East: 2605087.47'

Segment #4 : Line

Course: N88°16'13"E Length: 16.20'  
North: 7026418.65' East: 2605103.67'

Segment #5 : Line

Course: S13°13'35"E Length: 112.68'  
North: 7026308.96' East: 2605129.45'

Segment #6 : Curve

Length: 540.49' Radius: 1810.00'  
Delta: 17°06'33" Tangent: 272.27'  
Chord: 538.48' Course: S21°54'26"E  
Course In: N76°38'51"E Course Out: S59°32'18"W  
RP North: 7026726.96' East: 2606890.52'  
End North: 7025809.36' East: 2605330.36'

Segment #7 : Line

Course: S30°27'42"E Length: 46.15'  
North: 7025769.58' East: 2605353.76'

Segment #8 : Curve

Length: 43.46' Radius: 29.50'  
Delta: 84°24'20" Tangent: 26.75'  
Chord: 39.63' Course: S37°35'03"W  
Course In: S85°22'53"W Course Out: S10°12'47"E  
RP North: 7025767.21' East: 2605324.35'  
End North: 7025738.18' East: 2605329.58'

Segment #9 : Line

Course: S79°47'13"W Length: 186.63'  
North: 7025705.09' East: 2605145.92'

Segment #10 : Line

Course: S89°47'13"W Length: 50.50'  
North: 7025704.90' East: 2605095.42'

Segment #11 : Line

Course: S0°38'16"E Length: 8.89'  
North: 7025696.01' East: 2605095.52'

Segment #12 : Line

Course: S79°47'13"W Length: 10.22'  
North: 7025694.19' East: 2605085.46'

Segment #13 : Curve

Length: 70.23' Radius: 904.50'  
Delta: 4°26'56" Tangent: 35.13'  
Chord: 70.22' Course: S77°33'45"W  
Course In: S10°12'47"E Course Out: N14°39'43"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025679.07' East: 2605016.89'

Segment #14 : Line

Course: S14°39'43"E Length: 12.00'  
North: 7025667.46' East: 2605019.93'

Segment #15 : Curve

Length: 8.58' Radius: 892.50'  
Delta: 0°33'04" Tangent: 4.29'  
Chord: 8.58' Course: S75°03'45"W  
Course In: S14°39'43"E Course Out: N15°12'47"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025665.25' East: 2605011.64'

Segment #16 : Line

Course: S74°47'13"W Length: 191.98'  
North: 7025614.87' East: 2604826.38'

Segment #17 : Curve

Length: 149.09' Radius: 807.50'  
Delta: 10°34'42" Tangent: 74.76'  
Chord: 148.87' Course: S80°04'34"W  
Course In: N15°12'47"W Course Out: S4°38'05"E  
RP North: 7026394.08' East: 2604614.49'  
End North: 7025589.22' East: 2604679.74'

Segment #24 : Line

Course: N1°03'48"W Length: 111.88'  
North: 7025817.87' East: 2603554.31'

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Perimeter: 4804.11' Area: 817,294 Sq. Ft./ 18.762  
Acres

Segment #18 : Line

Course: S85°21'55"W Length: 325.98'  
North: 7025562.88' East: 2604354.82'

Segment #19 : Curve

Length: 322.08' Radius: 807.50'  
Delta: 22°51'11" Tangent: 163.21'  
Chord: 319.95' Course: N83°12'29"W  
Course In: N4°38'05"W Course Out: S18°13'06"W  
RP North: 7026367.74' East: 2604289.58'  
End North: 7025600.71' East: 2604037.12'

Segment #20 : Line

Course: N71°46'54"W Length: 100.00'  
North: 7025631.98' East: 2603942.13'

Segment #21 : Curve

Length: 289.81' Radius: 892.50'  
Delta: 18°36'18" Tangent: 146.19'  
Chord: 288.54' Course: N81°05'03"W  
Course In: S18°13'06"W Course Out: N0°23'12"W  
RP North: 7024784.22' East: 2603663.10'  
End North: 7025676.70' East: 2603657.08'

Segment #22 : Line

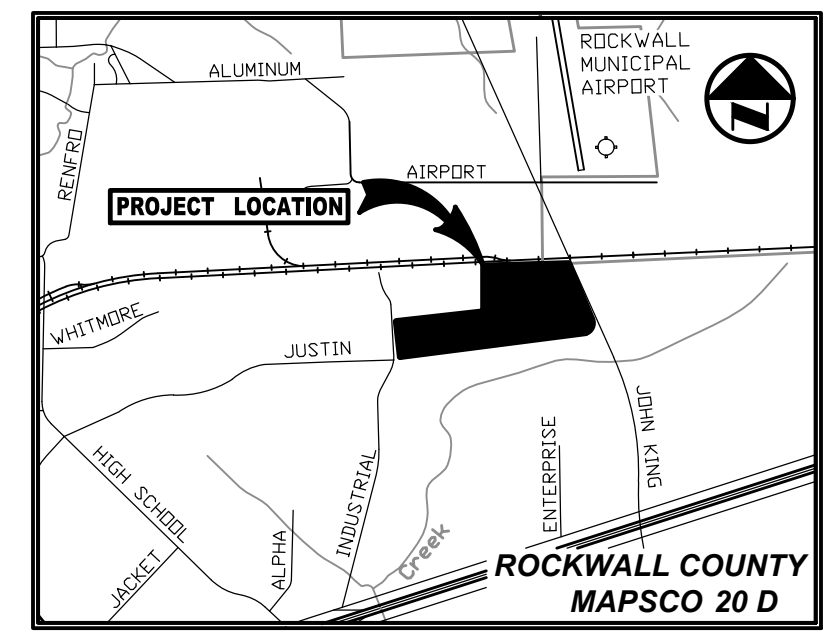
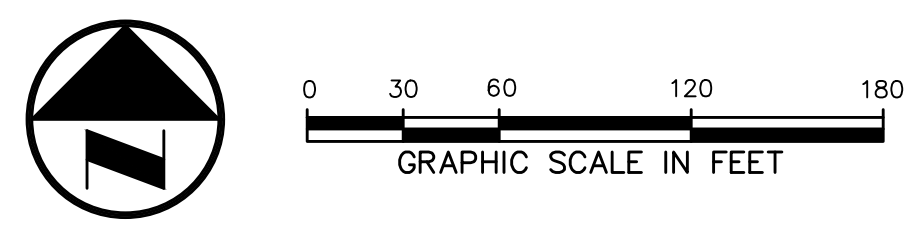
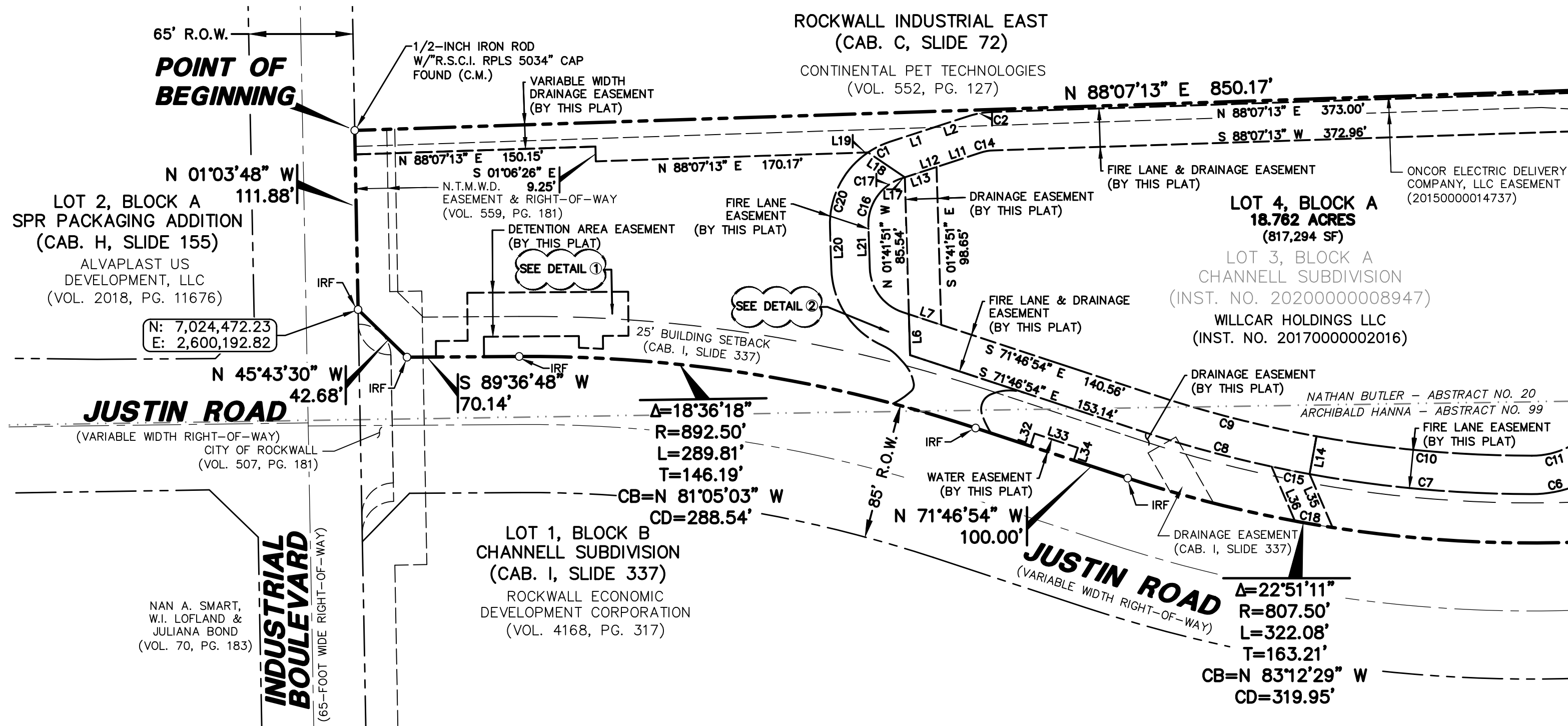
Course: S89°36'48"W Length: 70.14'  
North: 7025676.22' East: 2603586.94'

Segment #23 : Line

Course: N45°43'30"W Length: 42.68'  
North: 7025706.02' East: 2603556.39'



LHERNANDEZ 06/17/2021 10:15AM  
 C:\USERS\LHERNANDEZ\APPDATA\LOCAL\TEMP\ACFPUBLISH\_20624\_3273-20.063RP.DWG



MATCH LINE (SEE SHEET 2)

**LEGEND**

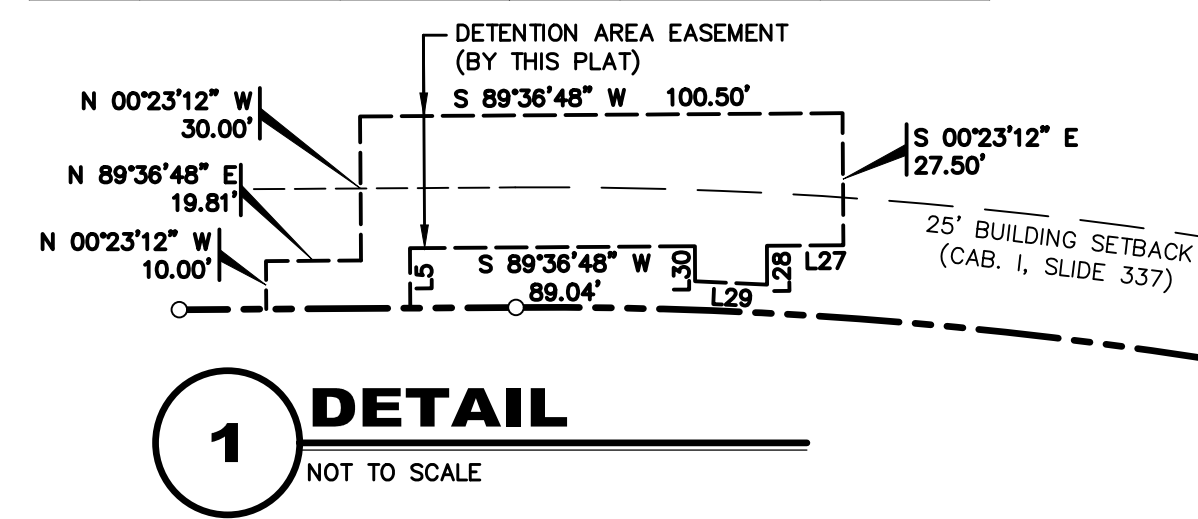
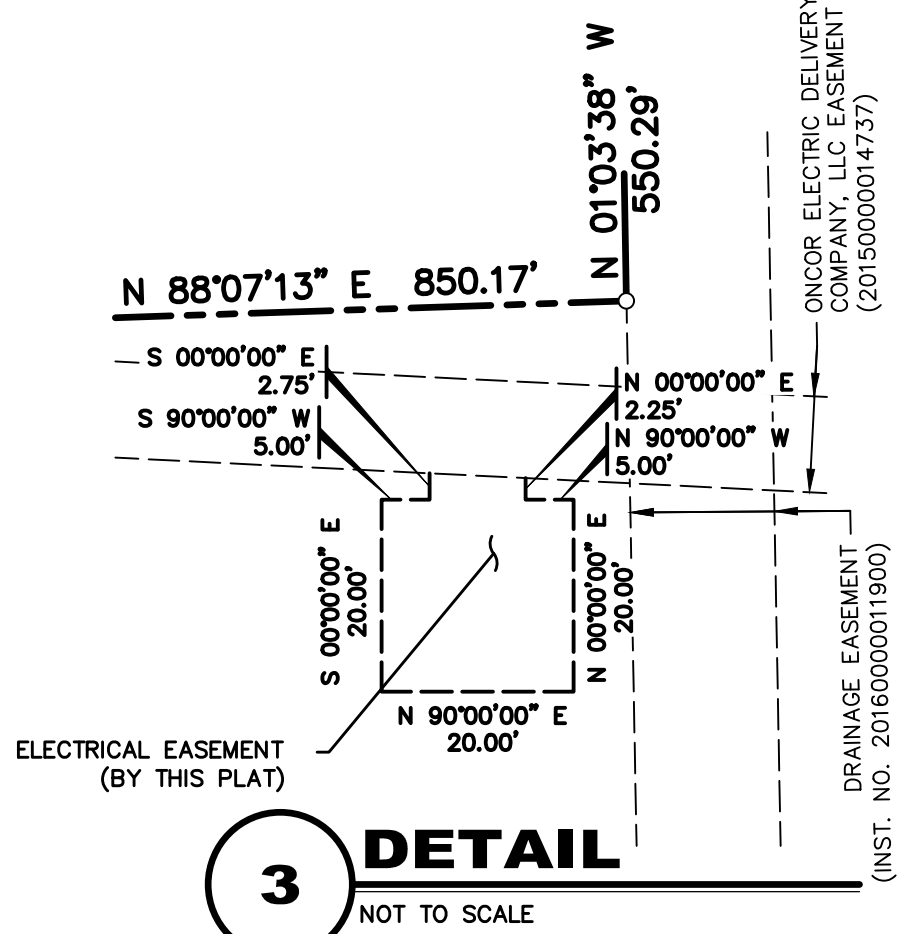
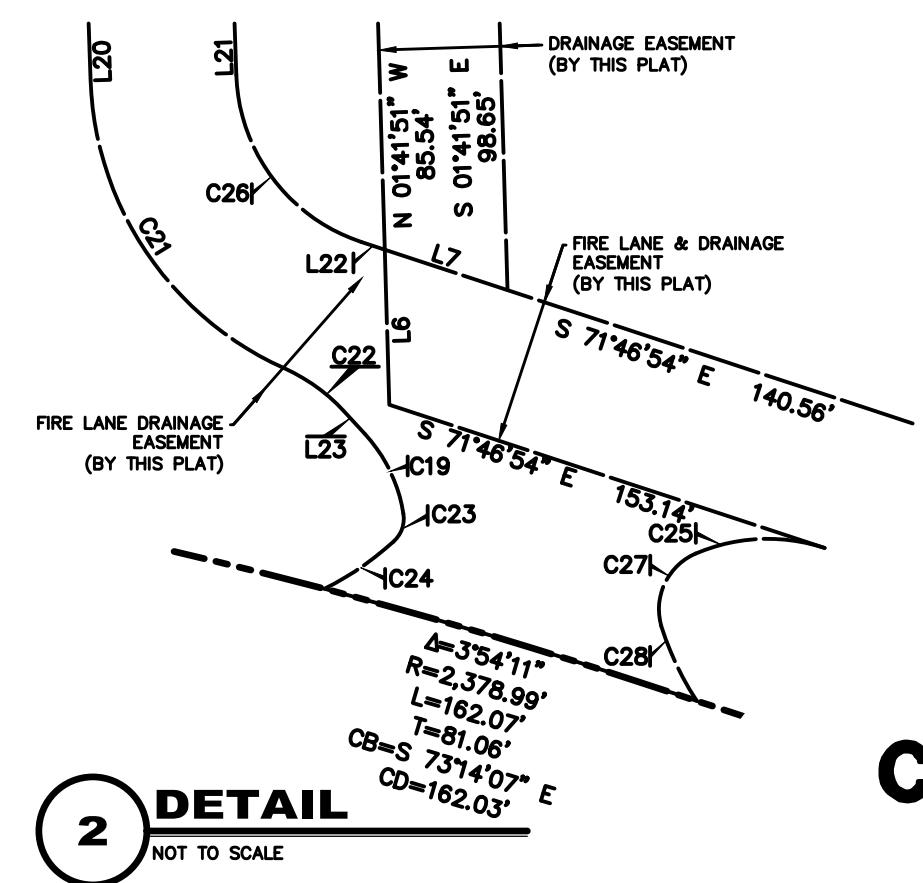
IRF	1/2-INCH IRON ROD W/"WIER ASSOC INC" CAP FOUND	-----	PROPERTY LINE
CSC	1/2-INCH IRON ROD W/"CSC 4252" CAP FOUND	-----	EASEMENT LINE
PK-IRS	5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET	-----	PROPOSED EASEMENT LINE
(C.M.)	CONTROLLING MONUMENT	-----	SETBACK LINE
		-----	ABSTRACT LINE
		-----	CENTERLINE

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	15°55'33"	54.07'	15.03'	7.56'	S 63°55'34" W	14.98'
C2	17°33'11"	52.46'	16.07'	8.10'	S 79°34'43" W	16.01'
C3	89°59'55"	54.00'	84.82'	54.00'	N 46°52'44" W	76.37'
C4	37°47'38"	54.00'	35.62'	18.49'	N 19°05'59" E	34.98'
C5	4°39'37"	54.00'	4.39'	2.20'	N 40°19'37" E	4.39'
C6	47°50'19"	74.00'	61.79'	32.82'	N 66°26'02" E	60.01'
C7	10°16'56"	776.68'	139.38'	69.88'	S 84°50'59" E	139.20'
C8	7°55'31"	777.07'	107.49'	53.83'	N 75°44'40" W	107.40'
C9	7°55'31"	753.07'	104.17'	52.17'	S 75°44'40" E	104.08'
C10	10°17'34"	752.70'	135.22'	67.79'	N 84°51'18" W	135.04'
C11	47°35'29"	50.00'	41.53'	22.05'	S 66°33'27" W	40.35'
C12	41°45'58"	30.00'	21.87'	11.45'	S 21°46'27" W	21.39'
C13	90°19'43"	29.91'	47.16'	30.09'	S 46°52'44" E	42.43'
C14	16°36'19"	29.24'	8.47'	4.27'	N 80°01'49" E	8.44'
C15	1°56'55"	713.22'	24.26'	12.13'	S 78°48'46" E	24.25'
C16	62°24'56"	30.00'	32.68'	18.17'	N 29°19'41" E	31.09'
C17	11°24'40"	30.00'	5.97'	3.00'	N 66°14'28" E	5.96'
C18	1°41'30"	807.50'	23.84'	11.92'	N 80°17'09" W	23.84'
C19	33°41'39"	25.00'	14.70'	7.57'	S 25°39'12" E	14.49'
C20	54°30'57"	54.07'	51.45'	27.86'	S 25°24'26" W	49.53'
C21	64°00'19"	54.00'	60.32'	33.75'	S 33°52'57" E	57.24'
C22	23°23'04"	30.00'	12.24'	6.21'	S 54°11'34" E	12.16'
C23	57°58'26"	5.00'	5.06'	2.77'	S 19°32'35" W	4.85'
C24	16°05'00"	49.26'	13.83'	6.96'	S 55°36'30" W	13.78'
C25	41°26'41"	30.00'	21.70'	11.35'	N 87°29'45" E	21.23'
C26	69°54'07"	30.00'	36.60'	20.97'	N 36°49'51" W	34.37'
C27	82°47'26"	10.00'	14.45'	8.81'	N 25°22'42" E	13.22'
C28	15°47'50"	49.62'	13.68'	6.88'	N 25°26'32" W	13.64'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 71°56'48" W	32.15'	L19	N 88°07'13" E	170.17'
L2	S 71°55'58" W	18.75'	L20	S 01°52'47" E	26.53'
L3	N 42°39'26" E	23.32'	L21	N 01°52'47" W	26.55'
L4	N 42°39'26" E	14.55'	L22	N 71°46'54" W	4.03'
L5	N 00°23'12" W	12.50'	L23	S 42°30'01" E	5.10'
L6	S 01°41'51" E	25.53'	L24	N 01°58'15" W	53.14'
L7	N 71°46'54" W	21.27'	L25	N 40°04'13" E	14.61'
L8	S 42°39'26" W	15.27'	L26	N 46°52'47" W	29.44'
L9	S 42°39'26" W	23.32'	L27	S 89°36'48" W	15.95'
L10	S 46°52'47" E	41.74'	L28	S 00°23'12" E	8.08'
L11	N 71°55'59" E	19.61'	L29	N 87°24'41" W	15.02'
L12	N 71°56'48" E	29.96'	L30	N 00°23'12" W	7.30'
L13	N 71°56'48" E	20.84'	L31	N 88°34'47" W	18.98'
L14	S 10°17'29" W	24.00'	L32	N 18°13'06" E	8.27'
L15	N 46°17'23" W	24.00'	L33	S 71°46'54" E	28.50'
L16	S 02°41'58" E	31.52'	L34	S 18°13'06" W	8.27'
L17	N 71°56'48" E	2.19'	L35	S 23°15'59" E	36.30'
L18	N 55°54'08" W	27.75'	L36	S 23°15'59" E	37.04'



SHEET 1 OF 3

**REPLAT**

**LOT 4, BLOCK A,**

**CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A,  
 CHANNELL SUBDIVISION

1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
 THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
 THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
 AN ADDITION TO THE CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

**SURVEYOR/ENGINEER:**  
 PACHECO KOCH, LLC  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TEXAS 75231  
 PH: 972-235-3031  
 CONTACT: LUIS M. GONZALEZ

**OWNER:**  
 WILLCAR HOLDINGS LLC  
 26040 YNEZ ROAD  
 TEMECULA, CALIFORNIA 92592  
 PH: 909-240-3460  
 CONTACT: ALTON FRAZIER

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

<b>DRAWN BY</b> VTS/LAH	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=60'	<b>DATE</b> JUNE 2021	<b>JOB NUMBER</b> 3273-20.063
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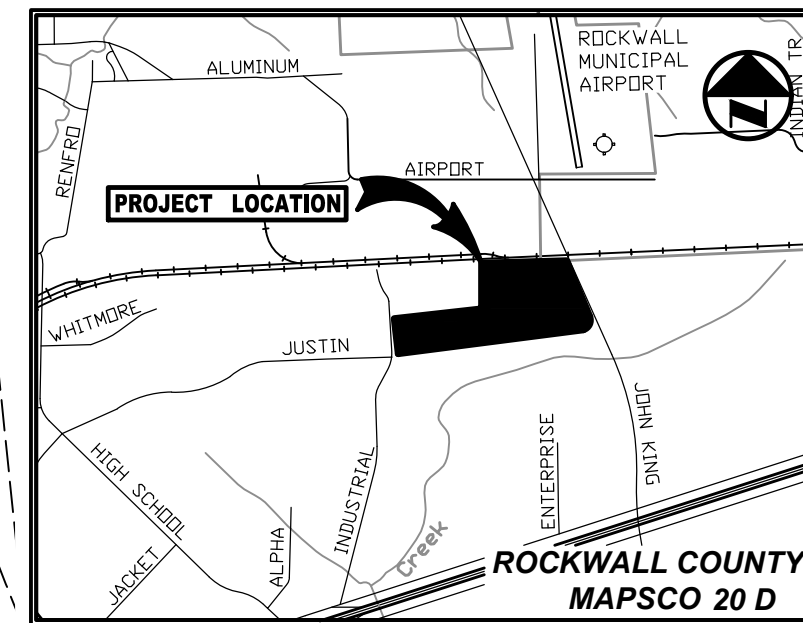
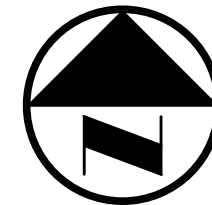
REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

**U.P./DALLAS GARLAND N.E. RAILROAD**

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

N 88°16'13" E 116.20'



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRF 1/2-INCH IRON ROD
- W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD
- W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - SETBACK LINE
- - - ABSTRACT LINE
- - - CENTERLINE

SEE SHEET 1 FOR LINE AND CURVE TABLES

ROCKWALL INDUSTRIAL EAST  
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES  
(VOL. 552, PG. 127)

N 01°03'38" W 550.29'

208.88'

WATER EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

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(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

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WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

**LOT 4, BLOCK A**  
**18.762 ACRES**  
**(817,294 SF)**

LOT 3, BLOCK A  
CHANNELL SUBDIVISION  
(INST. NO. 20200000008947)

WILLCAR HOLDINGS LLC  
(INST. NO. 20170000002016)

**JOHN KING BOULEVARD**  
(A 120-FOOT WIDE RIGHT-OF-WAY)

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

S 30°27'42" E 46.15'

N: 7,024,535.78  
E: 2,601,989.93

SHEET 2 OF 3

REPLAT

**LOT 4, BLOCK A, CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A, CHANNELL SUBDIVISION

1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Willcar Holdings LLC, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

**LEGAL DESCRIPTION**

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2020000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 2017000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 3 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/17/21.

Luis M. Gonzalez Date  
Registered Professional Land Surveyor  
No. 6793  
lgonzalez@pkce.com

Planning and Zoning Commission

Date

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**GENERAL NOTES**

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2. Protection system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 4, BLOCK A, CHANNELL 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 4, BLOCK A, CHANNELL SUBDIVISION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the 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;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

\_\_\_\_\_  
William H. Channell, President

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William H. Channell, 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 \_\_\_\_\_, 2021.

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

\_\_\_\_\_  
My Commission Expires:

SHEET 3 OF 3

**REPLAT  
LOT 4, BLOCK A,  
CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_-\_\_\_\_\_

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**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 1700 Justin Road, Rockwall, Texas

Subdivision Channell Subdivision

Lot 4

Block A

General Location Northwest Corner of Justin Road and John King Boulevard

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

Current Zoning PD-89

Current Use Office & Factory

Proposed Zoning PD-89

Proposed Use Office & Factory

Acreage 18.762

Lots [Current] 1

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 Willcar Holdings LLC

Applicant Pacheco Koch Consulting Engineers

Contact Person Alton Frazier

Contact Person Luis M. González

Address 1700 Justin Road

Address 7557 Rambler Road

Suite 1400

City, State & Zip Rockwall, Texas 75087

City, State & Zip Dallas, Texas, 75231

Phone (909)-240-3460

Phone (972)235-3031

E-Mail altonjfrazier@gmail.com

E-Mail lgonzalez@pkce.com

## NOTARY VERIFICATION [REQUIRED]

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

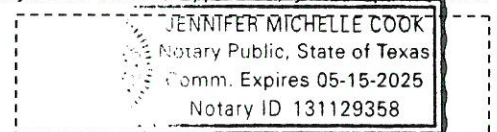
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ N/A, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 20 21. 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 18 day of June, 20 21.

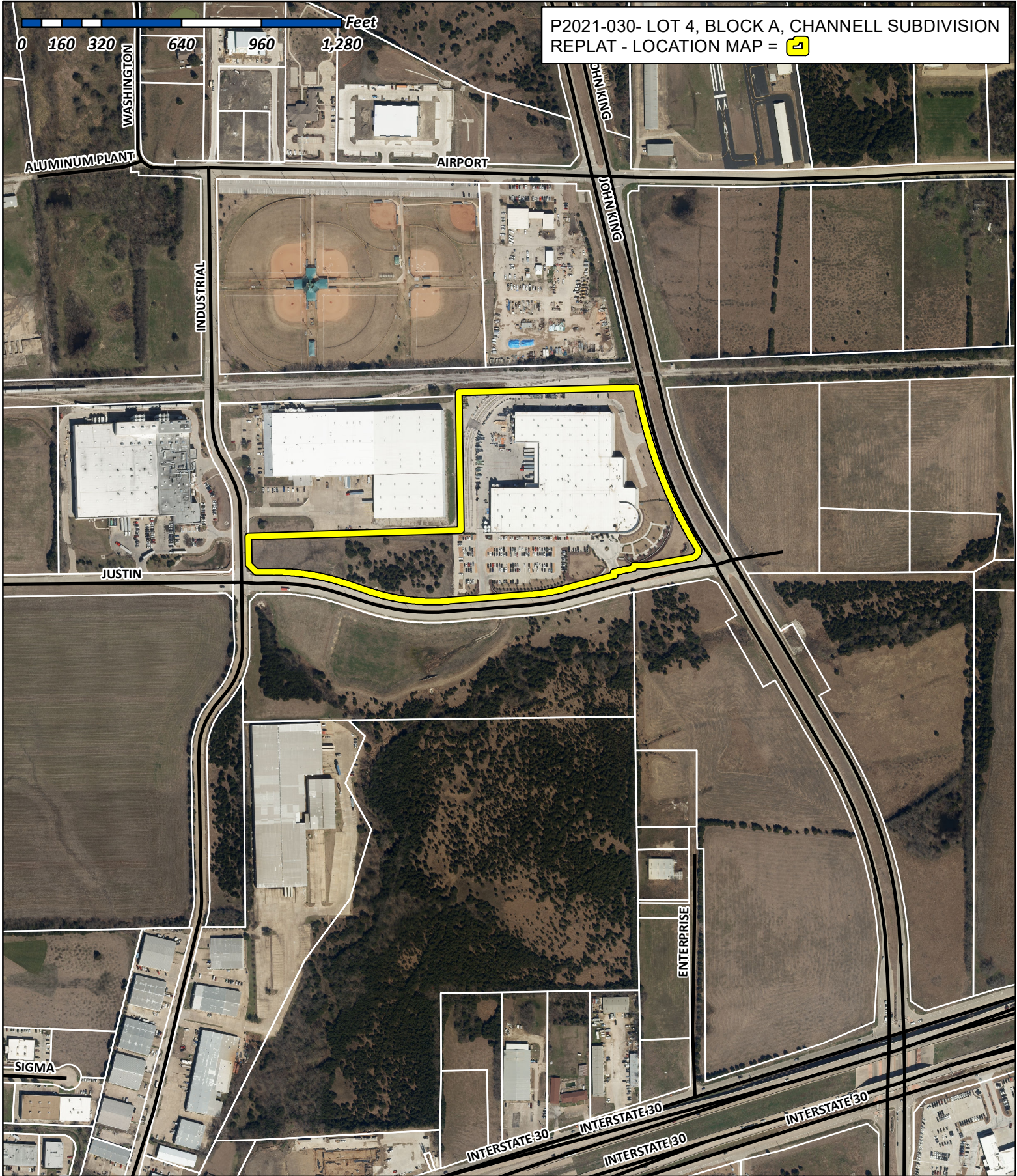
Owner's/Applicant's Signature

*Luis M. Gonzalez*  
*Jennifer Michelle Cook*

Notary Public in and for the State of Texas



My Commission Expires 05-15-2025



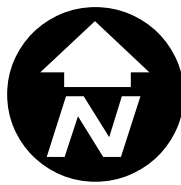
P2021-030- LOT 4, BLOCK A, CHANNELL SUBDIVISION  
 REPLAT - LOCATION MAP = [location pin icon]



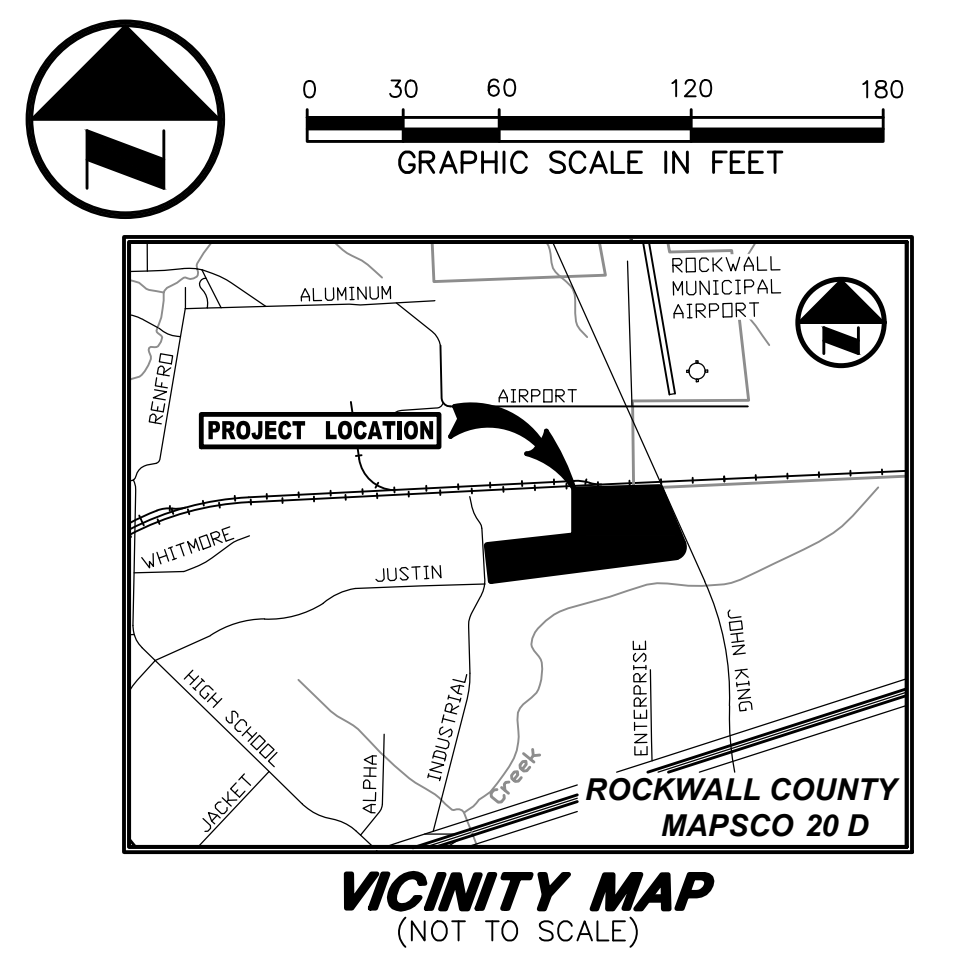
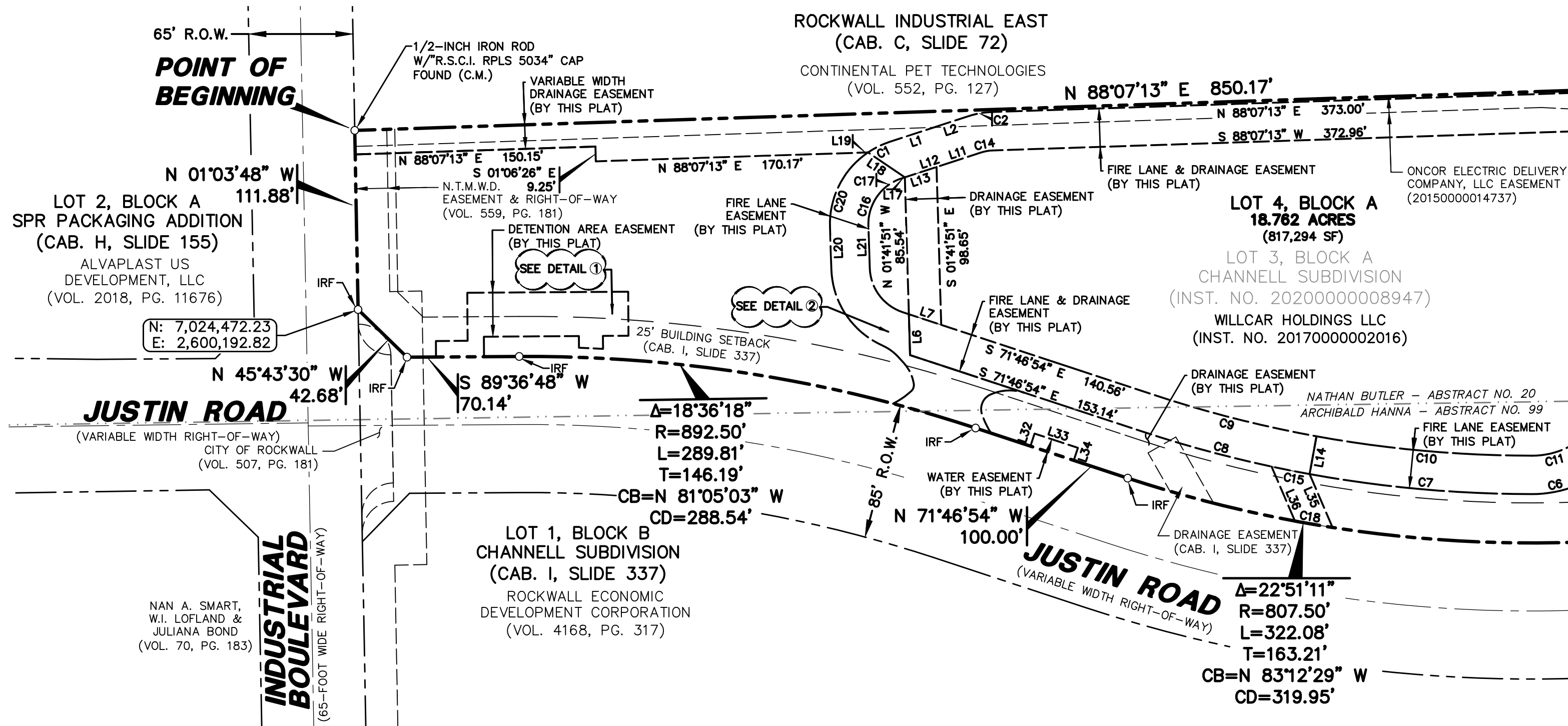
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://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.



LHERNANDEZ 06/17/2021 10:15AM  
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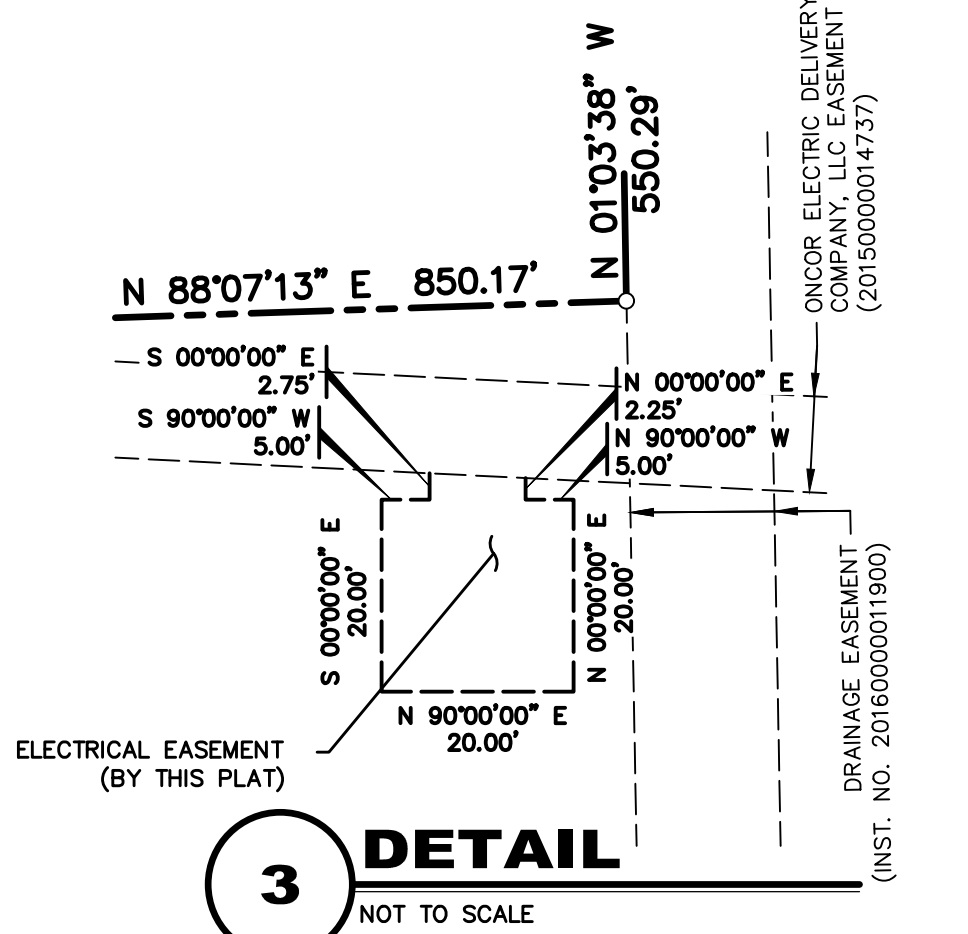
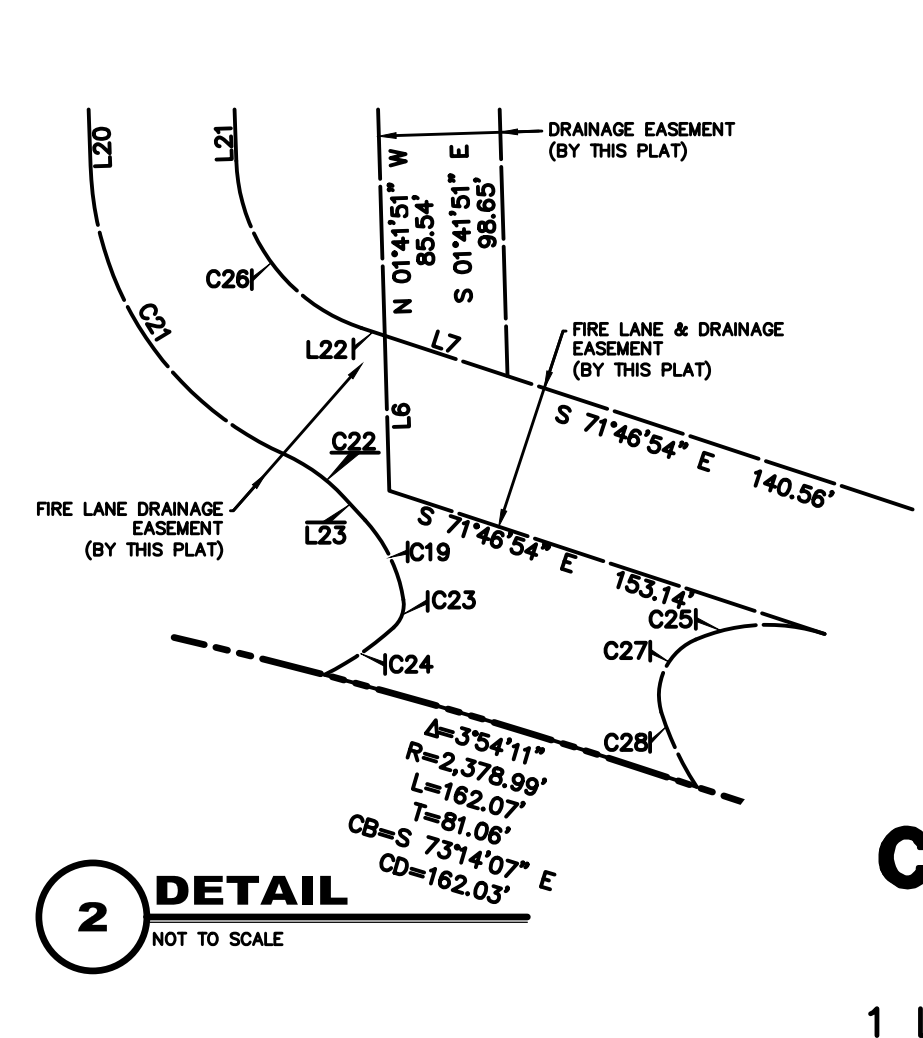
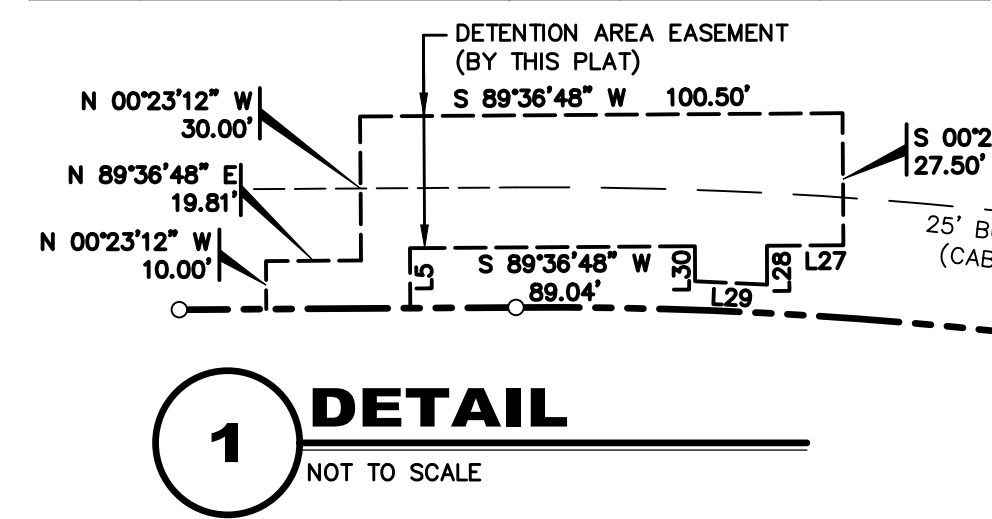


**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	15°55'33"	54.07'	15.03'	7.56'	S 63°55'34" W	14.98'
C2	17°33'11"	52.46'	16.07'	8.10'	S 79°34'43" W	16.01'
C3	89°59'55"	54.00'	84.82'	54.00'	N 46°52'44" W	76.37'
C4	37°47'38"	54.00'	35.62'	18.49'	N 19°05'59" E	34.98'
C5	4°39'37"	54.00'	4.39'	2.20'	N 40°19'37" E	4.39'
C6	47°50'19"	74.00'	61.79'	32.82'	N 66°26'02" E	60.01'
C7	10°16'56"	776.68'	139.38'	69.88'	S 84°50'59" E	139.20'
C8	7°55'31"	777.07'	107.49'	53.83'	N 75°44'40" W	107.40'
C9	7°55'31"	753.07'	104.17'	52.17'	S 75°44'40" E	104.08'
C10	10°17'34"	752.70'	135.22'	67.79'	N 84°51'18" W	135.04'
C11	47°35'29"	50.00'	41.53'	22.05'	S 66°33'27" W	40.35'
C12	41°45'58"	30.00'	21.87'	11.45'	S 21°46'27" W	21.39'
C13	90°19'43"	29.91'	47.16'	30.09'	S 46°52'44" E	42.43'
C14	16°36'19"	29.24'	8.47'	4.27'	N 80°01'49" E	8.44'
C15	1°56'55"	713.22'	24.26'	12.13'	S 78°48'46" E	24.25'
C16	62°24'56"	30.00'	32.68'	18.17'	N 29°19'41" E	31.09'
C17	11°24'40"	30.00'	5.97'	3.00'	N 66°14'28" E	5.96'
C18	1°41'30"	807.50'	23.84'	11.92'	N 80°17'09" W	23.84'
C19	33°41'39"	25.00'	14.70'	7.57'	S 25°39'12" E	14.49'
C20	54°30'57"	54.07'	51.45'	27.86'	S 25°24'26" W	49.53'
C21	64°00'19"	54.00'	60.32'	33.75'	S 33°52'57" E	57.24'
C22	23°23'04"	30.00'	12.24'	6.21'	S 54°11'34" E	12.16'
C23	57°58'26"	5.00'	5.06'	2.77'	S 19°32'35" W	4.85'
C24	16°05'00"	49.26'	13.83'	6.96'	S 55°36'30" W	13.78'
C25	41°26'41"	30.00'	21.70'	11.35'	N 87°29'45" E	21.23'
C26	69°54'07"	30.00'	36.60'	20.97'	N 36°49'51" W	34.37'
C27	82°47'26"	10.00'	14.45'	8.81'	N 25°22'42" E	13.22'
C28	15°47'50"	49.62'	13.68'	6.88'	N 25°26'32" W	13.64'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 71°56'48" W	32.15'	L19	N 88°07'13" E	170.17'
L2	S 71°55'58" W	18.75'	L20	S 01°52'47" E	26.53'
L3	N 42°39'26" E	23.32'	L21	N 01°52'47" W	26.55'
L4	N 42°39'26" E	14.55'	L22	N 71°46'54" W	4.03'
L5	N 00°23'12" W	12.50'	L23	S 42°30'01" E	5.10'
L6	S 01°41'51" E	25.53'	L24	N 01°58'15" W	53.14'
L7	N 71°46'54" W	21.27'	L25	N 40°04'13" E	14.61'
L8	S 42°39'26" W	15.27'	L26	N 46°52'47" W	29.44'
L9	S 42°39'26" W	23.32'	L27	S 89°36'48" W	15.95'
L10	S 46°52'47" E	41.74'	L28	S 00°23'12" E	8.08'
L11	N 71°55'59" E	19.61'	L29	N 87°24'41" W	15.02'
L12	N 71°56'48" E	29.96'	L30	N 00°23'12" W	7.30'
L13	N 71°56'48" E	20.84'	L31	N 88°34'47" W	18.98'
L14	S 10°17'29" W	24.00'	L32	N 18°13'06" E	8.27'
L15	N 46°17'23" W	24.00'	L33	S 71°46'54" E	28.50'
L16	S 02°41'58" E	31.52'	L34	S 18°13'06" W	8.27'
L17	N 71°56'48" E	2.19'	L35	S 23°15'59" E	36.30'
L18	N 55°54'08" W	27.75'	L36	S 23°15'59" E	37.04'



**REPLAT**  
**LOT 4, BLOCK A, CHANNELL SUBDIVISION**  
 BEING A REPLAT OF LOT 3, BLOCK A, CHANNELL SUBDIVISION  
 1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

**OWNER:**  
 WILLCAR HOLDINGS LLC  
 26040 YNEZ ROAD TEMECULA, CALIFORNIA 92592  
 PH: 909-240-3460 CONTACT: ALTON FRAZIER

**SURVEYOR/ENGINEER:**  
 PACHECO KOCH, LLC  
 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231  
 PH: 972-235-3031 CONTACT: LUIS M. GONZALEZ

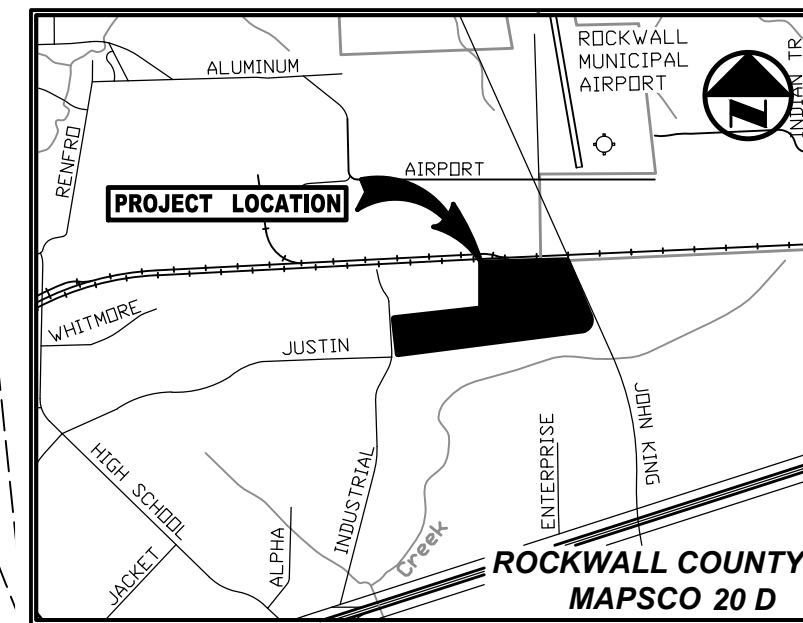
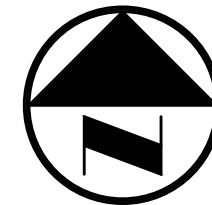
<b>DRAWN BY</b> VTS/LAH	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=60'	<b>DATE</b> JUNE 2021	<b>JOB NUMBER</b> 3273-20.063
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**U.P./DALLAS GARLAND N.E. RAILROAD**

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

N 88°16'13" E 116.20'



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRF 1/2-INCH IRON ROD
- W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD
- W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - SETBACK LINE
- - - ABSTRACT LINE
- - - CENTERLINE

SEE SHEET 1 FOR LINE AND CURVE TABLES

ROCKWALL INDUSTRIAL EAST  
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES  
(VOL. 552, PG. 127)

N 01°03'38" W 550.29'

208.88'

WATER EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

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WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

**LOT 4, BLOCK A**  
**18.762 ACRES**  
**(817,294 SF)**

LOT 3, BLOCK A  
CHANNELL SUBDIVISION  
(INST. NO. 20200000008947)

WILLCAR HOLDINGS LLC  
(INST. NO. 20170000002016)

**JOHN KING BOULEVARD**  
(A 120-FOOT WIDE RIGHT-OF-WAY)

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

$S 30°27'42" E$   
 $46.15'$

N: 7,024,535.78  
E: 2,601,989.93

SHEET 2 OF 3

**REPLAT**  
**LOT 4, BLOCK A,**  
**CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
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DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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LHERNANDEZ 06/17/2021 10:15AM C:\USERS\LHERNANDEZ\APPDATA\LOCAL\TEMP\ACCPUBLISH\_20624\_3273-20.063R.DWG

REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

MATCH LINE (SEE SHEET 1)

$\Delta=22°51'11"$   
 $R=807.50'$   
 $L=322.08'$   
 $T=163.21'$   
 $CB=N 83°12'29" W$   
 $CD=319.95'$

$\Delta=10°34'42"$   
 $R=807.50'$   
 $L=149.09'$   
 $T=74.76'$   
 $CB=S 80°04'34" W$   
 $CD=148.87'$

$\Delta=00°33'04"$   
 $R=892.50'$   
 $L=8.58'$   
 $T=4.29'$   
 $CB=S 75°03'45" W$   
 $CD=8.58'$

$\Delta=04°26'56"$   
 $R=904.50'$   
 $L=70.23'$   
 $T=35.13'$   
 $CB=S 77°33'45" W$   
 $CD=70.22'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

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$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

$N 88°07'13" E$   
 $1850.17'$

$N 88°16'13" E$   
 $116.20'$

$S 30°27'42" E$   
 $46.15'$

$S 89°47'13" W$   
 $50.50'$

$S 00°38'16" E$   
 $8.89'$

$S 79°47'13" W$   
 $186.63'$

$S 14°39'43" E$   
 $12.00'$

$S 74°47'13" W$   
 $191.98'$

$S 85°21'55" W$   
 $325.98'$

$S 85°03'45" W$   
 $85.00'$

$S 79°47'13" W$   
 $10.22'$

$S 00°38'16" E$   
 $8.89'$

$S 79°47'13" W$   
 $186.63'$

$S 14°39'43" E$   
 $12.00'$

$S 74°47'13" W$   
 $191.98'$

$S 85°21'55" W$   
 $325.98'$

$S 85°03'45" W$   
 $85.00'$

$S 79°47'13" W$   
 $10.22'$

$S 00°38'16" E$   
 $8.89'$

$N 01°31'41" W$   
 $109.66'$

$S 01°51'40" E$   
 $110.17'$

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$S 01°51'40" E$   
 $110.17'$

$\Delta=22°51'11"$   
 $R=807.50'$   
 $L=322.08'$   
 $T=163.21'$   
 $CB=N 83°12'29" W$   
 $CD=319.95'$

$\Delta=10°34'42"$   
 $R=807.50'$   
 $L=149.09'$   
 $T=74.76'$   
 $CB=S 80°04'34" W$   
 $CD=148.87'$

$\Delta=00°33'04"$   
 $R=892.50'$   
 $L=8.58'$   
 $T=4.29'$   
 $CB=S 75°03'45" W$   
 $CD=8.58'$

$\Delta=04°26'56"$   
 $R=904.50'$   
 $L=70.23'$   
 $T=35.13'$   
 $CB=S 77°33'45" W$   
 $CD=70.22'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
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$\Delta=22°51'11"$   
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 $CB=N 83°12'29" W$   
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 $T=74.76'$   
 $CB=S 80°04'34" W$   
 $CD=148.87'$

$\Delta=00°33'04"$   
 $R=892.50'$   
 $L=8.58'$   
 $T=4.29'$   
 $CB=S 75°03'45" W$   
 $CD=8.58'$

$\Delta=04°26'56"$   
 $R=904.50'$   
 $L=70.23'$   
 $T=35.13'$   
 $CB=S 77°33'$

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Willcar Holdings LLC, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

**LEGAL DESCRIPTION**

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2020000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 2017000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 3 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/17/21.

Luis M. Gonzalez Date  
Registered Professional Land Surveyor  
No. 6793  
lgonzalez@pkce.com

Planning and Zoning Commission

Date

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**GENERAL NOTES**

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2. Protection system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 4, BLOCK A, CHANNELL 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 4, BLOCK A, CHANNELL SUBDIVISION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the 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;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

\_\_\_\_\_  
William H. Channell, President

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William H. Channell, 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 \_\_\_\_\_, 2021.

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

\_\_\_\_\_  
My Commission Expires:

SHEET 3 OF 3

**REPLAT  
LOT 4, BLOCK A,  
CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_-\_\_\_\_\_

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

<b>DRAWN BY</b> VTS/LAH	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=60'	<b>DATE</b> JUNE 2021	<b>JOB NUMBER</b> 3273-20.063
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SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER



Point of Beginning : North: 7025817.87' East:  
2603554.31'

Segment #1 : Line

Course: N88°07'13"E Length: 850.17'  
North: 7025845.76' East: 2604404.02'

Segment #2 : Line

Course: N1°03'38"W Length: 550.29'  
North: 7026395.96' East: 2604393.84'

Segment #3 : Line

Course: N88°10'00"E Length: 693.99'  
North: 7026418.16' East: 2605087.47'

Segment #4 : Line

Course: N88°16'13"E Length: 16.20'  
North: 7026418.65' East: 2605103.67'

Segment #5 : Line

Course: S13°13'35"E Length: 112.68'  
North: 7026308.96' East: 2605129.45'

Segment #6 : Curve

Length: 540.49' Radius: 1810.00'  
Delta: 17°06'33" Tangent: 272.27'  
Chord: 538.48' Course: S21°54'26"E  
Course In: N76°38'51"E Course Out: S59°32'18"W  
RP North: 7026726.96' East: 2606890.52'  
End North: 7025809.36' East: 2605330.36'

Segment #7 : Line

Course: S30°27'42"E Length: 46.15'  
North: 7025769.58' East: 2605353.76'

Segment #8 : Curve

Length: 43.46' Radius: 29.50'  
Delta: 84°24'20" Tangent: 26.75'  
Chord: 39.63' Course: S37°35'03"W  
Course In: S85°22'53"W Course Out: S10°12'47"E  
RP North: 7025767.21' East: 2605324.35'  
End North: 7025738.18' East: 2605329.58'

Segment #9 : Line

Course: S79°47'13"W Length: 186.63'  
North: 7025705.09' East: 2605145.92'

Segment #10 : Line

Course: S89°47'13"W Length: 50.50'  
North: 7025704.90' East: 2605095.42'

Segment #11 : Line

Course: S0°38'16"E Length: 8.89'  
North: 7025696.01' East: 2605095.52'

Segment #12 : Line

Course: S79°47'13"W Length: 10.22'  
North: 7025694.19' East: 2605085.46'

Segment #13 : Curve

Length: 70.23' Radius: 904.50'  
Delta: 4°26'56" Tangent: 35.13'  
Chord: 70.22' Course: S77°33'45"W  
Course In: S10°12'47"E Course Out: N14°39'43"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025679.07' East: 2605016.89'

Segment #14 : Line

Course: S14°39'43"E Length: 12.00'  
North: 7025667.46' East: 2605019.93'

Segment #15 : Curve

Length: 8.58' Radius: 892.50'  
Delta: 0°33'04" Tangent: 4.29'  
Chord: 8.58' Course: S75°03'45"W  
Course In: S14°39'43"E Course Out: N15°12'47"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025665.25' East: 2605011.64'

Segment #16 : Line

Course: S74°47'13"W Length: 191.98'  
North: 7025614.87' East: 2604826.38'

Segment #17 : Curve

Length: 149.09' Radius: 807.50'  
Delta: 10°34'42" Tangent: 74.76'  
Chord: 148.87' Course: S80°04'34"W  
Course In: N15°12'47"W Course Out: S4°38'05"E  
RP North: 7026394.08' East: 2604614.49'  
End North: 7025589.22' East: 2604679.74'

Segment #24 : Line

Course: N1°03'48"W Length: 111.88'  
North: 7025817.87' East: 2603554.31'

-----  
Perimeter: 4804.11' Area: 817,294 Sq. Ft./ 18.762  
Acres

Segment #18 : Line

Course: S85°21'55"W Length: 325.98'  
North: 7025562.88' East: 2604354.82'

Segment #19 : Curve

Length: 322.08' Radius: 807.50'  
Delta: 22°51'11" Tangent: 163.21'  
Chord: 319.95' Course: N83°12'29"W  
Course In: N4°38'05"W Course Out: S18°13'06"W  
RP North: 7026367.74' East: 2604289.58'  
End North: 7025600.71' East: 2604037.12'

Segment #20 : Line

Course: N71°46'54"W Length: 100.00'  
North: 7025631.98' East: 2603942.13'

Segment #21 : Curve

Length: 289.81' Radius: 892.50'  
Delta: 18°36'18" Tangent: 146.19'  
Chord: 288.54' Course: N81°05'03"W  
Course In: S18°13'06"W Course Out: N0°23'12"W  
RP North: 7024784.22' East: 2603663.10'  
End North: 7025676.70' East: 2603657.08'

Segment #22 : Line

Course: S89°36'48"W Length: 70.14'  
North: 7025676.22' East: 2603586.94'

Segment #23 : Line

Course: N45°43'30"W Length: 42.68'  
North: 7025706.02' East: 2603556.39'



# 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

---

**TO:** Planning and Zoning Commission  
**DATE:** June 29, 2021  
**APPLICANT:** Luis M. Gonzalez; *Pacheco Koch Consulting Engineers*  
**CASE NUMBER:** P2021-030; *Replat for Lot 4, Block A, Channell Subdivision*

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### SUMMARY

Consider a request by Luis M. Gonzalez of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Willcar Holdings, LLC for the approval of a Replat for Lot 4, Block A, Channell Subdivision being a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for an 18.762-acre parcel of land [i.e. *Lot 2, Block A, Channell Subdivision Addition*] for purpose of establishing firelane & drainage easements for the western portion of the subject property to facilitate the construction of a ~55,760 SF office/warehouse facility. The *subject property* is located within the SH-205 By-Pass Overlay (SH-205 BY OV) and is addressed as 1700 John King Boulevard.
- The subject property was annexed by the City Council on September 16, 1974 by *Ordinance No. 74-25 (Case No. A1974-005)*. Based on the May 7, 1993 historic zoning maps, between the time of annexation and May 7, 1993 the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District. On March 17, 2014 the City Council approved a final plat (*Case No. P2014-008*) establishing Lot 1, Block A and Lot 1, Block B, Channell Subdivision. On July 8, 2014, the Planning and Zoning Commission approved a site plan (*Case No. SP2014-011*) for a 225,910 SF manufacturing and office building on the 18.762-acre subject property. As a part of the aforementioned site plan request, and on July 21, 2014, the City Council approved variances to the parking, building materials, light pole height requirements, and a special exception to allow tilt wall construction. On September 17, 2014, the City Council approved a replat (*Case No. P2014-038*) for the subject property. An amendment to the approved site plan (*Case No. SP2014-011*) was approved by the City Council on May 16, 2016. A subsequent site plan (*Case No.'s SP2019-021 [withdrawn] and SP2019-045*) -- which was approved on December 10, 2019 -- established screening for the outside storage areas on the north side of the existing building, realigned the western drive aisle, and laid out additional parking areas. An amended site plan (*Case No. SP2020-011*) was submitted and approved by the Planning and Zoning Commission on July 14, 2020. On January 4, 2021, the City Council approved a zoning change from a Light Industrial (LI) District to Planned Development District 89 (PD-89) [i.e. *Case No. Z2020-053*] for Light Industrial (LI) District land uses for the purpose of establishing a corporate campus. A final amended site plan (i.e. *Case No. SP2021-011*) was approved administratively by staff for the purpose of constructing a ~55,760 SF office/warehouse facility.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 4, Block A, Channell Subdivision*, 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 subdivision plat;
- (2) Any construction resulting from the approval of this Replat 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.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 6/25/2021

PROJECT NUMBER: P2021-030  
PROJECT NAME: Lot 4, Block A, Channell Subdivision  
SITE ADDRESS/LOCATIONS: 1700 JUSTIN RD, ROCKWALL, 75087

CASE MANAGER: David Gonzales  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION:

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	06/23/2021	Approved w/ Comments

---

06/23/2021: P2021-030; Replat for Lot 4, Block A, Channell Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 4, Block A, Channell Subdivision being a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-030) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 89 (PD-89), the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Page 3, under the dedication statement, the statement for Line No. 7 "The property owner shall be responsible...and detention easements" will need to be moved under General Notes as No. 3.

M.6 Page 3, under the standard city signature block, change the year listed as 2016 to 2021.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

M.8 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on June 29, 2021.

(2) City Council regular meeting will be held on July 6, 2021 (Tuesday).

I.10 Although this agenda item is on the consent agenda, staff recommends that a representative be present for all meetings as indicated above. The meetings are scheduled to begin at 6:00 PM in the City Council Chambers.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Needs Review

06/23/2021: Remove the "by this plat" language from each easement.  
Clarify/label the easement type that is framed by L15 L18, L35, L36.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved

No Comments

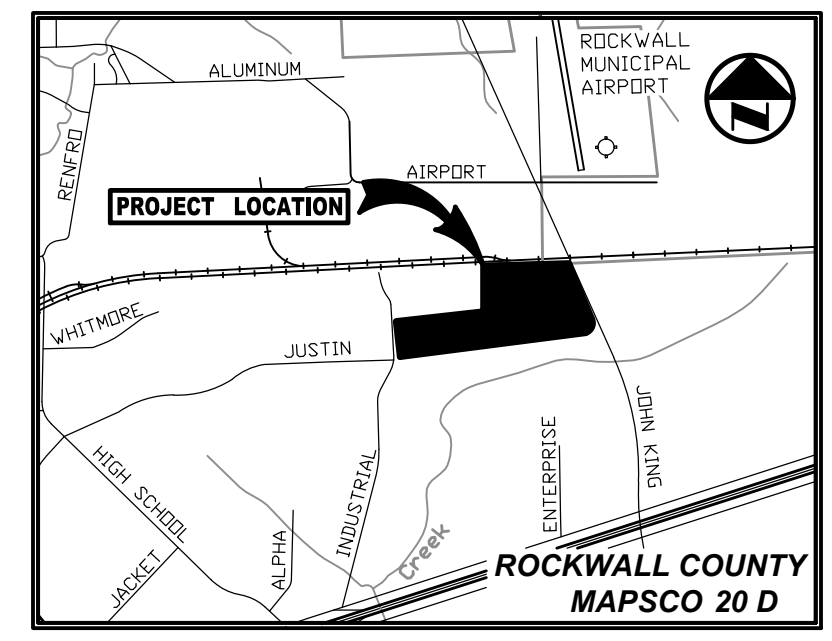
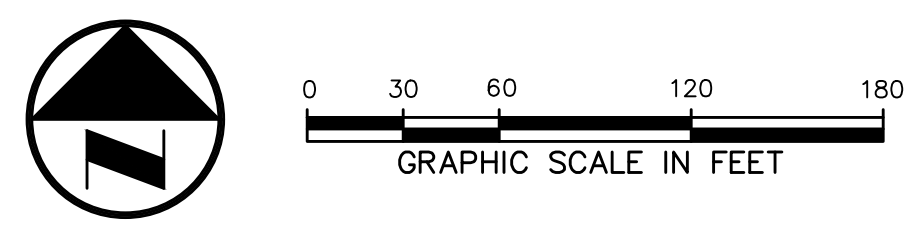
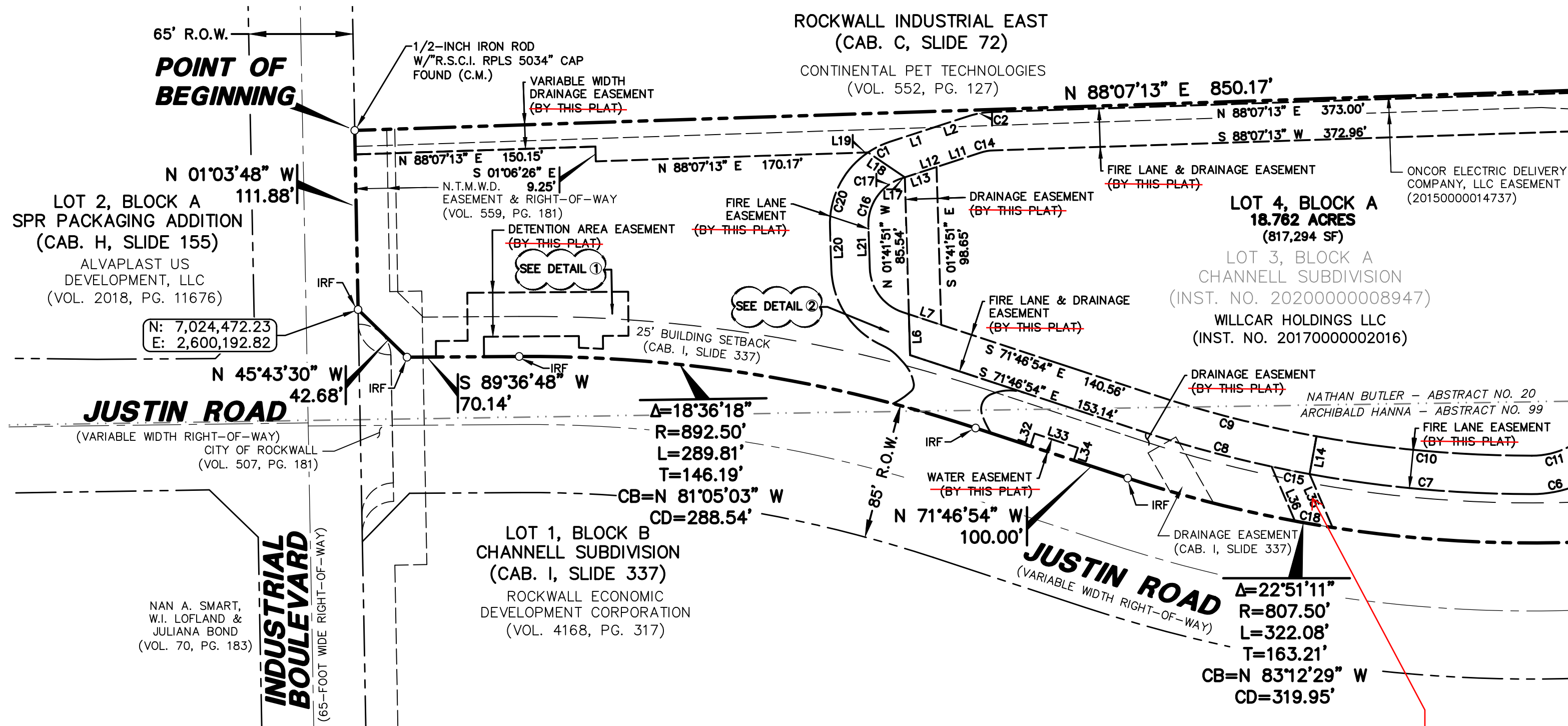
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	06/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved

06/21/2021: No Comments

LHERNANDEZ 06/17/2021 10:15AM  
 C:\USERS\LHERNANDEZ\APPDATA\LOCAL\TEMP\ACFPUBLISH\_20624\_3273-20.063RP.DWG



MATCH LINE (SEE SHEET 2)

**LEGEND**

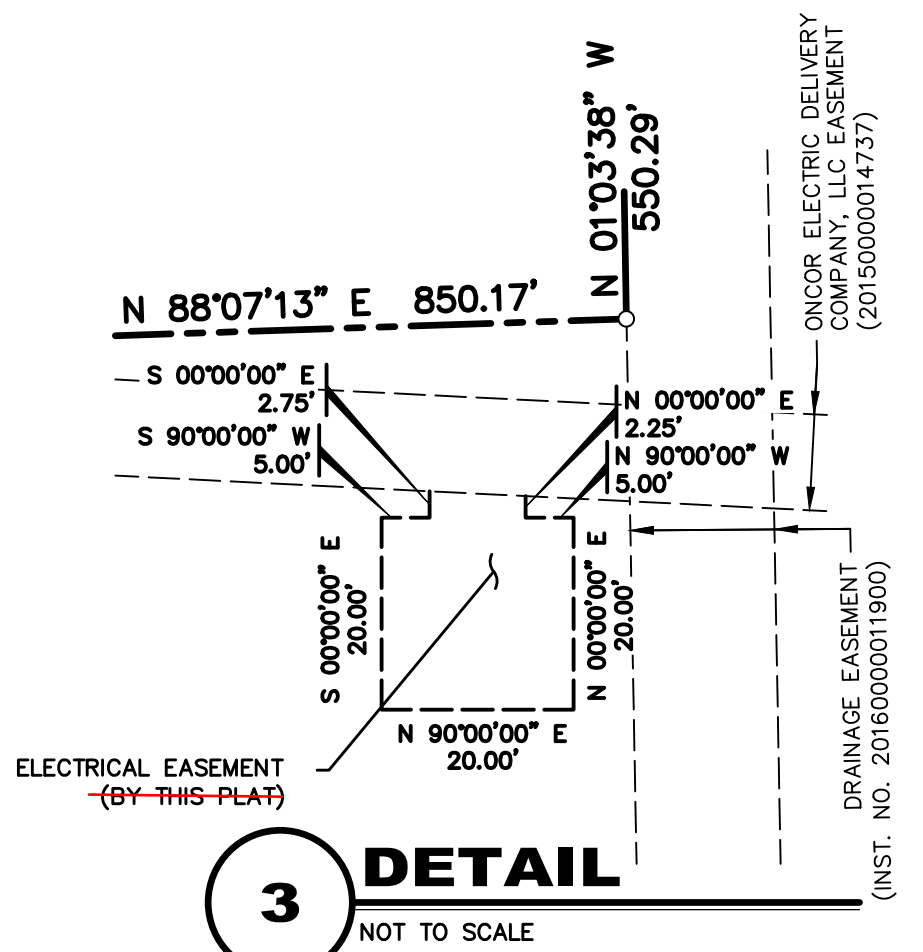
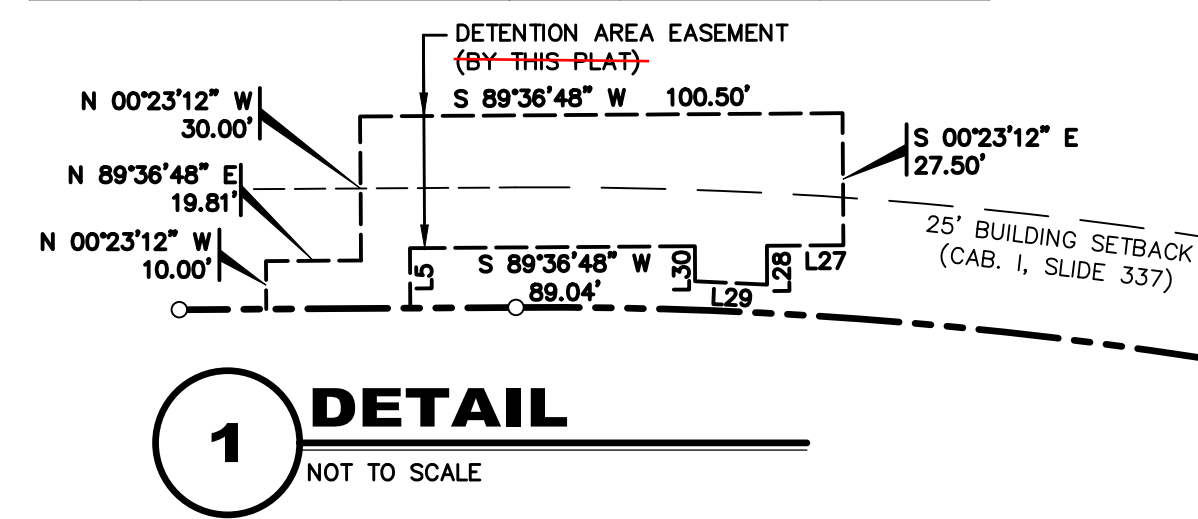
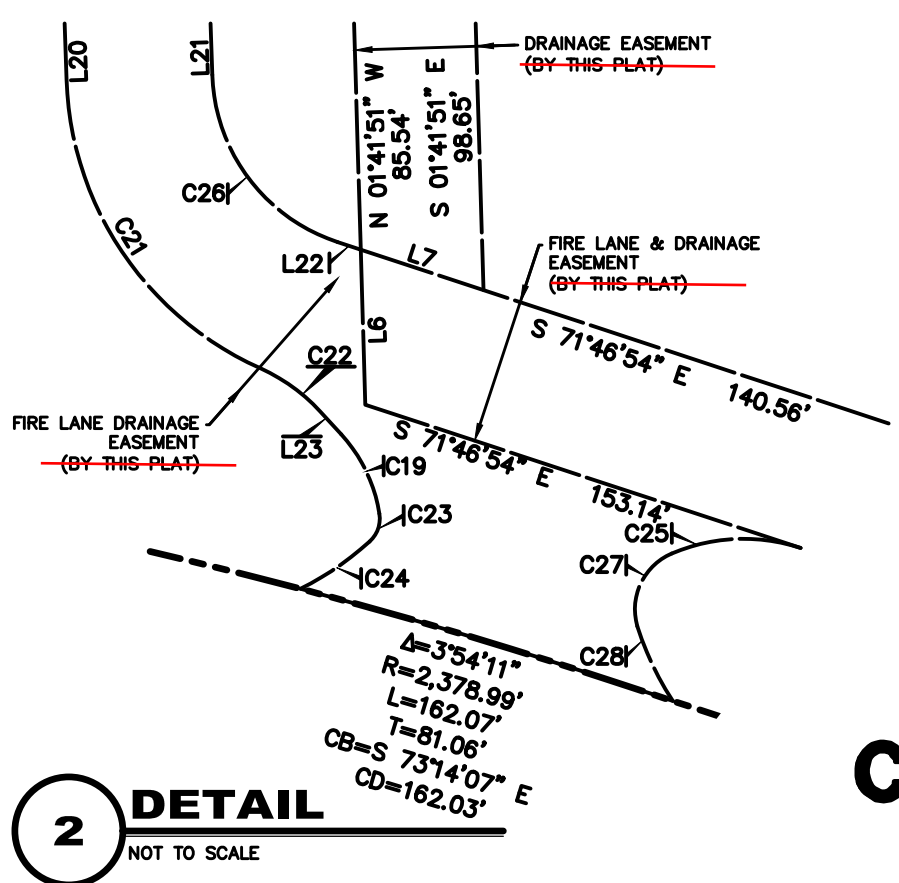
IRF	1/2-INCH IRON ROD	---	PROPERTY LINE
W/"MIER ASSOC INC" CAP FOUND		---	EASEMENT LINE
CSC	1/2-INCH IRON ROD	---	PROPOSED EASEMENT LINE
W/"CSC 4252" CAP FOUND		---	SETBACK LINE
PK-IRS	5/8-INCH IRON ROD	---	ABSTRACT LINE
W/"PACHECO KOCH" CAP SET		---	CENTERLINE
(C.M.)	CONTROLLING MONUMENT		

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	15°55'33"	54.07'	15.03'	7.56'	S 63°55'34" W	14.98'
C2	17°33'11"	52.46'	16.07'	8.10'	S 79°34'43" W	16.01'
C3	89°59'55"	54.00'	84.82'	54.00'	N 46°52'44" W	76.37'
C4	37°47'38"	54.00'	35.62'	18.49'	N 19°05'59" E	34.98'
C5	4°39'37"	54.00'	4.39'	2.20'	N 40°19'37" E	4.39'
C6	47°50'19"	74.00'	61.79'	32.82'	N 66°26'02" E	60.01'
C7	10°16'56"	776.68'	139.38'	69.88'	S 84°50'59" E	139.20'
C8	7°55'31"	777.07'	107.49'	53.83'	N 75°44'40" W	107.40'
C9	7°55'31"	753.07'	104.17'	52.17'	S 75°44'40" E	104.08'
C10	10°17'34"	752.70'	135.22'	67.79'	N 84°51'18" W	135.04'
C11	47°35'29"	50.00'	41.53'	22.05'	S 66°33'27" W	40.35'
C12	41°45'58"	30.00'	21.87'	11.45'	S 21°46'27" W	21.39'
C13	90°19'43"	29.91'	47.16'	30.09'	S 46°52'44" E	42.43'
C14	16°36'19"	29.24'	8.47'	4.27'	N 80°01'49" E	8.44'
C15	1°56'55"	713.22'	24.26'	12.13'	S 78°48'46" E	24.25'
C16	62°24'56"	30.00'	32.68'	18.17'	N 29°19'41" E	31.09'
C17	11°24'40"	30.00'	5.97'	3.00'	N 66°14'28" E	5.96'
C18	1°41'30"	807.50'	23.84'	11.92'	N 80°17'09" W	23.84'
C19	33°41'39"	25.00'	14.70'	7.57'	S 25°39'12" E	14.49'
C20	54°30'57"	54.07'	51.45'	27.86'	S 25°24'26" W	49.53'
C21	64°00'19"	54.00'	60.32'	33.75'	S 33°52'57" E	57.24'
C22	23°23'04"	30.00'	12.24'	6.21'	S 54°11'34" E	12.16'
C23	57°58'26"	5.00'	5.06'	2.77'	S 19°32'35" W	4.85'
C24	16°05'00"	49.26'	13.83'	6.96'	S 55°36'30" W	13.78'
C25	41°26'41"	30.00'	21.70'	11.35'	N 87°29'45" E	21.23'
C26	69°54'07"	30.00'	36.60'	20.97'	N 36°49'51" W	34.37'
C27	82°47'26"	10.00'	14.45'	8.81'	N 25°22'42" E	13.22'
C28	15°47'50"	49.62'	13.68'	6.88'	N 25°26'32" W	13.64'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 71°56'48" W	32.15'	L19	N 88°07'13" E	170.17'
L2	S 71°55'58" W	18.75'	L20	S 01°52'47" E	26.53'
L3	N 42°39'26" E	23.32'	L21	N 01°52'47" W	26.55'
L4	N 42°39'26" E	14.55'	L22	N 71°46'54" W	4.03'
L5	N 00°23'12" W	12.50'	L23	S 42°30'01" E	5.10'
L6	S 01°41'51" E	25.53'	L24	N 01°58'15" W	53.14'
L7	N 71°46'54" W	21.27'	L25	N 40°04'13" E	14.61'
L8	S 42°39'26" W	15.27'	L26	N 46°52'47" W	29.44'
L9	S 42°39'26" W	23.32'	L27	S 89°36'48" W	15.95'
L10	S 46°52'47" E	41.74'	L28	S 00°23'12" E	8.08'
L11	N 71°55'59" E	19.61'	L29	N 87°24'41" W	15.02'
L12	N 71°56'48" E	29.96'	L30	N 00°23'12" W	7.30'
L13	N 71°56'48" E	20.84'	L31	N 88°34'47" W	18.98'
L14	S 10°17'29" W	24.00'	L32	N 18°13'06" E	8.27'
L15	N 46°17'23" W	24.00'	L33	S 71°46'54" E	28.50'
L16	S 02°41'58" E	31.52'	L34	S 18°13'06" W	8.27'
L17	N 71°56'48" E	2.19'	L35	S 23°15'59" E	36.30'
L18	N 55°54'08" W	27.75'	L36	S 23°15'59" E	37.04'



What easement is this?

**REPLAT**  
**LOT 4, BLOCK A,**  
**CHANNELL SUBDIVISION**  
 BEING A REPLAT OF LOT 3, BLOCK A,  
 CHANNELL SUBDIVISION  
 1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
 THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
 THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
 AN ADDITION TO THE CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

**SURVEYOR/ENGINEER:**  
 PACHECO KOCH, LLC  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TEXAS 75231  
 PH: 972-235-3031  
 CONTACT: LUIS M. GONZALEZ

**OWNER:**  
 WILLCAR HOLDINGS LLC  
 26040 YNEZ ROAD  
 TEMECULA, CALIFORNIA 92592  
 PH: 909-240-3460  
 CONTACT: ALTON FRAZIER

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

<b>DRAWN BY</b> VTS/LAH	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=60'	<b>DATE</b> JUNE 2021	<b>JOB NUMBER</b> 3273-20.063
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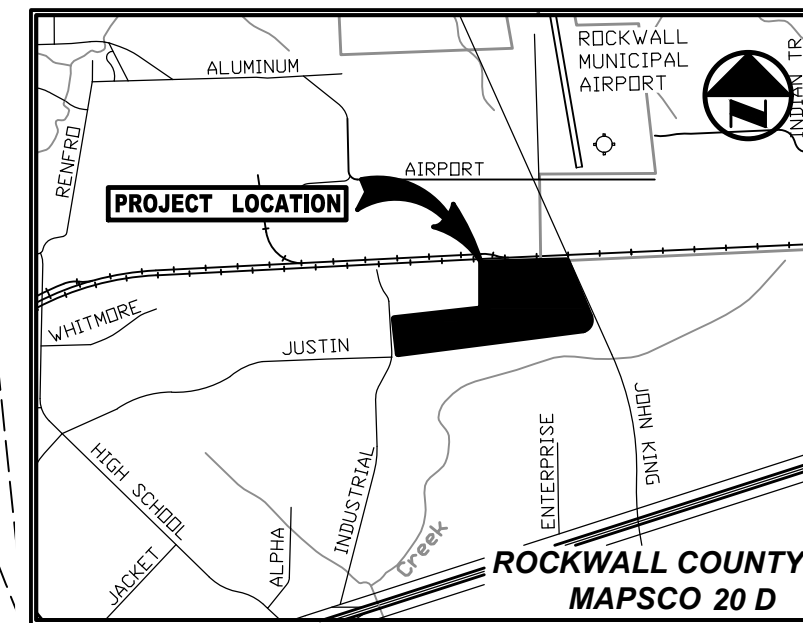
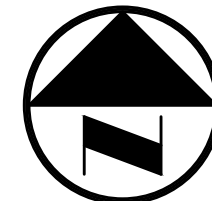
REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

**U.P./DALLAS GARLAND N.E. RAILROAD**

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

N 88°16'13" E  
116.20'



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRF 1/2-INCH IRON ROD
- W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD
- W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - SETBACK LINE
- - - ABSTRACT LINE
- - - CENTERLINE

SEE SHEET 1 FOR  
LINE AND CURVE TABLES

ROCKWALL INDUSTRIAL EAST  
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES  
(VOL. 552, PG. 127)

WATER EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

DRAINAGE EASEMENT  
(INST. NO. 20160000011900)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(20150000014737)

FIRE LANE EASEMENT  
(INST. NO. 20160000011900)

WATER EASEMENT  
(INST. NO. 20160000011900)

**LOT 4, BLOCK A**  
**18.762 ACRES**  
(817,294 SF)

LOT 3, BLOCK A  
CHANNELL SUBDIVISION  
(INST. NO. 20200000008947)

WILLCAR HOLDINGS LLC  
(INST. NO. 20170000002016)

**JOHN KING BOULEVARD**  
(A 120-FOOT WIDE RIGHT-OF-WAY)

PART OF  
CITY OF ROCKWALL  
(VOL. 5418, PG 54)

$\Delta=17^{\circ}06'33''$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21^{\circ}54'26'' E$   
 $CD=538.48'$

$\Delta=84^{\circ}24'20''$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37^{\circ}35'03'' W$   
 $CD=39.63'$

S 30°27'42" E  
46.15'

30'X30' VISIBILITY  
EASEMENT  
(INST. NO. 20160000011900)

N: 7,024,535.78  
E: 2,601,989.93

SHEET 2 OF 3

**REPLAT**  
**LOT 4, BLOCK A,**  
**CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A,  
CHANNELL SUBDIVISION

1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

CASE NO. \_\_\_\_\_

**Pacheco Koch**

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

LOT 1, BLOCK B  
CHANNELL SUBDIVISION  
(CAB. I, SLIDE 337)

ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
(VOL. 4168, PG. 317)

$\Delta=10^{\circ}34'42''$   
 $R=807.50'$   
 $L=149.09'$   
 $T=74.76'$   
 $CB=S 80^{\circ}04'34'' W$   
 $CD=148.87'$

$\Delta=00^{\circ}33'04''$   
 $R=892.50'$   
 $L=8.58'$   
 $T=4.29'$   
 $CB=S 75^{\circ}03'45'' W$   
 $CD=8.58'$

$\Delta=04^{\circ}26'56''$   
 $R=904.50'$   
 $L=70.23'$   
 $T=35.13'$   
 $CB=S 77^{\circ}33'45'' W$   
 $CD=70.22'$

S 14°39'43" E  
12.00'

S 00°38'16" E  
8.89'

S 79°47'13" W  
186.63'

S 89°47'13" W  
50.50'

40' INGRESS/EGRESS  
EASEMENT  
(VOL. 4875, PG. 125)

DRAINAGE EASEMENT  
(CAB. I, SLIDE 337)

FIRE LANE EASEMENT  
(INST. NO. 20160000011900)

WATER EASEMENT  
(INST. NO. 20160000011900)

ELECTRICAL  
EASEMENT  
(BY THIS PLAT)

SEE DETAIL 3

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

FIRE LANE & WATER EASEMENT  
(ABANDONED BY INST. NO. 20200000008947)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

NATHAN BUTLER - ABSTRACT NO. 20  
ARCHIBALD HANNA - ABSTRACT NO. 99

**JUSTIN ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta=22^{\circ}51'11''$   
 $R=807.50'$   
 $L=322.08'$   
 $T=163.21'$   
 $CB=N 83^{\circ}12'29'' W$   
 $CD=319.95'$

DRAINAGE EASEMENT  
(CAB. I, SLIDE 337)

25.02' WATER EASEMENT  
(INST. NO. 20160000011900)

27.82' WATER EASEMENT  
(INST. NO. 20160000011900)

DRAINAGE EASEMENT  
(CAB. I, SLIDE 337)

WATER EASEMENT  
(INST. NO. 20200000008947)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

DRAINAGE EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

8.8' X 15.0'  
WATER EASEMENT  
(INST. NO. 20160000011900)

DRAINAGE EASEMENT  
(INST. NO. 20160000011900)

N 01°03'38" W 550.29'

208.88'

208.88'

208.88'

208.88'

208.88'

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208.88'

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REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**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 1700 Justin Road, Rockwall, Texas

Subdivision Channell Subdivision

Lot 4

Block A

General Location Northwest Corner of Justin Road and John King Boulevard

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

Current Zoning PD-89

Current Use Office & Factory

Proposed Zoning PD-89

Proposed Use Office & Factory

Acreage 18.762

Lots [Current] 1

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 Willcar Holdings LLC

Applicant Pacheco Koch Consulting Engineers

Contact Person Alton Frazier

Contact Person Luis M. González

Address 1700 Justin Road

Address 7557 Rambler Road

Suite 1400

City, State & Zip Rockwall, Texas 75087

City, State & Zip Dallas, Texas, 75231

Phone (909)-240-3460

Phone (972)235-3031

E-Mail altonjfrazier@gmail.com

E-Mail lgonzalez@pkce.com

## NOTARY VERIFICATION [REQUIRED]

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

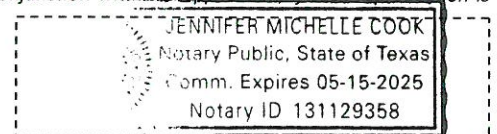
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ N/A, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 20 21. 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 18 day of June, 20 21.

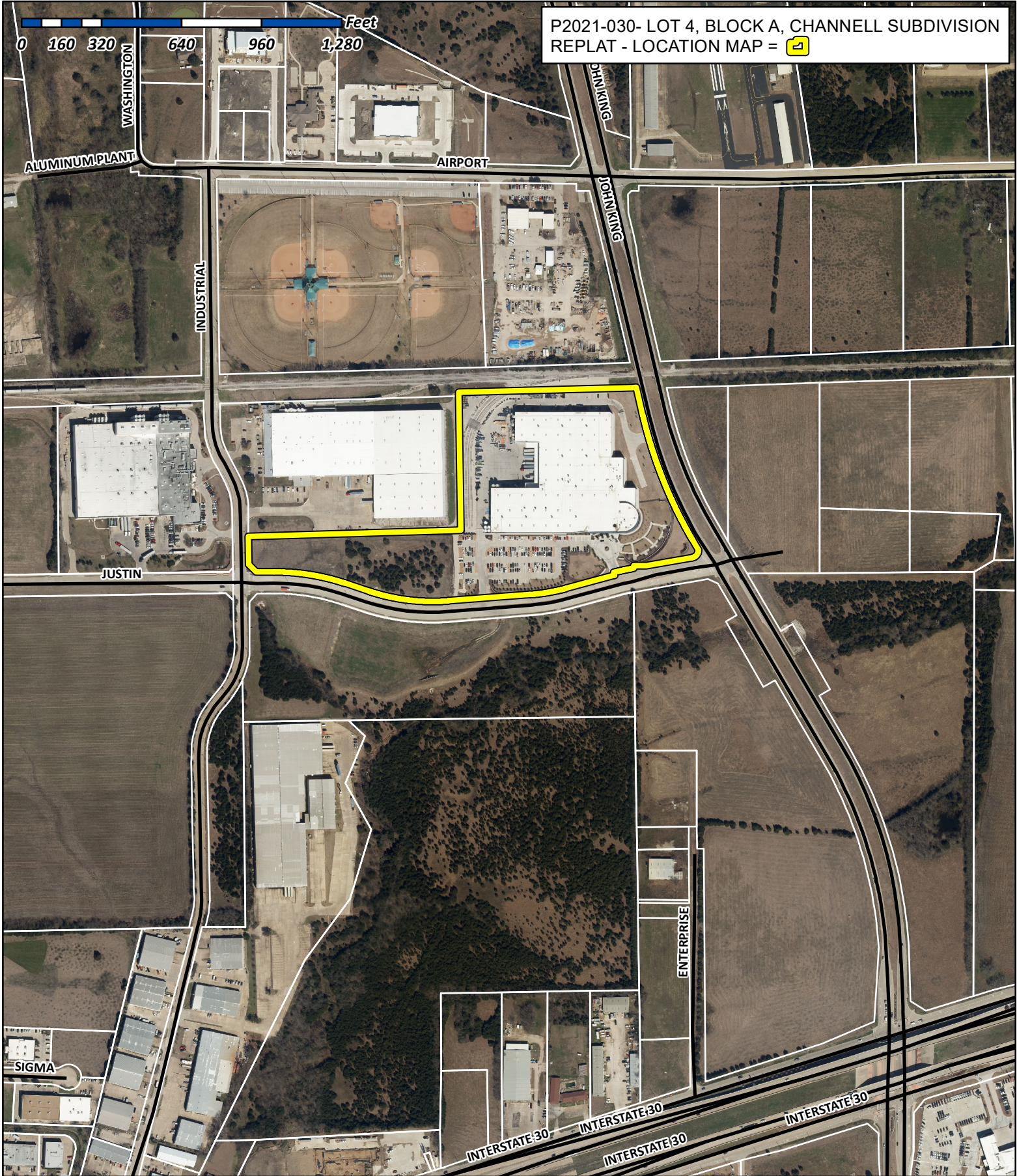
Owner's/Applicant's Signature

*Luis M. Gonzalez*  
*Jennifer Michelle Cook*

Notary Public in and for the State of Texas



My Commission Expires 05-15-2025



P2021-030- LOT 4, BLOCK A, CHANNELL SUBDIVISION  
 REPLAT - LOCATION MAP = [location pin icon]



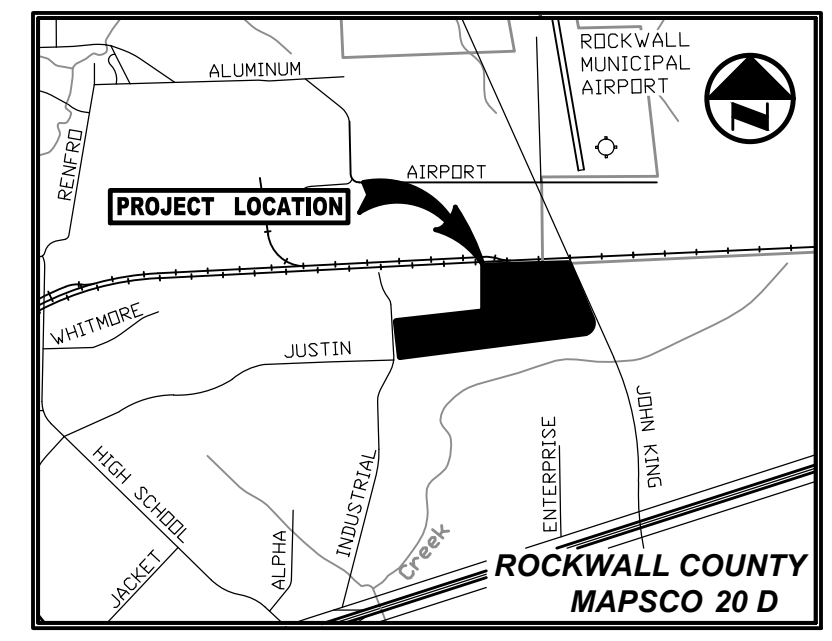
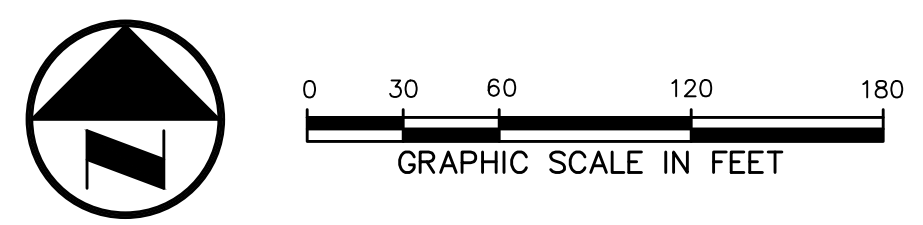
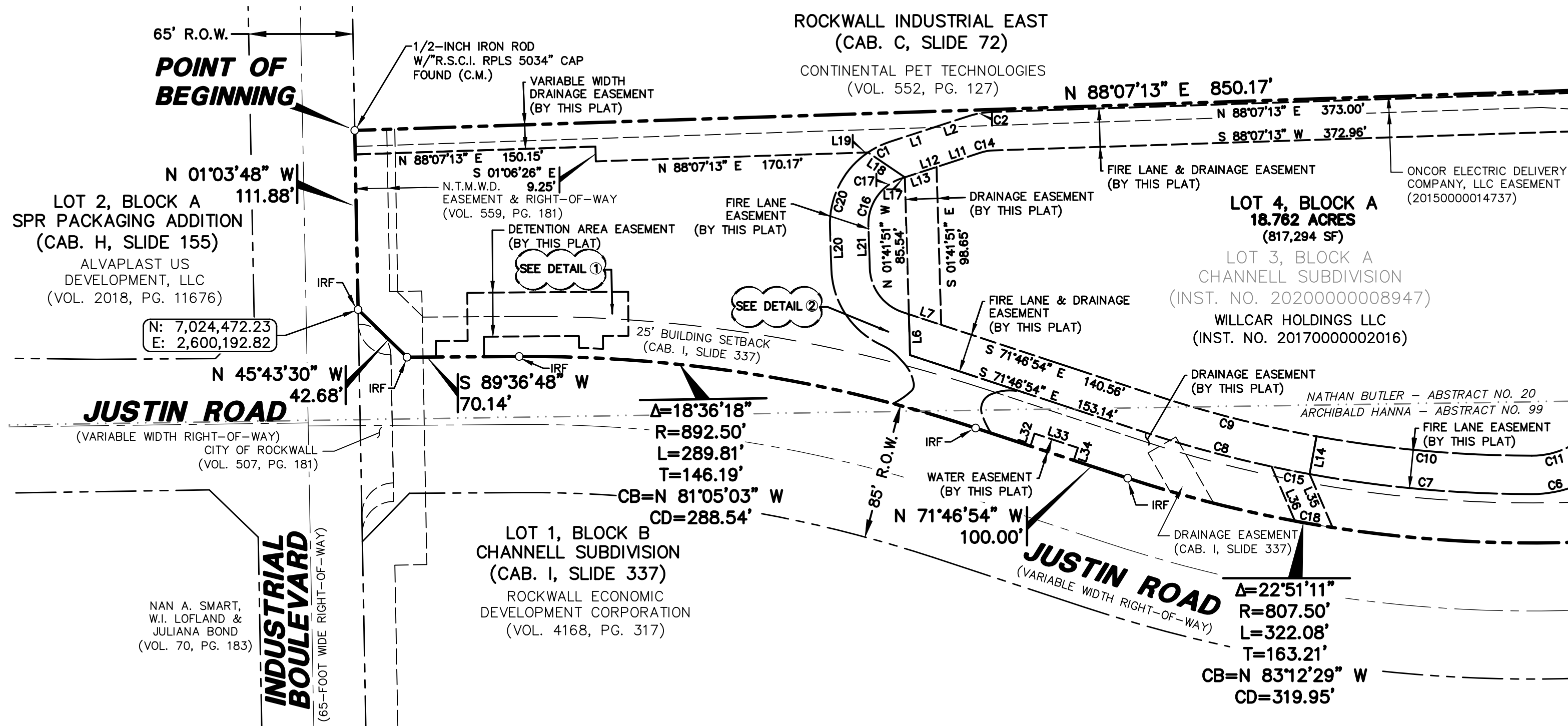
# City of Rockwall

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.



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MATCH LINE (SEE SHEET 2)

**LEGEND**

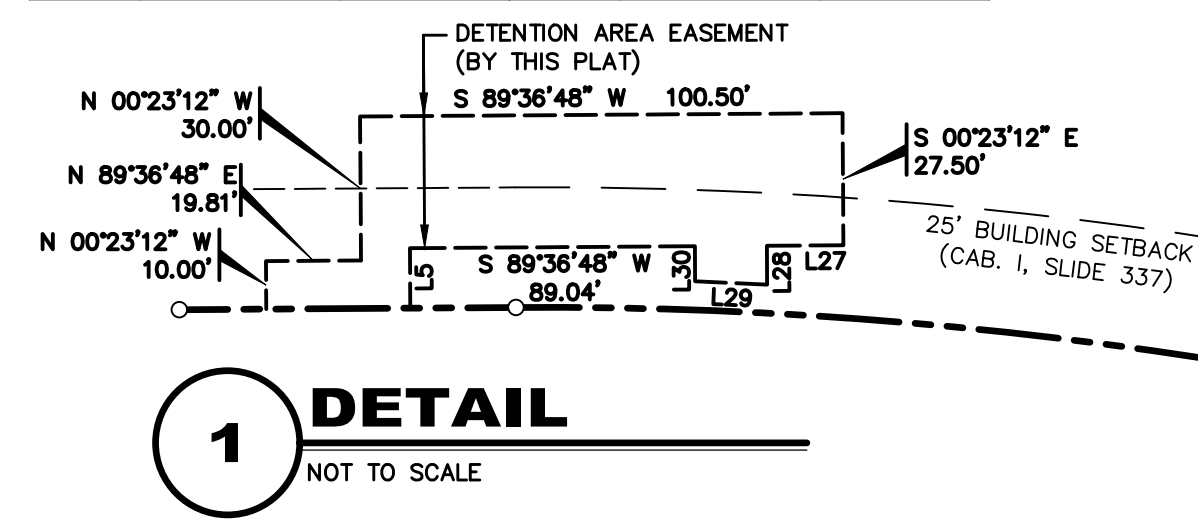
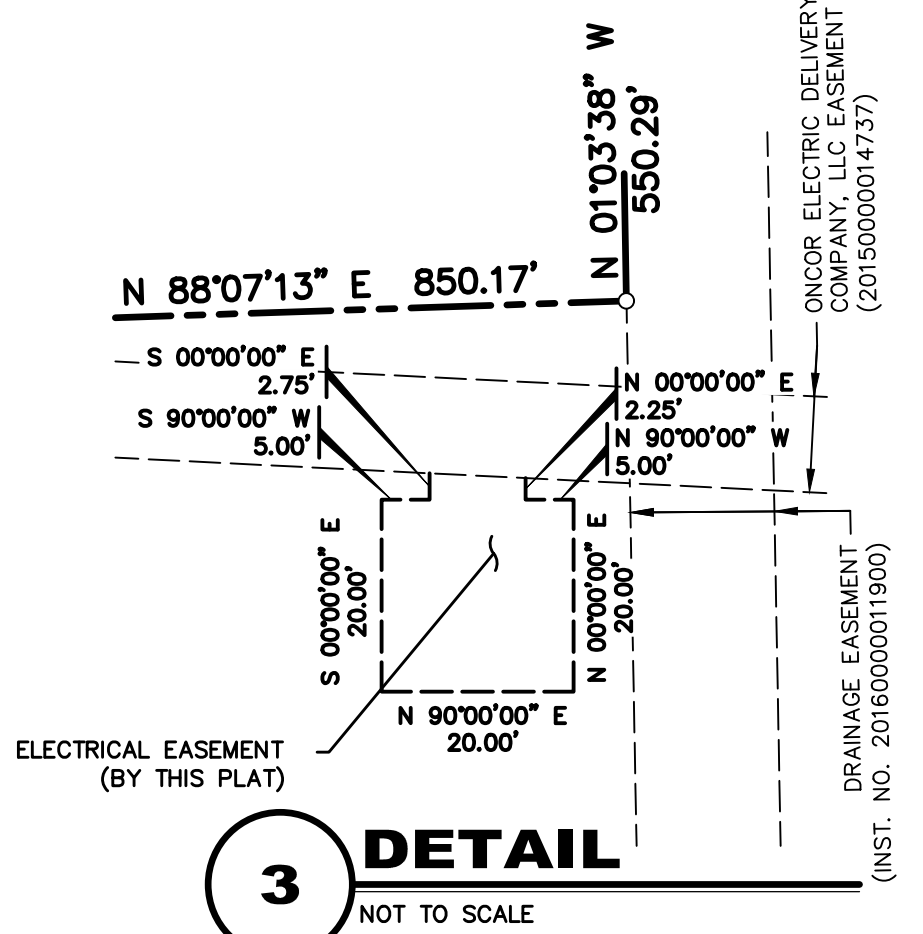
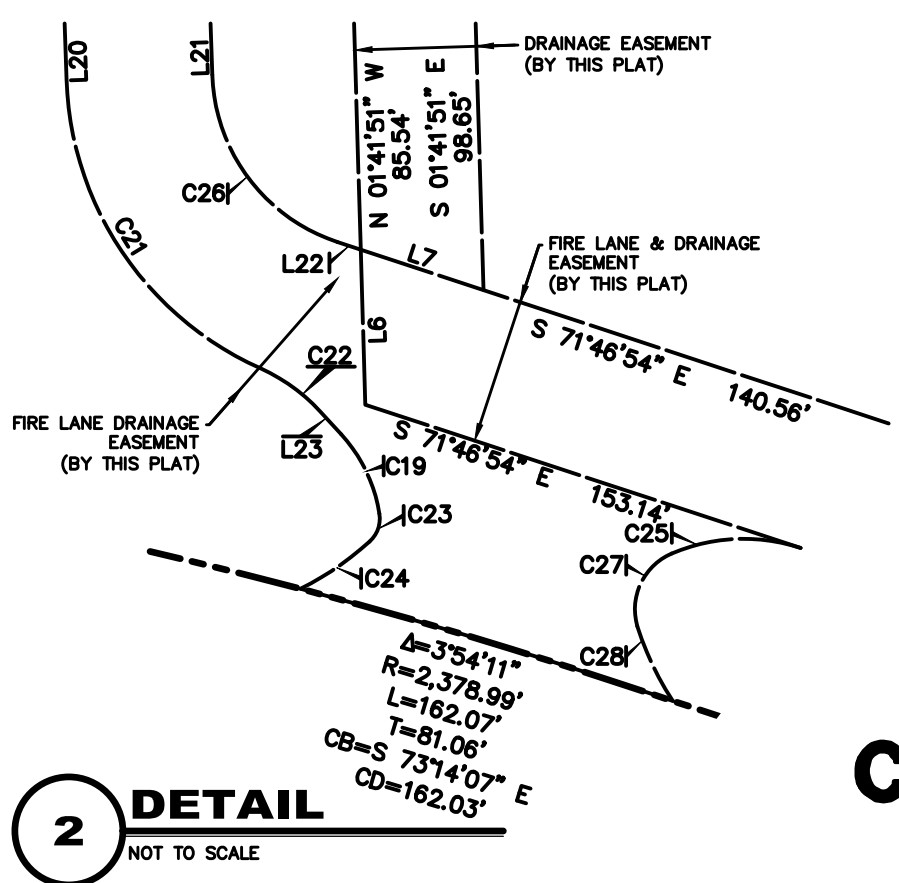
IRF	1/2-INCH IRON ROD W/"WIER ASSOC INC" CAP FOUND	-----	PROPERTY LINE
CSC	1/2-INCH IRON ROD W/"CSC 4252" CAP FOUND	-----	EASEMENT LINE
PK-IRS	5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET	-----	PROPOSED EASEMENT LINE
(C.M.)	CONTROLLING MONUMENT	-----	SETBACK LINE
		-----	ABSTRACT LINE
		-----	CENTERLINE

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	15°55'33"	54.07'	15.03'	7.56'	S 63°55'34" W	14.98'
C2	17°33'11"	52.46'	16.07'	8.10'	S 79°34'43" W	16.01'
C3	89°59'55"	54.00'	84.82'	54.00'	N 46°52'44" W	76.37'
C4	37°47'38"	54.00'	35.62'	18.49'	N 19°05'59" E	34.98'
C5	4°39'37"	54.00'	4.39'	2.20'	N 40°19'37" E	4.39'
C6	47°50'19"	74.00'	61.79'	32.82'	N 66°26'02" E	60.01'
C7	10°16'56"	776.68'	139.38'	69.88'	S 84°50'59" E	139.20'
C8	7°55'31"	777.07'	107.49'	53.83'	N 75°44'40" W	107.40'
C9	7°55'31"	753.07'	104.17'	52.17'	S 75°44'40" E	104.08'
C10	10°17'34"	752.70'	135.22'	67.79'	N 84°51'18" W	135.04'
C11	47°35'29"	50.00'	41.53'	22.05'	S 66°33'27" W	40.35'
C12	41°45'58"	30.00'	21.87'	11.45'	S 21°46'27" W	21.39'
C13	90°19'43"	29.91'	47.16'	30.09'	S 46°52'44" E	42.43'
C14	16°36'19"	29.24'	8.47'	4.27'	N 80°01'49" E	8.44'
C15	1°56'55"	713.22'	24.26'	12.13'	S 78°48'46" E	24.25'
C16	62°24'56"	30.00'	32.68'	18.17'	N 29°19'41" E	31.09'
C17	11°24'40"	30.00'	5.97'	3.00'	N 66°14'28" E	5.96'
C18	1°41'30"	807.50'	23.84'	11.92'	N 80°17'09" W	23.84'
C19	33°41'39"	25.00'	14.70'	7.57'	S 25°39'12" E	14.49'
C20	54°30'57"	54.07'	51.45'	27.86'	S 25°24'26" W	49.53'
C21	64°00'19"	54.00'	60.32'	33.75'	S 33°52'57" E	57.24'
C22	23°23'04"	30.00'	12.24'	6.21'	S 54°11'34" E	12.16'
C23	57°58'26"	5.00'	5.06'	2.77'	S 19°32'35" W	4.85'
C24	16°05'00"	49.26'	13.83'	6.96'	S 55°36'30" W	13.78'
C25	41°26'41"	30.00'	21.70'	11.35'	N 87°29'45" E	21.23'
C26	69°54'07"	30.00'	36.60'	20.97'	N 36°49'51" W	34.37'
C27	82°47'26"	10.00'	14.45'	8.81'	N 25°22'42" E	13.22'
C28	15°47'50"	49.62'	13.68'	6.88'	N 25°26'32" W	13.64'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 71°56'48" W	32.15'	L19	N 88°07'13" E	170.17'
L2	S 71°55'58" W	18.75'	L20	S 01°52'47" E	26.53'
L3	N 42°39'26" E	23.32'	L21	N 01°52'47" W	26.55'
L4	N 42°39'26" E	14.55'	L22	N 71°46'54" W	4.03'
L5	N 00°23'12" W	12.50'	L23	S 42°30'01" E	5.10'
L6	S 01°41'51" E	25.53'	L24	N 01°58'15" W	53.14'
L7	N 71°46'54" W	21.27'	L25	N 40°04'13" E	14.61'
L8	S 42°39'26" W	15.27'	L26	N 46°52'47" W	29.44'
L9	S 42°39'26" W	23.32'	L27	S 89°36'48" W	15.95'
L10	S 46°52'47" E	41.74'	L28	S 00°23'12" E	8.08'
L11	N 71°55'59" E	19.61'	L29	N 87°24'41" W	15.02'
L12	N 71°56'48" E	29.96'	L30	N 00°23'12" W	7.30'
L13	N 71°56'48" E	20.84'	L31	N 88°34'47" W	18.98'
L14	S 10°17'29" W	24.00'	L32	N 18°13'06" E	8.27'
L15	N 46°17'23" W	24.00'	L33	S 71°46'54" E	28.50'
L16	S 02°41'58" E	31.52'	L34	S 18°13'06" W	8.27'
L17	N 71°56'48" E	2.19'	L35	S 23°15'59" E	36.30'
L18	N 55°54'08" W	27.75'	L36	S 23°15'59" E	37.04'



SHEET 1 OF 3

REPLAT

## LOT 4, BLOCK A, CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 3, BLOCK A, CHANNELL SUBDIVISION

1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. \_\_\_\_\_

**Pacheco Koch**

7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

**OWNER:**  
 WILLCAR HOLDINGS LLC  
 26040 YNEZ ROAD  
 TEMECULA, CALIFORNIA 92592  
 PH: 909-240-3460  
 CONTACT: ALTON FRAZIER

**SURVEYOR/ENGINEER:**  
 PACHECO KOCH, LLC  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TEXAS 75231  
 PH: 972-235-3031  
 CONTACT: LUIS M. GONZALEZ

<b>DRAWN BY</b> VTS/LAH	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=60'	<b>DATE</b> JUNE 2021	<b>JOB NUMBER</b> 3273-20.063
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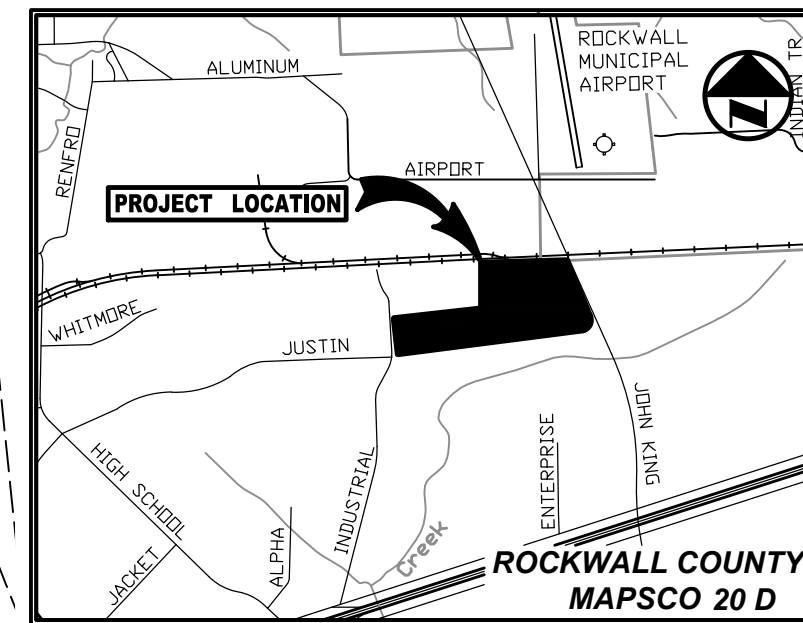
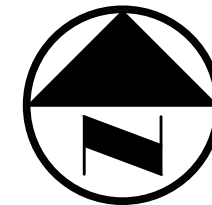
REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

**U.P./DALLAS GARLAND N.E. RAILROAD**

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

N 88°16'13" E 116.20'



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRF 1/2-INCH IRON ROD
- W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD
- W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - SETBACK LINE
- - - ABSTRACT LINE
- - - CENTERLINE

SEE SHEET 1 FOR LINE AND CURVE TABLES

ROCKWALL INDUSTRIAL EAST  
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES  
(VOL. 552, PG. 127)

N 01°03'38" W 550.29'

208.88'

WATER EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

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WATER EASEMENT  
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(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

**LOT 4, BLOCK A**  
**18.762 ACRES**  
**(817,294 SF)**

LOT 3, BLOCK A  
CHANNELL SUBDIVISION  
(INST. NO. 20200000008947)

WILLCAR HOLDINGS LLC  
(INST. NO. 20170000002016)

**JOHN KING BOULEVARD**  
(A 120-FOOT WIDE RIGHT-OF-WAY)

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

S 30°27'42" E 46.15'

N: 7,024,535.78  
E: 2,601,989.93

SHEET 2 OF 3

REPLAT

**LOT 4, BLOCK A, CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A, CHANNELL SUBDIVISION

1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
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7557 RAMBLER ROAD, SUITE 1400  
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TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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LHERNANDEZ 06/17/2021 10:15AM C:\USERS\LHERNANDEZ\APPDATA\LOCAL\TEMP\ACCPUBLISH\_20624\_3273-20.063R.DWG

REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

MATCH LINE (SEE SHEET 1)

$\Delta=22°51'11"$   
 $R=807.50'$   
 $L=322.08'$   
 $T=163.21'$   
 $CB=N 83°12'29" W$   
 $CD=319.95'$

$\Delta=10°34'42"$   
 $R=807.50'$   
 $L=149.09'$   
 $T=74.76'$   
 $CB=S 80°04'34" W$   
 $CD=148.87'$

$\Delta=00°33'04"$   
 $R=892.50'$   
 $L=8.58'$   
 $T=4.29'$   
 $CB=S 75°03'45" W$   
 $CD=8.58'$

$\Delta=04°26'56"$   
 $R=904.50'$   
 $L=70.23'$   
 $T=35.13'$   
 $CB=S 77°33'45" W$   
 $CD=70.22'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

**JUSTIN ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**LOT 1, BLOCK B**  
**CHANNELL SUBDIVISION**  
(CAB. I, SLIDE 337)  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION  
(VOL. 4168, PG. 317)

SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

SOUTH END OF LOT 4, BLOCK A, CHANNELL SUBDIVISION  
MARKED BY MONUMENT ROD  
N 2°11'26" W 2.1126'

SEE DETAIL 3

ELECTRICAL EASEMENT (BY THIS PLAT)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

FIRE LANE & WATER EASEMENT (ABANDONED BY INST. NO. 20200000008947)

FIRE LANE & WATER EASEMENT (INST. NO. 20200000008947)

NATHAN BUTLER - ABSTRACT NO. 20

ARCHIBALD HANNA - ABSTRACT NO. 99

DRAINAGE EASEMENT (CAB. I, SLIDE 337)

25' BUILDING SETBACK (CAB. I, SLIDE 337)

85' R.O.W.

IRF

S 14°39'43" E 12.00'

S 74°47'13" W 191.98'

$\Delta=00°33'04"$   
 $R=892.50'$   
 $L=8.58'$   
 $T=4.29'$   
 $CB=S 75°03'45" W$   
 $CD=8.58'$

$\Delta=04°26'56"$   
 $R=904.50'$   
 $L=70.23'$   
 $T=35.13'$   
 $CB=S 77°33'45" W$   
 $CD=70.22'$

S 00°38'16" E 8.89'

S 79°47'13" W 186.63'

S 89°47'13" W 50.50'

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

8.8' X 15.0' WATER EASEMENT (INST. NO. 20160000011900)

DRAINAGE EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

FIRE LANE & WATER EASEMENT (INST. NO. 20200000008947)

DRAINAGE EASEMENT (INST. NO. 20160000011900)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

FIRE LANE EASEMENT (INST. NO. 20160000011900)

24'

IRF

S 30°27'42" E 46.15'

30'X30' VISIBILITY EASEMENT (INST. NO. 20160000011900)

N: 7,024,535.78  
E: 2,601,989.93

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

IRF

DRAINAGE EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

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ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (INST. NO. 20150000014737)

WATER EASEMENT (INST. NO. 2016000001190

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Willcar Holdings LLC, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

**LEGAL DESCRIPTION**

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2020000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 2017000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 3 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/17/21.

Luis M. Gonzalez Date  
Registered Professional Land Surveyor  
No. 6793  
lgonzalez@pkce.com

Planning and Zoning Commission

Date

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**GENERAL NOTES**

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2. Protection system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 4, BLOCK A, CHANNELL 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 4, BLOCK A, CHANNELL SUBDIVISION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the 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;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

\_\_\_\_\_  
William H. Channell, President

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William H. Channell, 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 \_\_\_\_\_, 2021.

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

\_\_\_\_\_  
My Commission Expires:

SHEET 3 OF 3

**REPLAT  
LOT 4, BLOCK A,  
CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_-\_\_\_\_\_

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

Point of Beginning : North: 7025817.87' East:  
2603554.31'

Segment #1 : Line

Course: N88°07'13"E Length: 850.17'  
North: 7025845.76' East: 2604404.02'

Segment #2 : Line

Course: N1°03'38"W Length: 550.29'  
North: 7026395.96' East: 2604393.84'

Segment #3 : Line

Course: N88°10'00"E Length: 693.99'  
North: 7026418.16' East: 2605087.47'

Segment #4 : Line

Course: N88°16'13"E Length: 16.20'  
North: 7026418.65' East: 2605103.67'

Segment #5 : Line

Course: S13°13'35"E Length: 112.68'  
North: 7026308.96' East: 2605129.45'

Segment #6 : Curve

Length: 540.49' Radius: 1810.00'  
Delta: 17°06'33" Tangent: 272.27'  
Chord: 538.48' Course: S21°54'26"E  
Course In: N76°38'51"E Course Out: S59°32'18"W  
RP North: 7026726.96' East: 2606890.52'  
End North: 7025809.36' East: 2605330.36'

Segment #7 : Line

Course: S30°27'42"E Length: 46.15'  
North: 7025769.58' East: 2605353.76'

Segment #8 : Curve

Length: 43.46' Radius: 29.50'  
Delta: 84°24'20" Tangent: 26.75'  
Chord: 39.63' Course: S37°35'03"W  
Course In: S85°22'53"W Course Out: S10°12'47"E  
RP North: 7025767.21' East: 2605324.35'  
End North: 7025738.18' East: 2605329.58'

Segment #9 : Line

Course: S79°47'13"W Length: 186.63'  
North: 7025705.09' East: 2605145.92'

Segment #10 : Line

Course: S89°47'13"W Length: 50.50'  
North: 7025704.90' East: 2605095.42'

Segment #11 : Line

Course: S0°38'16"E Length: 8.89'  
North: 7025696.01' East: 2605095.52'

Segment #12 : Line

Course: S79°47'13"W Length: 10.22'  
North: 7025694.19' East: 2605085.46'

Segment #13 : Curve

Length: 70.23' Radius: 904.50'  
Delta: 4°26'56" Tangent: 35.13'  
Chord: 70.22' Course: S77°33'45"W  
Course In: S10°12'47"E Course Out: N14°39'43"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025679.07' East: 2605016.89'

Segment #14 : Line

Course: S14°39'43"E Length: 12.00'  
North: 7025667.46' East: 2605019.93'

Segment #15 : Curve

Length: 8.58' Radius: 892.50'  
Delta: 0°33'04" Tangent: 4.29'  
Chord: 8.58' Course: S75°03'45"W  
Course In: S14°39'43"E Course Out: N15°12'47"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025665.25' East: 2605011.64'

Segment #16 : Line

Course: S74°47'13"W Length: 191.98'  
North: 7025614.87' East: 2604826.38'

Segment #17 : Curve

Length: 149.09' Radius: 807.50'  
Delta: 10°34'42" Tangent: 74.76'  
Chord: 148.87' Course: S80°04'34"W  
Course In: N15°12'47"W Course Out: S4°38'05"E  
RP North: 7026394.08' East: 2604614.49'  
End North: 7025589.22' East: 2604679.74'

Segment #24 : Line

Course: N1°03'48"W Length: 111.88'  
North: 7025817.87' East: 2603554.31'

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Perimeter: 4804.11' Area: 817,294 Sq. Ft./ 18.762  
Acres

Segment #18 : Line

Course: S85°21'55"W Length: 325.98'  
North: 7025562.88' East: 2604354.82'

Segment #19 : Curve

Length: 322.08' Radius: 807.50'  
Delta: 22°51'11" Tangent: 163.21'  
Chord: 319.95' Course: N83°12'29"W  
Course In: N4°38'05"W Course Out: S18°13'06"W  
RP North: 7026367.74' East: 2604289.58'  
End North: 7025600.71' East: 2604037.12'

Segment #20 : Line

Course: N71°46'54"W Length: 100.00'  
North: 7025631.98' East: 2603942.13'

Segment #21 : Curve

Length: 289.81' Radius: 892.50'  
Delta: 18°36'18" Tangent: 146.19'  
Chord: 288.54' Course: N81°05'03"W  
Course In: S18°13'06"W Course Out: N0°23'12"W  
RP North: 7024784.22' East: 2603663.10'  
End North: 7025676.70' East: 2603657.08'

Segment #22 : Line

Course: S89°36'48"W Length: 70.14'  
North: 7025676.22' East: 2603586.94'

Segment #23 : Line

Course: N45°43'30"W Length: 42.68'  
North: 7025706.02' East: 2603556.39'



# 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:** July 6, 2021  
**APPLICANT:** Luis M. Gonzalez; *Pacheco Koch Consulting Engineers*  
**CASE NUMBER:** P2021-030; *Replat for Lot 4, Block A, Channell Subdivision*

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### SUMMARY

Consider a request by Luis M. Gonzalez of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Willcar Holdings, LLC for the approval of a Replat for Lot 4, Block A, Channell Subdivision being a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for an 18.762-acre parcel of land [i.e. *Lot 2, Block A, Channell Subdivision Addition*] for purpose of establishing firelane & drainage easements for the western portion of the subject property to facilitate the construction of a ~55,760 SF office/warehouse facility. The *subject property* is located within the SH-205 By-Pass Overlay (SH-205 BY OV) and is addressed as 1700 John King Boulevard.
- The subject property was annexed by the City Council on September 16, 1974 by *Ordinance No. 74-25 (Case No. A1974-005)*. Based on the May 7, 1993 historic zoning maps, between the time of annexation and May 7, 1993 the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District. On March 17, 2014 the City Council approved a final plat (*Case No. P2014-008*) establishing Lot 1, Block A and Lot 1, Block B, Channell Subdivision. On July 8, 2014, the Planning and Zoning Commission approved a site plan (*Case No. SP2014-011*) for a 225,910 SF manufacturing and office building on the 18.762-acre subject property. As a part of the aforementioned site plan request, and on July 21, 2014, the City Council approved variances to the parking, building materials, light pole height requirements, and a special exception to allow tilt wall construction. On September 17, 2014, the City Council approved a replat (*Case No. P2014-038*) for the subject property. An amendment to the approved site plan (*Case No. SP2014-011*) was approved by the City Council on May 16, 2016. A subsequent site plan (*Case No.'s SP2019-021 [withdrawn] and SP2019-045*) -- which was approved on December 10, 2019 -- established screening for the outside storage areas on the north side of the existing building, realigned the western drive aisle, and laid out additional parking areas. An amended site plan (*Case No. SP2020-011*) was submitted and approved by the Planning and Zoning Commission on July 14, 2020. On January 4, 2021, the City Council approved a zoning change from a Light Industrial (LI) District to Planned Development District 89 (PD-89) [i.e. *Case No. Z2020-053*] for Light Industrial (LI) District land uses for the purpose of establishing a corporate campus. A final amended site plan (i.e. *Case No. SP2021-011*) was approved administratively by staff for the purpose of constructing a ~55,760 SF office/warehouse facility.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.



## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Replat for *Lot 4, Block A, Channell Subdivision*, 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 subdivision plat;
- (2) Any construction resulting from the approval of this Replat 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 June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**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 1700 Justin Road, Rockwall, Texas

Subdivision Channell Subdivision

Lot 4

Block A

General Location Northwest Corner of Justin Road and John King Boulevard

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

Current Zoning PD-89

Current Use Office & Factory

Proposed Zoning PD-89

Proposed Use Office & Factory

Acreage 18.762

Lots [Current] 1

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 Willcar Holdings LLC

Applicant Pacheco Koch Consulting Engineers

Contact Person Alton Frazier

Contact Person Luis M. González

Address 1700 Justin Road

Address 7557 Rambler Road

Suite 1400

City, State & Zip Rockwall, Texas 75087

City, State & Zip Dallas, Texas, 75231

Phone (909)-240-3460

Phone (972)235-3031

E-Mail altonjfrazier@gmail.com

E-Mail lgonzalez@pkce.com

## NOTARY VERIFICATION [REQUIRED]

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

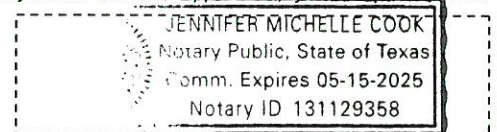
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ N/A, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 20 21. 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 18 day of June, 20 21.

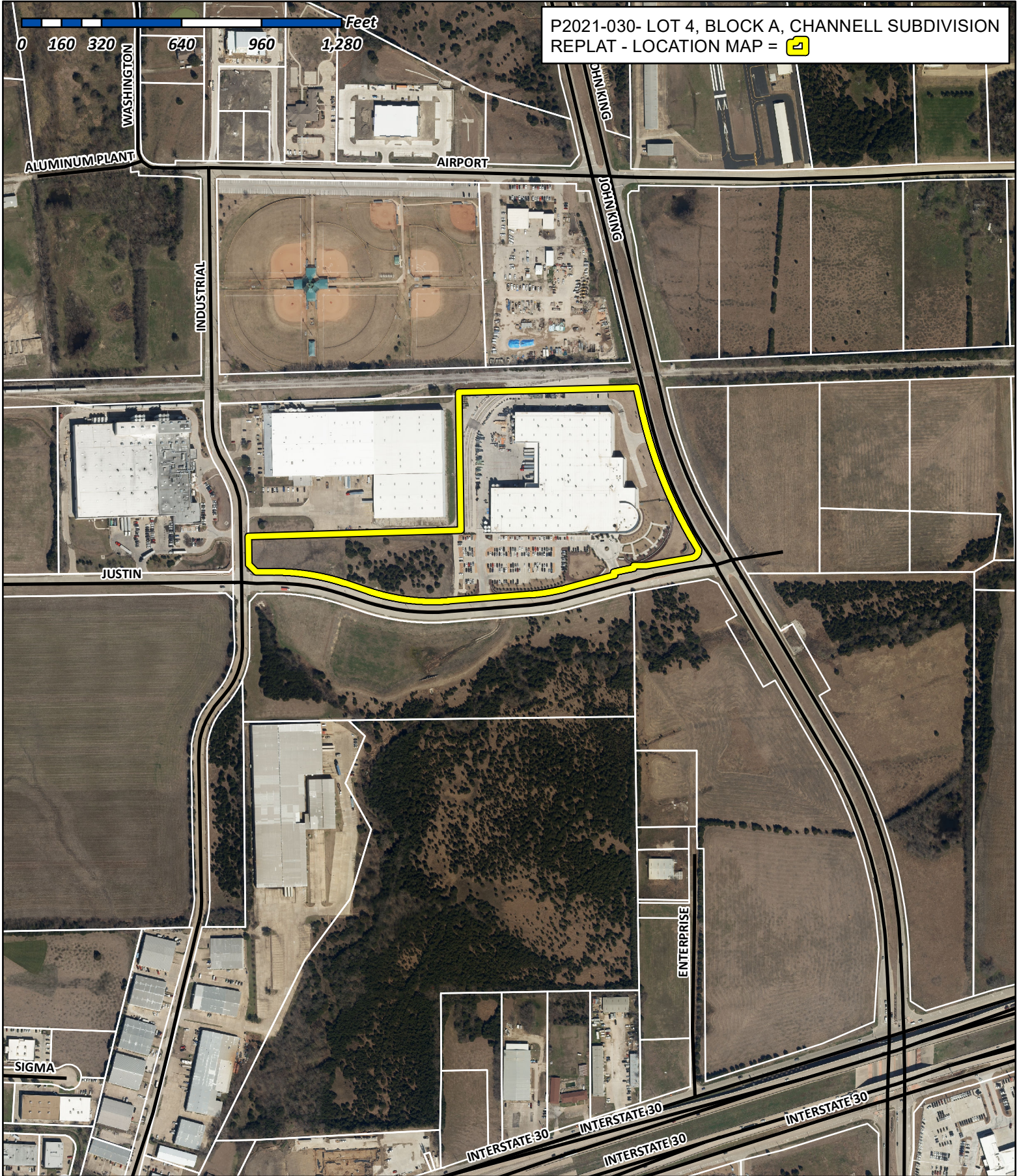
Owner's/Applicant's Signature

*Luis M. Gonzalez*  
*Jennifer Michelle Cook*

Notary Public in and for the State of Texas



My Commission Expires 05-15-2025



P2021-030- LOT 4, BLOCK A, CHANNELL SUBDIVISION  
 REPLAT - LOCATION MAP = [location pin icon]



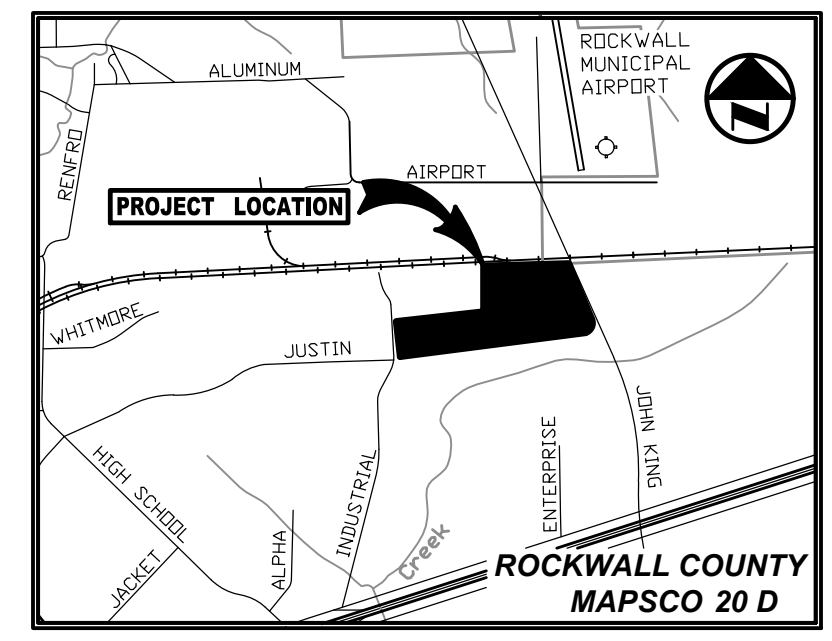
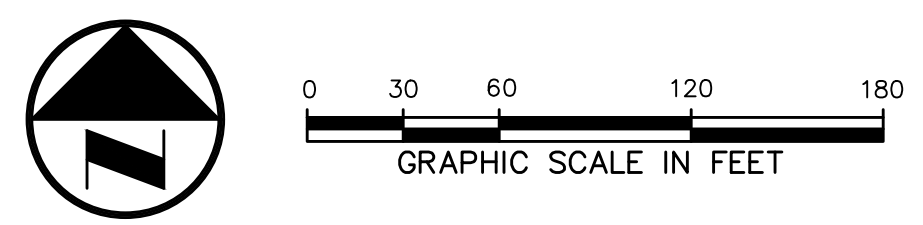
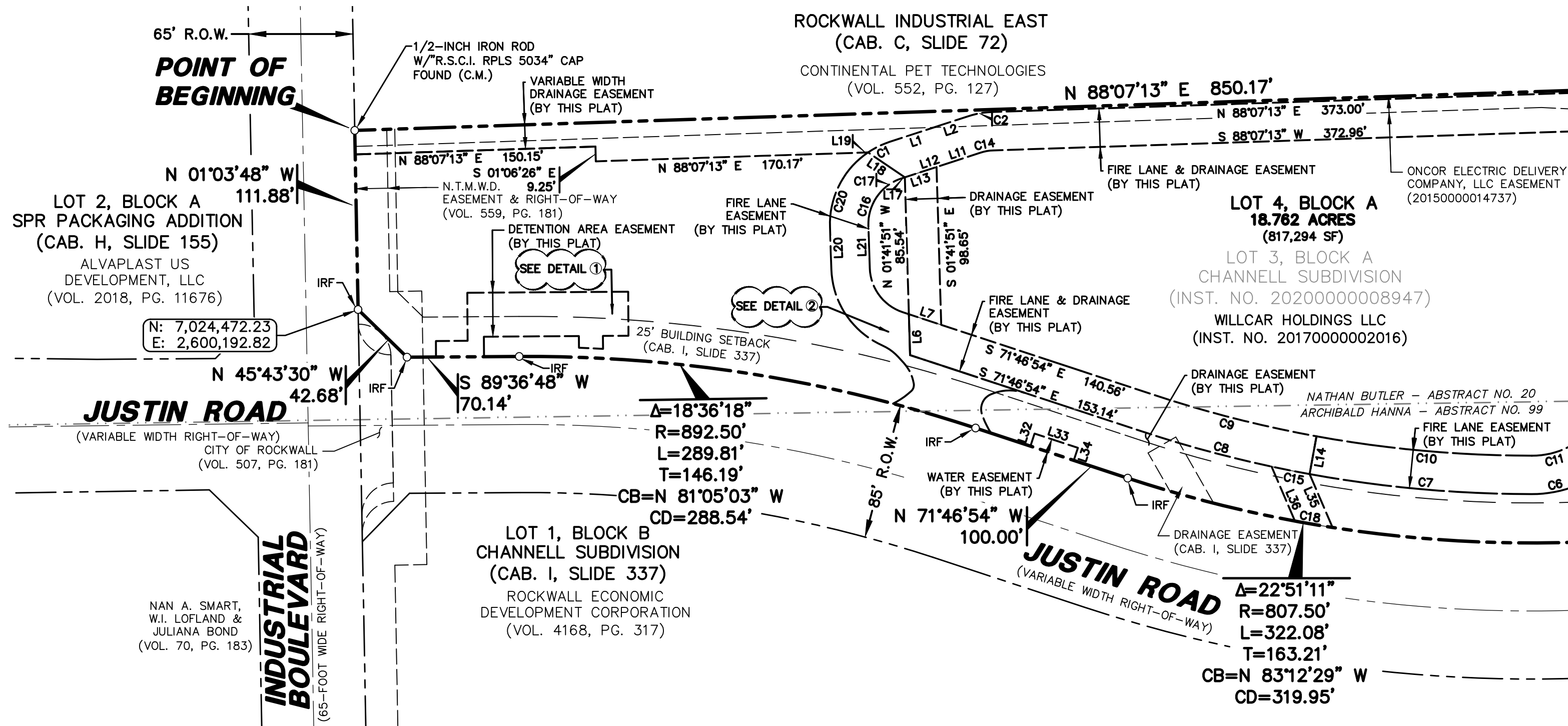
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://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.



LHERNANDEZ 06/17/2021 10:15AM  
 C:\USERS\LHERNANDEZ\APPDATA\LOCAL\TEMP\ACFPUBLISH\_20624\_3273-20.063RP.DWG



MATCH LINE (SEE SHEET 2)

**LEGEND**

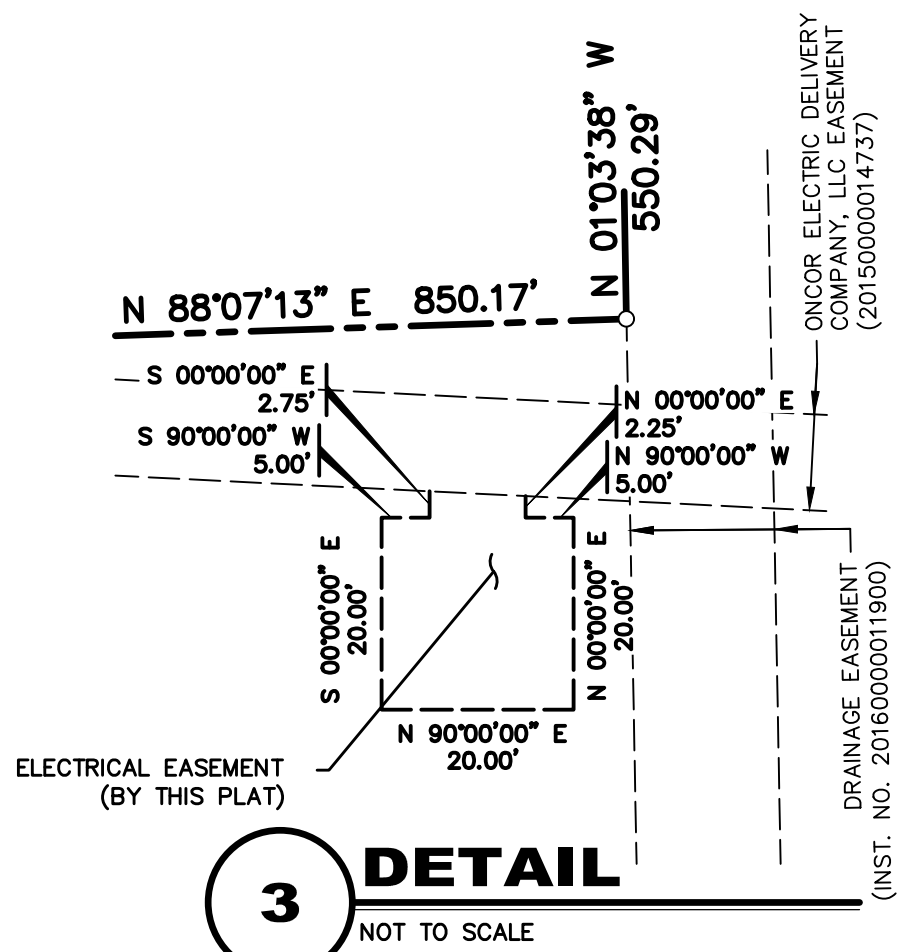
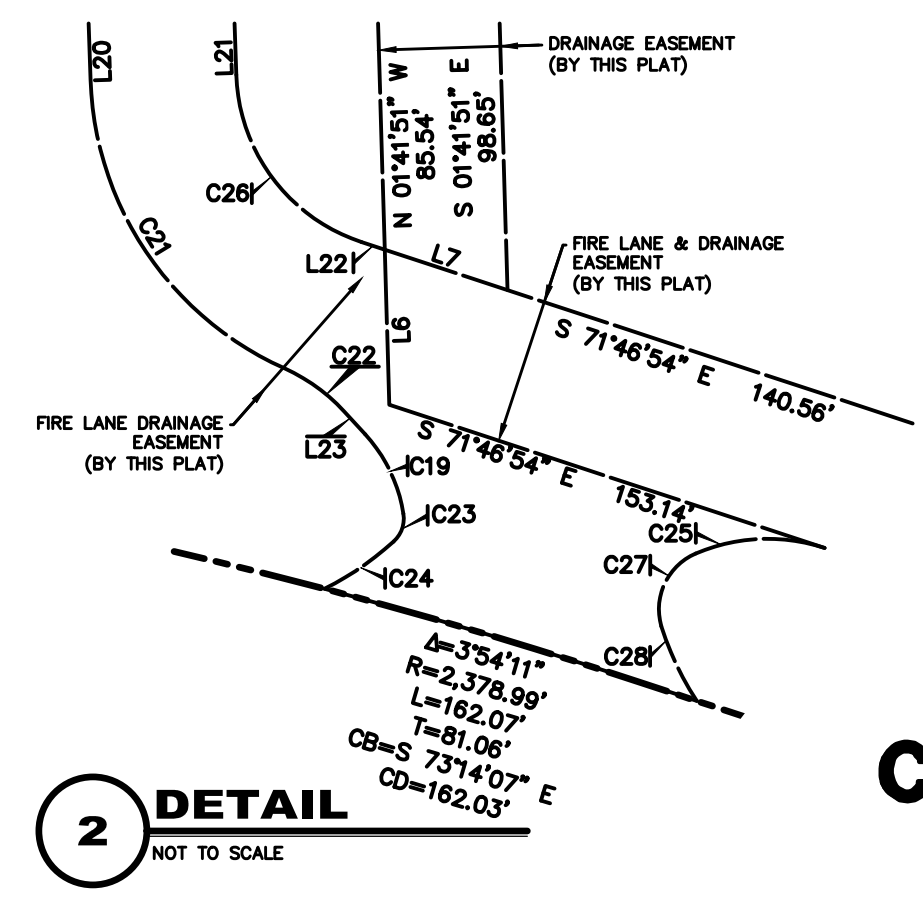
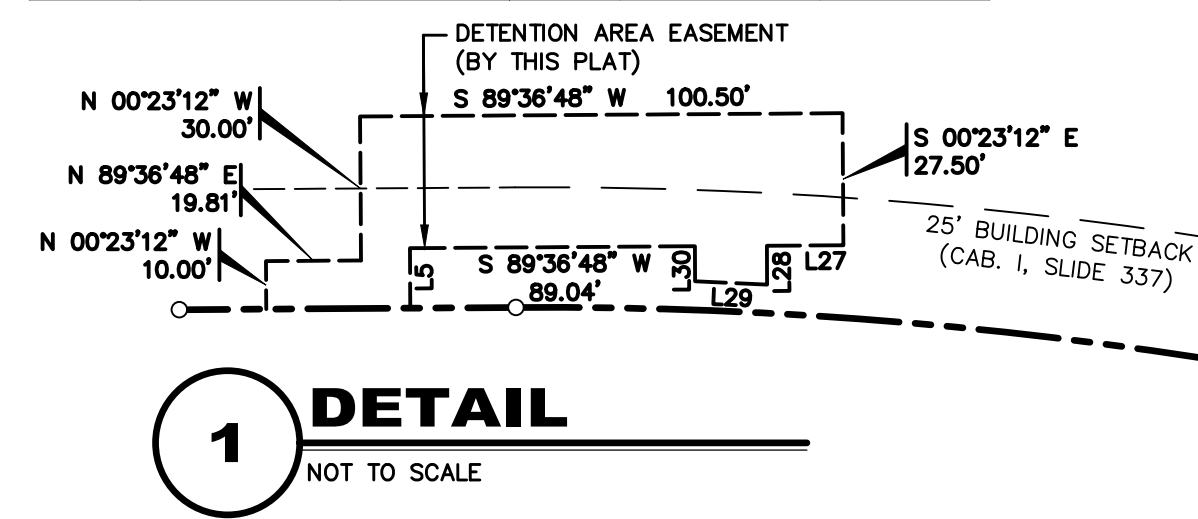
IRF	1/2-INCH IRON ROD W/"WIER ASSOC INC" CAP FOUND	-----	PROPERTY LINE
CSC	1/2-INCH IRON ROD W/"CSC 4252" CAP FOUND	-----	EASEMENT LINE
PK-IRS	5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET	-----	PROPOSED EASEMENT LINE
(C.M.)	CONTROLLING MONUMENT	-----	SETBACK LINE
		-----	ABSTRACT LINE
		-----	CENTERLINE

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	15°55'33"	54.07'	15.03'	7.56'	S 63°55'34" W	14.98'
C2	17°33'11"	52.46'	16.07'	8.10'	S 79°34'43" W	16.01'
C3	89°59'55"	54.00'	84.82'	54.00'	N 46°52'44" W	76.37'
C4	37°47'38"	54.00'	35.62'	18.49'	N 19°05'59" E	34.98'
C5	4°39'37"	54.00'	4.39'	2.20'	N 40°19'37" E	4.39'
C6	47°50'19"	74.00'	61.79'	32.82'	N 66°26'02" E	60.01'
C7	10°16'56"	776.68'	139.38'	69.88'	S 84°50'59" E	139.20'
C8	7°55'31"	777.07'	107.49'	53.83'	N 75°44'40" W	107.40'
C9	7°55'31"	753.07'	104.17'	52.17'	S 75°44'40" E	104.08'
C10	10°17'34"	752.70'	135.22'	67.79'	N 84°51'18" W	135.04'
C11	47°35'29"	50.00'	41.53'	22.05'	S 66°33'27" W	40.35'
C12	41°45'58"	30.00'	21.87'	11.45'	S 21°46'27" W	21.39'
C13	90°19'43"	29.91'	47.16'	30.09'	S 46°52'44" E	42.43'
C14	16°36'19"	29.24'	8.47'	4.27'	N 80°01'49" E	8.44'
C15	1°56'55"	713.22'	24.26'	12.13'	S 78°48'46" E	24.25'
C16	62°24'56"	30.00'	32.68'	18.17'	N 29°19'41" E	31.09'
C17	11°24'40"	30.00'	5.97'	3.00'	N 66°14'28" E	5.96'
C18	1°41'30"	807.50'	23.84'	11.92'	N 80°17'09" W	23.84'
C19	33°41'39"	25.00'	14.70'	7.57'	S 25°39'12" E	14.49'
C20	54°30'57"	54.07'	51.45'	27.86'	S 25°24'26" W	49.53'
C21	64°00'19"	54.00'	60.32'	33.75'	S 33°52'57" E	57.24'
C22	23°23'04"	30.00'	12.24'	6.21'	S 54°11'34" E	12.16'
C23	57°58'26"	5.00'	5.06'	2.77'	S 19°32'35" W	4.85'
C24	16°05'00"	49.26'	13.83'	6.96'	S 55°36'30" W	13.78'
C25	41°26'41"	30.00'	21.70'	11.35'	N 87°29'45" E	21.23'
C26	69°54'07"	30.00'	36.60'	20.97'	N 36°49'51" W	34.37'
C27	82°47'26"	10.00'	14.45'	8.81'	N 25°22'42" E	13.22'
C28	15°47'50"	49.62'	13.68'	6.88'	N 25°26'32" W	13.64'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 71°56'48" W	32.15'	L19	N 88°07'13" E	170.17'
L2	S 71°55'58" W	18.75'	L20	S 01°52'47" E	26.53'
L3	N 42°39'26" E	23.32'	L21	N 01°52'47" W	26.55'
L4	N 42°39'26" E	14.55'	L22	N 71°46'54" W	4.03'
L5	N 00°23'12" W	12.50'	L23	S 42°30'01" E	5.10'
L6	S 01°41'51" E	25.53'	L24	N 01°58'15" W	53.14'
L7	N 71°46'54" W	21.27'	L25	N 40°04'13" E	14.61'
L8	S 42°39'26" W	15.27'	L26	N 46°52'47" W	29.44'
L9	S 42°39'26" W	23.32'	L27	S 89°36'48" W	15.95'
L10	S 46°52'47" E	41.74'	L28	S 00°23'12" E	8.08'
L11	N 71°55'59" E	19.61'	L29	N 87°24'41" W	15.02'
L12	N 71°56'48" E	29.96'	L30	N 00°23'12" W	7.30'
L13	N 71°56'48" E	20.84'	L31	N 88°34'47" W	18.98'
L14	S 10°17'29" W	24.00'	L32	N 18°13'06" E	8.27'
L15	N 46°17'23" W	24.00'	L33	S 71°46'54" E	28.50'
L16	S 02°41'58" E	31.52'	L34	S 18°13'06" W	8.27'
L17	N 71°56'48" E	2.19'	L35	S 23°15'59" E	36.30'
L18	N 55°54'08" W	27.75'	L36	S 23°15'59" E	37.04'



**REPLAT**  
**LOT 4, BLOCK A, CHANNELL SUBDIVISION**  
 BEING A REPLAT OF LOT 3, BLOCK A, CHANNELL SUBDIVISION  
 1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

**SURVEYOR/ENGINEER:**  
 PACHECO KOCH, LLC  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TEXAS 75231  
 PH: 972-235-3031  
 CONTACT: LUIS M. GONZALEZ

**OWNER:**  
 WILLCAR HOLDINGS LLC  
 26040 YNEZ ROAD  
 TEMECULA, CALIFORNIA 92592  
 PH: 909-240-3460  
 CONTACT: ALTON FRAZIER

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

<b>DRAWN BY</b> VTS/LAH	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=60'	<b>DATE</b> JUNE 2021	<b>JOB NUMBER</b> 3273-20.063
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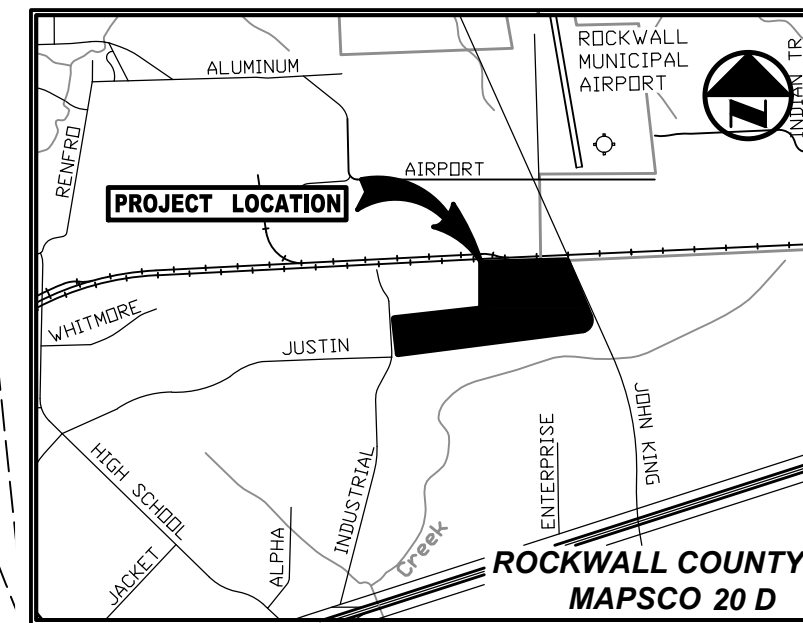
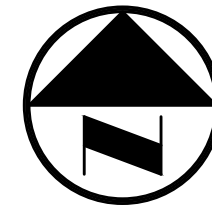
REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

**U.P./DALLAS GARLAND N.E. RAILROAD**

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

N 88°16'13" E 116.20'



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRF 1/2-INCH IRON ROD
- W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD
- W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - SETBACK LINE
- - - ABSTRACT LINE
- - - CENTERLINE

SEE SHEET 1 FOR LINE AND CURVE TABLES

ROCKWALL INDUSTRIAL EAST  
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES  
(VOL. 552, PG. 127)

N 01°03'38" W 550.29'

208.88'

WATER EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

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WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

**LOT 4, BLOCK A**  
**18.762 ACRES**  
**(817,294 SF)**

LOT 3, BLOCK A  
CHANNELL SUBDIVISION  
(INST. NO. 20200000008947)

WILLCAR HOLDINGS LLC  
(INST. NO. 20170000002016)

**JOHN KING BOULEVARD**  
(A 120-FOOT WIDE RIGHT-OF-WAY)

PART OF  
CITY OF ROCKWALL  
(VOL. 5418, PG 54)

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

$S 30°27'42" E$   
 $46.15'$

N: 7,024,535.78  
E: 2,601,989.93

SHEET 2 OF 3

**REPLAT**  
**LOT 4, BLOCK A,**  
**CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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LHERNANDEZ 06/17/2021 10:15AM C:\USERS\LHERNANDEZ\APPDATA\LOCAL\TEMP\ACCPUBLISH\_20624\_3273-20.063RP.DWG

REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

MATCH LINE (SEE SHEET 1)

$\Delta=22°51'11"$   
 $R=807.50'$   
 $L=322.08'$   
 $T=163.21'$   
 $CB=N 83°12'29" W$   
 $CD=319.95'$

DRAINAGE EASEMENT  
(BY THIS PLAT)

**JUSTIN ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta=10°34'42"$   
 $R=807.50'$   
 $L=149.09'$   
 $T=74.76'$   
 $CB=S 80°04'34" W$   
 $CD=148.87'$

LOT 1, BLOCK B  
CHANNELL SUBDIVISION  
(CAB. I, SLIDE 337)  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
(VOL. 4168, PG. 317)

SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

SOUTH END OF LOT 4, BLOCK A, CHANNELL SUBDIVISION  
MARKED BY MONUMENT ROD  
N 2°11'26" W 2.1126'

SEE DETAIL 3

ELECTRICAL  
EASEMENT  
(BY THIS PLAT)

$L=39.68'$

$S 01°51'40" E$   
 $110.17'$

$N 01°31'41" W$   
 $109.66'$

$C12$

$C13$

$C14$

$L16$

$L17$

$L18$

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**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Willcar Holdings LLC, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

**LEGAL DESCRIPTION**

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2020000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 2017000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 3 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/17/21.

Luis M. Gonzalez Date  
Registered Professional Land Surveyor  
No. 6793  
lgonzalez@pkce.com

Planning and Zoning Commission

Date

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**GENERAL NOTES**

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2. Protection system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 4, BLOCK A, CHANNELL 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 4, BLOCK A, CHANNELL SUBDIVISION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the 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;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

\_\_\_\_\_  
William H. Channell, President

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William H. Channell, 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 \_\_\_\_\_, 2021.

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

\_\_\_\_\_  
My Commission Expires:

SHEET 3 OF 3

**REPLAT**  
**LOT 4, BLOCK A,**  
**CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_-\_\_\_\_\_

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

Point of Beginning : North: 7025817.87' East:  
2603554.31'

Segment #1 : Line

Course: N88°07'13"E Length: 850.17'  
North: 7025845.76' East: 2604404.02'

Segment #2 : Line

Course: N1°03'38"W Length: 550.29'  
North: 7026395.96' East: 2604393.84'

Segment #3 : Line

Course: N88°10'00"E Length: 693.99'  
North: 7026418.16' East: 2605087.47'

Segment #4 : Line

Course: N88°16'13"E Length: 16.20'  
North: 7026418.65' East: 2605103.67'

Segment #5 : Line

Course: S13°13'35"E Length: 112.68'  
North: 7026308.96' East: 2605129.45'

Segment #6 : Curve

Length: 540.49' Radius: 1810.00'  
Delta: 17°06'33" Tangent: 272.27'  
Chord: 538.48' Course: S21°54'26"E  
Course In: N76°38'51"E Course Out: S59°32'18"W  
RP North: 7026726.96' East: 2606890.52'  
End North: 7025809.36' East: 2605330.36'

Segment #7 : Line

Course: S30°27'42"E Length: 46.15'  
North: 7025769.58' East: 2605353.76'

Segment #8 : Curve

Length: 43.46' Radius: 29.50'  
Delta: 84°24'20" Tangent: 26.75'  
Chord: 39.63' Course: S37°35'03"W  
Course In: S85°22'53"W Course Out: S10°12'47"E  
RP North: 7025767.21' East: 2605324.35'  
End North: 7025738.18' East: 2605329.58'

Segment #9 : Line

Course: S79°47'13"W Length: 186.63'  
North: 7025705.09' East: 2605145.92'

Segment #10 : Line

Course: S89°47'13"W Length: 50.50'  
North: 7025704.90' East: 2605095.42'

Segment #11 : Line

Course: S0°38'16"E Length: 8.89'  
North: 7025696.01' East: 2605095.52'

Segment #12 : Line

Course: S79°47'13"W Length: 10.22'  
North: 7025694.19' East: 2605085.46'

Segment #13 : Curve

Length: 70.23' Radius: 904.50'  
Delta: 4°26'56" Tangent: 35.13'  
Chord: 70.22' Course: S77°33'45"W  
Course In: S10°12'47"E Course Out: N14°39'43"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025679.07' East: 2605016.89'

Segment #14 : Line

Course: S14°39'43"E Length: 12.00'  
North: 7025667.46' East: 2605019.93'

Segment #15 : Curve

Length: 8.58' Radius: 892.50'  
Delta: 0°33'04" Tangent: 4.29'  
Chord: 8.58' Course: S75°03'45"W  
Course In: S14°39'43"E Course Out: N15°12'47"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025665.25' East: 2605011.64'

Segment #16 : Line

Course: S74°47'13"W Length: 191.98'  
North: 7025614.87' East: 2604826.38'

Segment #17 : Curve

Length: 149.09' Radius: 807.50'  
Delta: 10°34'42" Tangent: 74.76'  
Chord: 148.87' Course: S80°04'34"W  
Course In: N15°12'47"W Course Out: S4°38'05"E  
RP North: 7026394.08' East: 2604614.49'  
End North: 7025589.22' East: 2604679.74'

Segment #24 : Line

Course: N1°03'48"W Length: 111.88'  
North: 7025817.87' East: 2603554.31'

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Perimeter: 4804.11' Area: 817,294 Sq. Ft./ 18.762  
Acres

Segment #18 : Line

Course: S85°21'55"W Length: 325.98'  
North: 7025562.88' East: 2604354.82'

Segment #19 : Curve

Length: 322.08' Radius: 807.50'  
Delta: 22°51'11" Tangent: 163.21'  
Chord: 319.95' Course: N83°12'29"W  
Course In: N4°38'05"W Course Out: S18°13'06"W  
RP North: 7026367.74' East: 2604289.58'  
End North: 7025600.71' East: 2604037.12'

Segment #20 : Line

Course: N71°46'54"W Length: 100.00'  
North: 7025631.98' East: 2603942.13'

Segment #21 : Curve

Length: 289.81' Radius: 892.50'  
Delta: 18°36'18" Tangent: 146.19'  
Chord: 288.54' Course: N81°05'03"W  
Course In: S18°13'06"W Course Out: N0°23'12"W  
RP North: 7024784.22' East: 2603663.10'  
End North: 7025676.70' East: 2603657.08'

Segment #22 : Line

Course: S89°36'48"W Length: 70.14'  
North: 7025676.22' East: 2603586.94'

Segment #23 : Line

Course: N45°43'30"W Length: 42.68'  
North: 7025706.02' East: 2603556.39'





July 12, 2021

TO: Luis M. Gonzalez  
Pacheco Koch Consulting Engineers  
7557 Rambler, Suite 1400  
Dallas, TX 75231

COPY: Alton Frazier  
Willcar Holdings LLC  
1700 Justin Road  
Rockwall, TX 75087

FROM: David Gonzales, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2021-030; *Replat for Lot 4, Block A, Channell Subdivision*

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on July 6, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Replat 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 June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.

City Council

On July 6, 2021, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager

## Gonzales, David

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**From:** Gonzales, David  
**Sent:** Friday, June 25, 2021 3:05 PM  
**To:** 'lgonzalez@pkce.com'  
**Cc:** altonjfrazier@gmail.com  
**Subject:** P&Z Meeting Next Week  
**Attachments:** Packet [P&Z] (06.29.2021).pdf

Mr. Gonzalez,

Please find attached staff's memo and comments for your request. The Planning Commission will be taking action next week on Tuesday, June 29, 2021. Although this item is on the Consent Agenda, staff request that you and/or your representative be present should the commission have any questions regarding your project. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Do not hesitate to contact me should you have any questions.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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