



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- x REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Road

SUBDIVISION Indalloy Addition

LOT 2

BLOCK 1

GENERAL LOCATION Approx. 700 feet south of E. Washington St. and 450 feet west of Airport Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial (LI)

CURRENT USE Unoccupied Industrial Building

PROPOSED ZONING No Change

PROPOSED USE Industrial Distribution Center

ACREAGE 42.991

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Alvaplast U.S., Inc.

APPLICANT Westwood Professional Services

CONTACT PERSON Carolina Molina

CONTACT PERSON Ariyn Samuelson

ADDRESS 1480 Justin Road

ADDRESS 2901 Dallas Parkway, Suite 400

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Plano, Texas 75093

PHONE 469-402-1232

PHONE 972-265-4860

E-MAIL cmolina@sprpackaging.com

E-MAIL asamuelson@westwoodps.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carolina Molina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,159.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF 08, 2023 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."

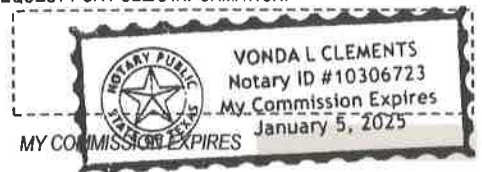
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF August, 2023

OWNER'S SIGNATURE

Carolina Molina


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda L Clements



#	DESCRIPTION	DATE
	City Comments And City Updates	17 Aug 2023

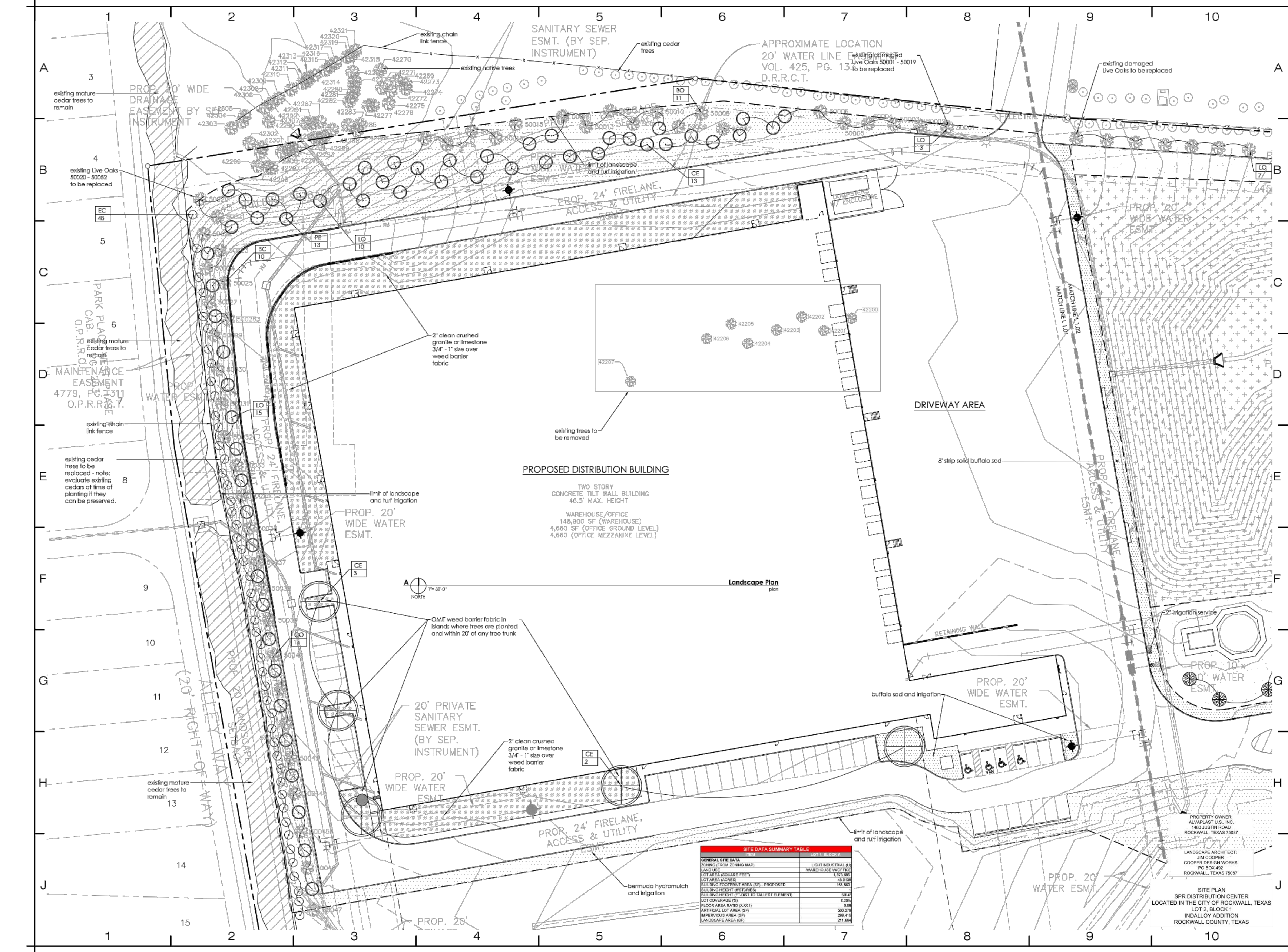
Seal:
 James A Cooper RLA 1287
 17 August 2023



SPR
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
SPR DISTRIBUTION CENTER

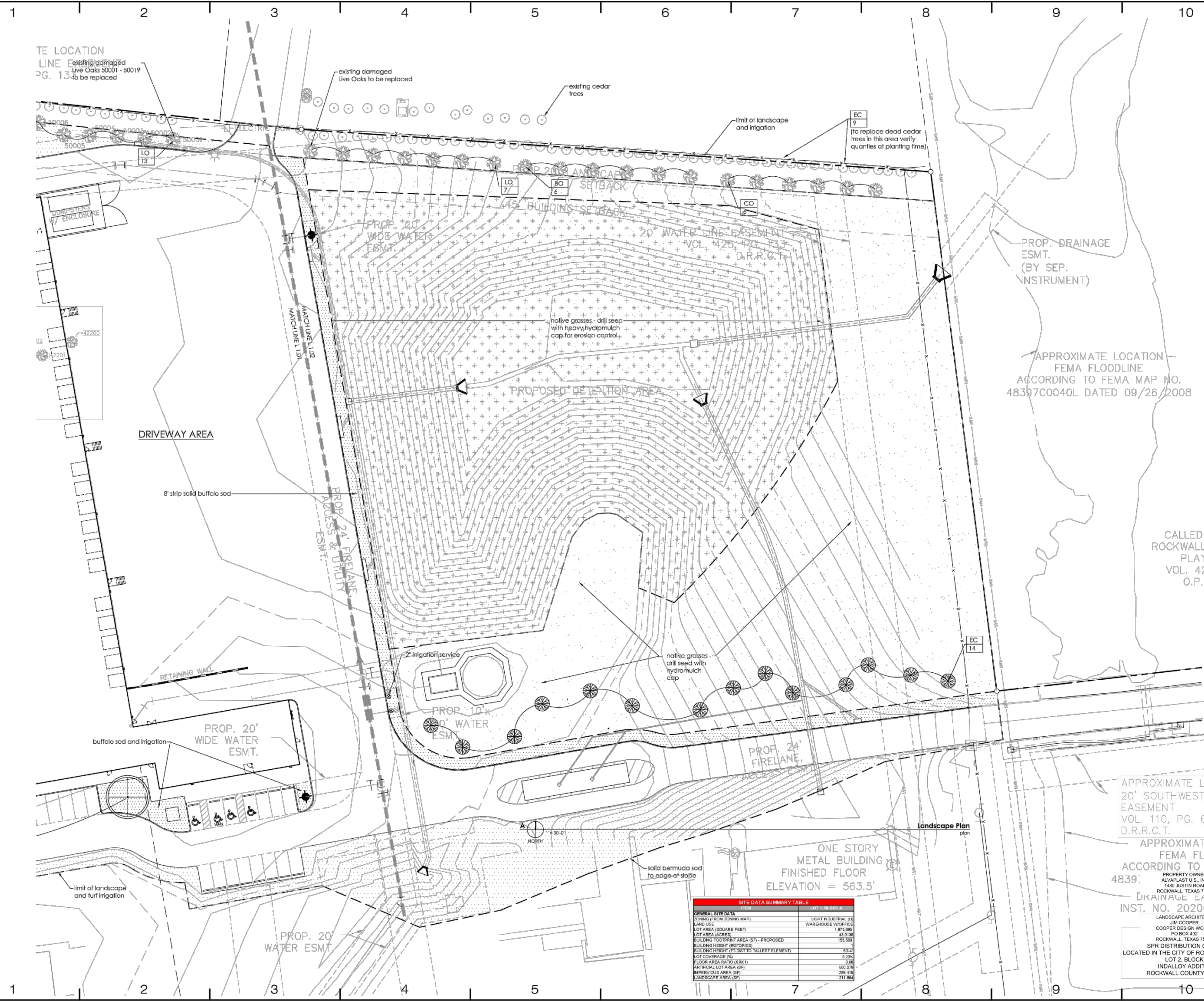
Drawn By: CDW
 Project Number: 22-0013-00
 Date: 24 APRIL 2023
 Issue: PERMIT/CONSTRUCTION
 Approved By: CDW

Sheet Number:
L1.01
 Landscape Plan



SITE DATA SUMMARY TABLE

GENERAL SITE DATA	TYPE	LOT 1, RECORD A
ZONING (FROM ZONING MAP)	LIGHT INDUSTRIAL (LI)	
LAND USE	WAREHOUSE/OFFICE	
LOT AREA (SQUARE FEET)		1,473,865
LOT AREA (ACRES)		43.0139
BUILDING FOOTPRINT AREA (SF), PROPOSED		153,960
BUILDING HEIGHT (FEET) (STORES)		2
BUILDING HEIGHT (FT.-DIST TO TALLEST ELEMENT)		50'-4"
LOT COVERAGE (%)		8.20%
FLOOR AREA RATIO (X.6X1)		0.06
ARTIFICIAL LOT AREA (SF)		500,279
IMPERVIOUS AREA (SF)		288,415
LANDSCAPE AREA (SF)		211,964



SITE DATA SUMMARY TABLE	
ITEM	DESCRIPTION
GENERAL SITE DATA	LOT # 11, BLOCK # 1
ZONING (FROM ZONING MAP)	LIGHT INDUSTRIAL (LI)
LAND USE	WAREHOUSE/WORKSPACE
LOT AREA (SQUARE FEET)	1,873,985
LOT AREA (ACRES)	43.0139
BUILDING FOOTPRINT AREA (SF) - PROPOSED	183,860
BUILDING HEIGHT (#STORIES)	1
BUILDING HEIGHT (FEET) TO TALLEST ELEMENT	50'-4"
LOT COVERAGE (%)	9.80%
FLOOR AREA RATIO (FAR)	0.08
ARTIFICIAL LOT AREA (SF)	500,279
PERVIOUS AREA (SF)	296,415
LANDSCAPE AREA (SF)	211,864

MJDII Architects, Inc.
 Architecture • Planning • Consulting
 14775 Addison Road, Suite 310 Dallas, Texas 75201 Tel: (972) 866-8662 Fax: (972) 866-8661

HILL & WILKINSON GENERAL CONTRACTORS
 DESIGN BUILDER
 2703 TELECOM PARKWAY, SUITE 100 RICHARDSON, TEXAS 75082 214-299-4300

JQ shaping the built environment
 STRUCTURAL ENGINEERING
 100 GLASS STREET DALLAS, TEXAS 75207 214-758-8088

Westwood
 PARKWAY CENTRE I
 2901 DALLAS PARKWAY, SUITE 400 PLANO, TEXAS 75083 214-473-4600

COOPER DESIGN WORKS
 LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN
 PO BOX 492 ROCKWALL TEXAS 75087 P 972.412.9519 cooperdesignworks.com

PILLAR ELECTRIC GROUP
 2703 TELECOM PARKWAY, SUITE 100 RICHARDSON, TEXAS 75082 469-877-4600

#	DESCRIPTION	DATE
	City Comments And City Updates	17 Aug 2023

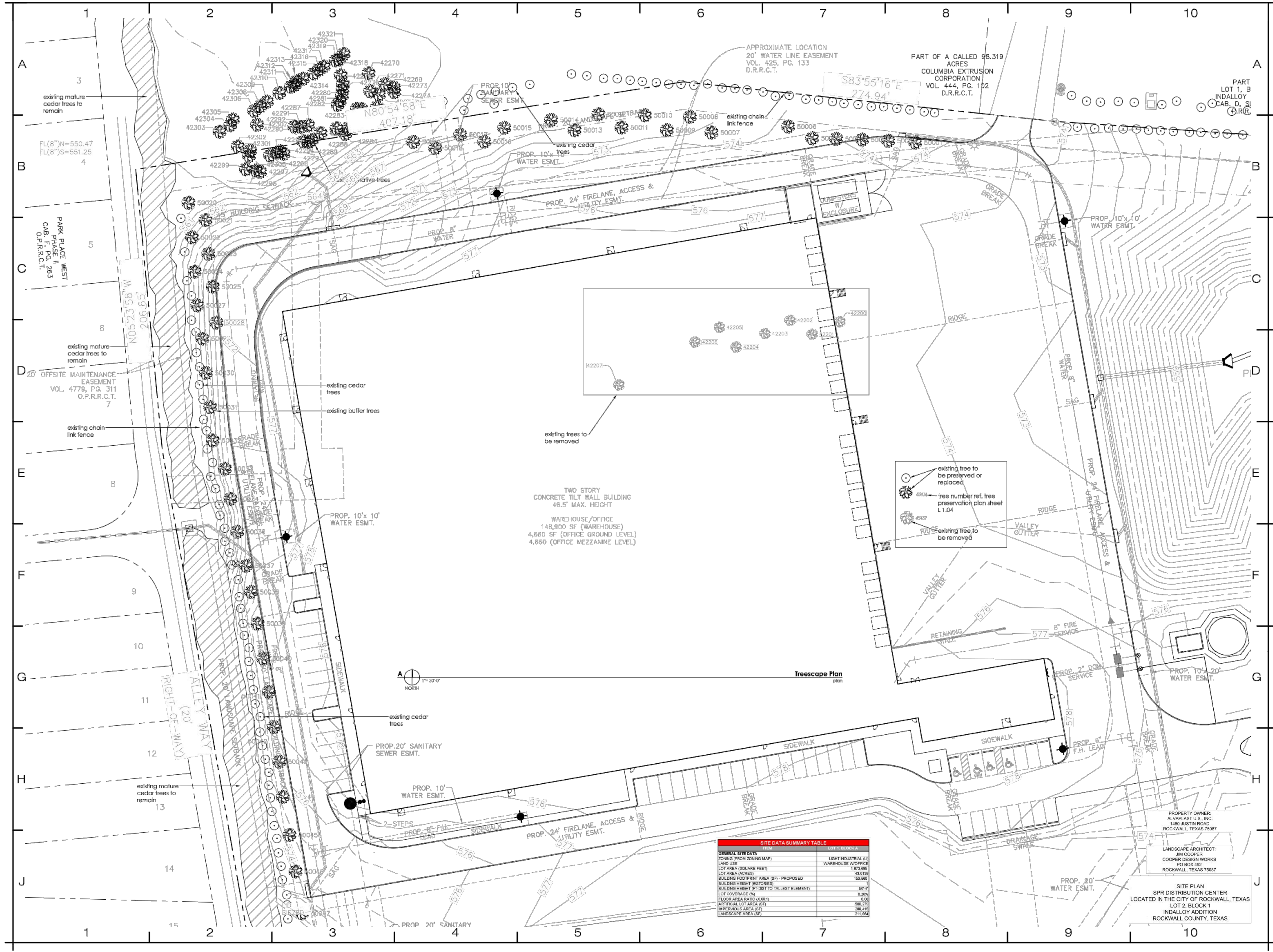
Seal:
 James A Cooper RLA 1287
 17 August 2023

REGISTERED LANDSCAPE ARCHITECT
 JAMES A. COOPER
 1287
 STATE OF TEXAS

SPR
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
SPR DISTRIBUTION CENTER

Drawn By: CDW
 Project Number: 22-0013-00
 Date: 24 APRIL 2023
 Issue: PERMIT/CONSTRUCTION
 Approved By: CDW
 Sheet Number:

L1.02
 Landscape Plan



MJDII Architects, Inc.
Architecture • Planning • Consulting
10775 Address Road, Suite 310 Tel: (972) 866-8600
Addicks, Texas 75001 Fax: (972) 866-8601

HILL & WILKINSON
GENERAL CONTRACTORS

DEBRIN BUILDER
2703 TELECOM PARKWAY, SUITE 120
ROCKWALL, TEXAS 75087
972-429-4300

JQ
shaping the built environment

STRUCTURAL ENGINEERING
100 GLASS STREET
DALLAS, TEXAS 75207
214-759-8000

Westwood

PARKWAY CENTRE 1
2901 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
214-473-4640

COOPER DESIGN WORKS
LANDSCAPE ARCHITECTURE, PLANNING, URBAN DESIGN
PO BOX 492 ROCKWALL TEXAS 75087 P 972.415.9519
cooperdesignworks.com

PILLAR
ELECTRIC
GROUP

2703 TELECOM PARKWAY, SUITE 100
ROCKWALL, TEXAS 75087
972-477-4860

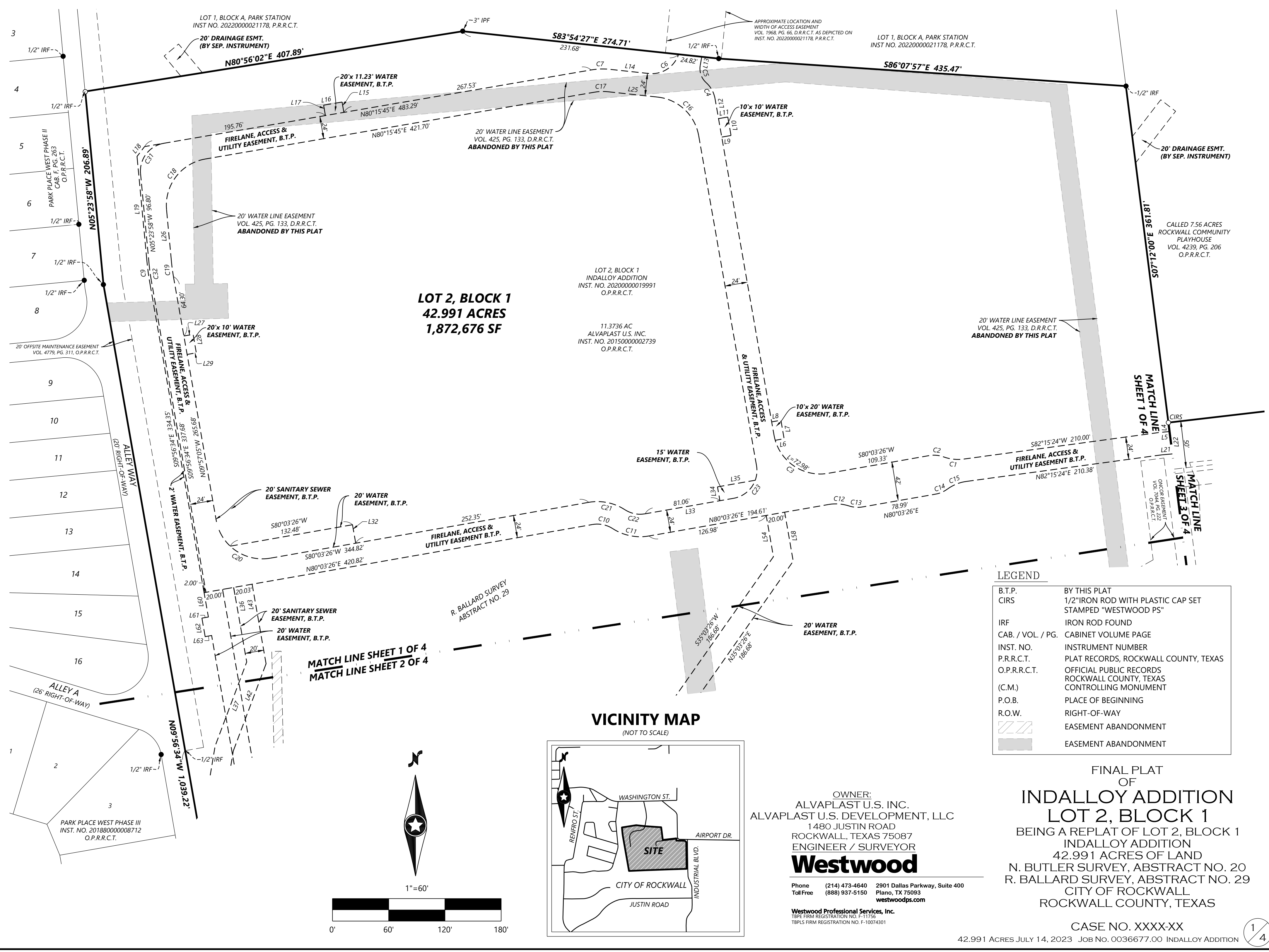
#	DESCRIPTION	DATE

Seal:
James A Cooper RLA 1287
24 April 2023

SPR 6
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
SPR DISTRIBUTION CENTER

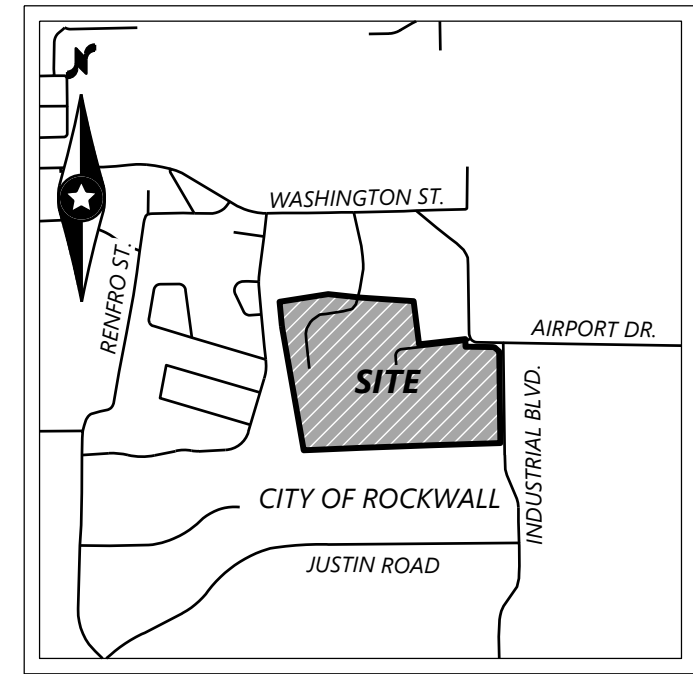
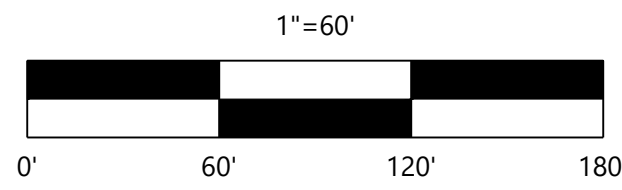
Drawn By: CDW
Project Number: 22-0013-00
Date: 24 April 2023
Issue: PERMIT/CONSTRUCTION
Approved By: CDW

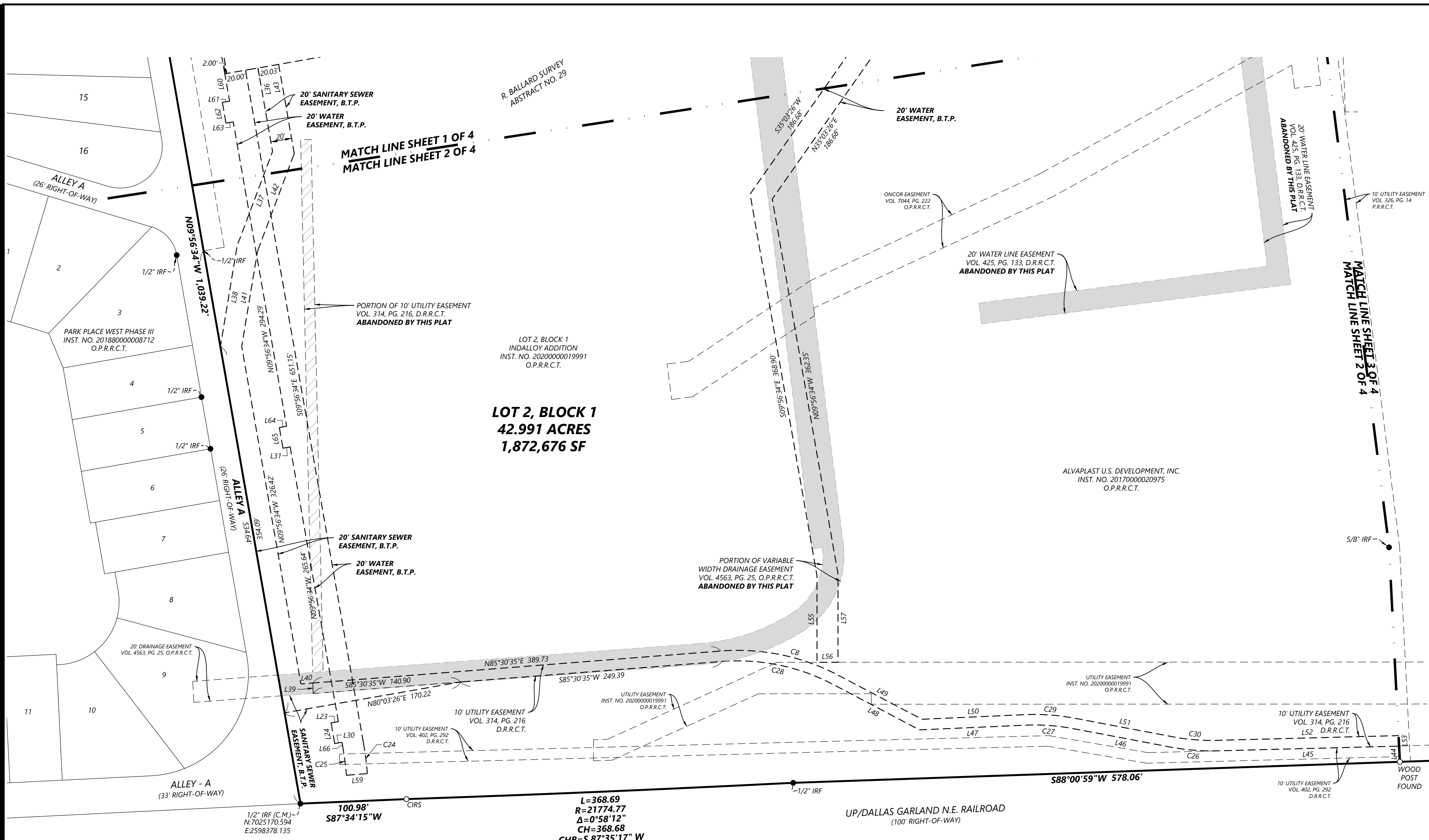
Sheet Number:
L1.04
Treescape Plan



LEGEND

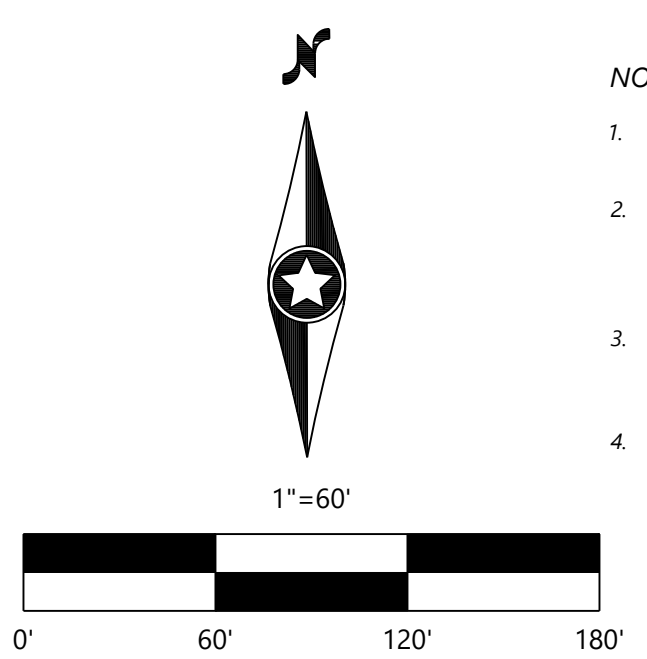
B.T.P.	BY THIS PLAT
CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND
CAB. / VOL. / PG.	CABINET VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
(C.M.)	CONTROLLING MONUMENT
P.O.B.	PLACE OF BEGINNING
R.O.W.	RIGHT-OF-WAY
	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT





LEGEND

B.T.P.	BY THIS PLAT
CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND
CAB. / VOL. / PG.	CABINET VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS CONTROLLING MONUMENT
(C.M.)	
P.O.B.	PLACE OF BEGINNING
R.O.W.	RIGHT-OF-WAY
	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT

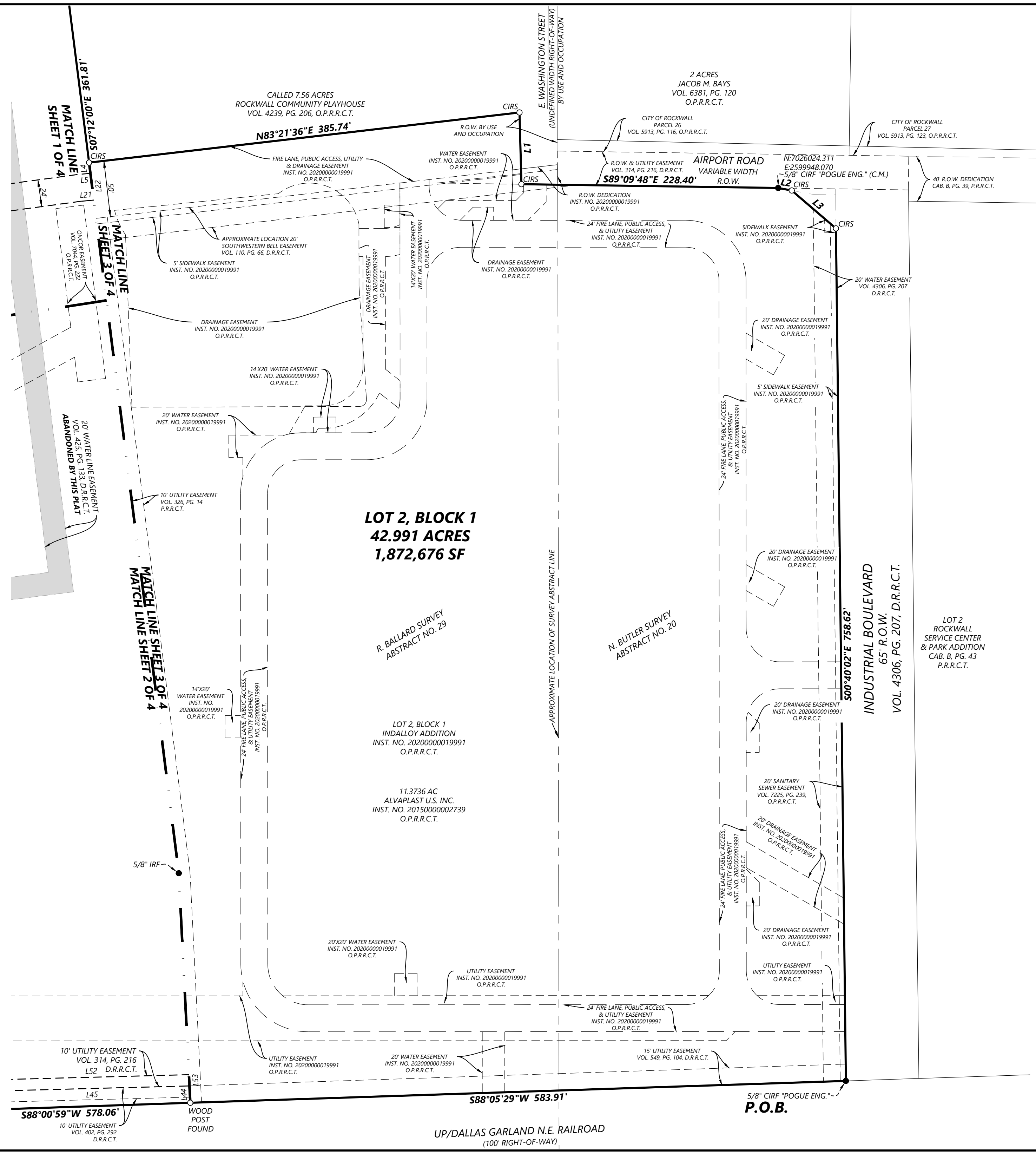


- NOTES:**
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011, NAVD 1988.
 2. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0040L DATED 09/26/2008 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS IN ZONE A AND ZONE X AS AMENDED BY LOMR UNDER CASE NO. 21-06-1013P, WITH AN EFFECTIVE DATE OF 02/07/2022.
 3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
 4. 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.

OWNER:
 ALVAPLAST U.S. INC.
 ALVAPLAST U.S. DEVELOPMENT, LLC
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR
Westwood
 Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TSPS FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
 OF
INDALLOY ADDITION
LOT 2, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK 1
 INDALLOY ADDITION
 42.991 ACRES OF LAND
 N. BUTLER SURVEY, ABSTRACT NO. 20
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX
 42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

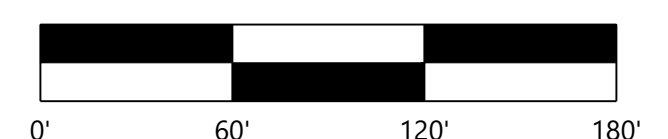


Line Table		
Line #	Length	Direction
L1	63.84	S01°33'33"E
L2	12.43	S79°29'46"E
L3	51.84	S49°24'24"E
L4	9.64	S07°12'00"E
L5	11.47	S84°47'18"W
L6	9.69	N80°03'26"E
L7	20.00	N09°56'34"W
L8	10.00	S80°03'26"W
L9	10.00	N80°03'26"E
L10	20.00	N09°56'34"W
L11	10.01	N80°03'26"E
L12	21.62	N09°56'34"W
L13	9.37	N10°04'14"E
L14	41.73	N83°55'16"W
L15	11.23	S09°44'15"E
L16	20.00	S80°15'45"W
L17	11.23	S09°44'15"E
L18	13.22	S37°25'53"W
L19	112.11	S05°23'58"E
L20	11.24	N84°47'18"E
L21	24.01	N07°12'00"W
L22	7.00	N80°25'20"E
L23	20.00	N09°56'34"W
L24	53.45	N83°55'16"W
L25	56.01	S05°23'58"E
L26	10.00	N80°03'26"E
L27	20.00	S09°56'34"E
L28	10.00	S80°03'26"W
L29	7.00	S80°03'26"W
L30	7.00	S80°03'26"W
L31	7.00	S80°03'26"W
L32	20.00	N09°56'34"W
L33	95.98	S80°03'26"W
L34	15.00	N09°56'34"W
L35	40.90	N80°03'26"E
L36	80.70	S09°56'34"E
L37	95.89	S20°36'16"W
L38	97.38	S09°25'46"W
L39	10.02	S01°17'55"E
L40	11.47	S85°30'35"W
L41	91.87	N09°25'46"E
L42	99.40	N20°36'16"E
L43	86.16	N09°56'34"W
L44	14.98	N02°53'25"W
L45	173.70	S88°30'36"W
L46	95.32	N79°16'25"W
L47	101.09	S87°27'35"W
L48	93.05	N62°15'25"W
L49	90.34	S62°15'25"E
L50	98.38	N87°27'35"E
L51	95.32	S79°16'25"E
L52	173.46	N88°30'10"E
L53	10.03	S02°53'25"E
L54	44.72	N09°56'34"W
L55	82.52	S00°01'40"E
L56	20.00	N89°58'20"E
L57	84.26	N00°01'40"W
L58	53.00	N09°56'34"W
L59	20.00	S85°21'44"W
L60	26.44	N09°56'34"W
L61	7.00	N80°03'26"E
L62	20.00	N09°56'34"W
L63	7.00	S80°03'26"W
L64	7.00	N80°03'26"E
L65	20.00	N09°56'34"W
L66	4.78	N09°56'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.83	45.00	027°47'43"	N 83°50'43" W	21.62
C2	15.71	30.00	029°59'41"	N 84°56'42" W	15.53
C3	78.54	50.00	089°59'59"	N 54°56'33" W	70.71
C4	19.94	30.00	038°05'02"	N 28°59'05" W	19.58
C5	20.28	20.00	058°05'50"	N 18°58'41" W	19.42
C6	40.82	30.00	077°57'08"	S 57°06'10" W	37.74
C7	20.43	74.00	015°48'58"	S 88°10'14" W	20.36
C8	115.33	205.00	032°14'00"	S 78°22'25" E	113.81
C9	24.58	310.00	004°32'36"	S 7°40'16" E	24.58
C10	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C11	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C12	22.06	45.00	028°05'18"	S 85°53'55" E	21.84
C13	14.71	30.00	028°05'05"	S 85°53'49" E	14.56
C14	13.73	30.00	026°13'31"	N 66°56'40" E	13.61
C15	22.32	45.00	028°25'29"	N 68°02'40" E	22.10
C16	64.56	50.00	073°58'39"	N 46°55'55" W	60.17
C17	13.80	50.00	015°48'58"	S 88°10'14" W	13.76
C18	74.75	50.00	085°39'43"	S 37°25'53" W	67.98
C19	15.86	200.00	004°32'36"	S 7°40'16" E	15.86
C20	67.45	50.00	077°17'27"	S 61°17'50" E	62.45
C21	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C22	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C23	47.12	30.00	090°00'00"	N 35°03'26" E	42.43
C24	28.70	310.00	005°18'19"	S 7°17'25" E	28.69
C25	26.85	290.00	005°18'19"	N 7°17'25" W	26.84
C26	43.74	205.00	012°13'25"	N 85°23'08" W	43.65
C27	45.15	195.00	013°16'00"	N 85°54'25" W	45.05
C28	109.70	195.00	032°14'00"	N 78°22'25" W	108.26
C29	47.47	205.00	013°16'00"	S 85°54'25" E	47.36
C30	41.60	195.00	012°13'25"	S 85°23'08" E	41.52
C31	44.85	30.00	085°39'43"	S 37°25'53" W	40.79
C32	17.76	224.00	004°32'36"	S 7°40'16" E	17.76



1"=60'



OWNER:
 ALVAPLAST U.S. INC.
 ALVAPLAST U.S. DEVELOPMENT, LLC
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
 ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
 OF
INDALLOY ADDITION
LOT 2, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK 1
 INDALLOY ADDITION
 42.991 ACRES OF LAND
 N. BUTLER SURVEY, ABSTRACT NO. 20
 R. BALLARD SURVEY, ABSTRACT NO. 29A
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX
 42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Alvaplast U.S. Development, LLC and Alvaplast U.S. Inc. are the sole owners of a 42.991 acre tract of land situated in the R. Ballard Survey, Abstract No. 29A and the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1, Indalloy Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2020000019991, of the Plat Records, Rockwall County, Texas and being all of a tract of land described in Tracts 1 and 2 conveyed to Alvaplast U.S. Development, LLC by deed of record in Instrument No. 2017000020975 of the Official Public Records of Rockwall County, Texas, and being all of a 11.3736 acre tract of land conveyed to Alvaplast U.S. Inc., by deed of record in Instrument Number 2015000002739, of said Official Public Records; said 42.991 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "POGUE ENG." found at the intersection of the west right-of-way line of Industrial Boulevard, a 65-foot right-of-way and the north right-of-way line of UP/Dallas Garland N.E. Railroad, a 100-foot railroad right-of-way; said point being at the southeast corner of said Lot 2, Block 1;

THENCE along the said north line of the UP/Dallas Garland N.E. Railroad and the south line of said Lot 2, Block 1, the following courses and distances:

South 88 degrees 05 minutes 29 seconds West, a distance of 583.91 feet to a wood post found at an angle point;
South 88 degrees 00 minutes 59 seconds West, a distance of 578.06 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 00 degrees 58 minutes 12 seconds, a radius of 21,774.77 feet, and an arc length of 368.69 feet (chord bears South 87 degrees 35 minutes 17 seconds West, 368.68 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 87 degrees 34 minutes 15 seconds West, a distance of 100.98 feet to a 1/2" iron rod found at the southwest corner of said Lot 2, Block 1, and being the southeast corner of Alley A, a variable width alley right-of-way;

THENCE departing the said north line of the UP/Dallas Garland N.E. Railroad and the south line of Lot 2, Block 1, along the easterly line of said Alley A and the westerly line of said Lot 2, Block 1, the following courses and distances;

North 09 degrees 56 minutes 34 seconds West, at a distance of 534.64 feet passing a 1/2" iron rod found for reference, continuing in all a total distance of 1,039.22 feet to a 1/2" iron rod found at an angle point;

North 05 degrees 23 minutes 58 seconds West, a distance of 206.89 feet to a 1/2" iron rod found at the southwest corner of Lot 1, Block A, Park Station, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000021178, of said Plat Records, and being at the northwest corner of said Lot 2, Block 1;

THENCE departing the said easterly line of said Alley A and the westerly line of said Lot 2, Block 1, along the common line between said Lot 1, Block A and said Lot 2, Block 1, the following courses and distances:

North 80 degrees 56 minutes 02 seconds East, a distance of 407.89 feet to a 3" (pinched) fence corner post at an angle point;
South 83 degrees 54 minutes 27 seconds East, a distance of 274.71 feet to a 1/2" iron rod found at an angle point;

South 86 degrees 07 minutes 57 seconds East, a distance of 435.47 feet to a 1/2" iron rod found for corner in the west line of a called 7.56 acre tract of land conveyed to Rockwall Community Playhouse, by deed of record in Volume 4239, Page 206, of said Official Public Records; said point being at the southeast corner of said Lot 1, Block A, and being at a northeast corner of said Lot 2, Block 1;

THENCE South 07 degrees 12 minutes 00 seconds East, departing the said common line between said Lot 1, Block A and Lot 2, Block 1, along the common line between said Lot 2, Block 1 and said Rockwall Community Playhouse tract, a distance of 361.81 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1 and the southwest corner of said Rockwall Community Playhouse tract;

THENCE North 83 degrees 21 minutes 36 seconds East, continuing along the said common line between Lot 2, Block 1 and the Rockwall Community Playhouse tract, a distance of 385.74 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said Lot 2, Block 1;

THENCE South 01 degrees 33 minutes 33 seconds East, departing the said common line between Lot 2, Block 1 and Rockwall Community Playhouse tract, along an east line of said Lot 2, Block 1, a distance of 63.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1; said point being in the south line of Airport Road, a variable width right-of-way;

THENCE South 89 degrees 09 minutes 48 seconds East, departing the said east line of Lot 2, Block 1, along the said south line of Airport Road and a north line of said Lot 2, Block 1, a distance of 228.40 feet to a 5/8" iron rod with a yellow plastic camp stamped "POGUE ENG." found at an angle point;

THENCE South 79 degrees 29 minutes 46 seconds East, continuing along the said south line of Airport Road and said north line of Lot 2, Block 1, a distance of 12.43 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Airport Road and the said west line of Industrial Boulevard; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 49 degrees 24 minutes 24 seconds East, departing the said south line of Airport Road and the said north line Lot 2, Block 1, along said right-of-way corner clip, a distance of 51.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Industrial Boulevard, at the south end of said corner clip; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 00 degrees 40 minutes 02 seconds East, departing the said right-of-way corner clip, along the said west line of Industrial Boulevard and an east line of said Lot 2, Block 1, a distance of 758.62 feet to the POINT-OF-BEGINNING, containing 1,872,676 square feet or 42.991 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 2, Block 1, Indalloy Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for all maintenance, repair, and reconstruction of all systems in drainage and detention easements.

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

Alvaplast U.S. Inc.
Alvaplast U.S. Development, LLC

NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

Dated this the ___ day of _____, 2023.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2023.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

Approved

I hereby certify that the above and foregoing plat of an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 20__.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29A
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX
42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

Closure Sheet
LOT 2, BLOCK 1 INDALLOY ADDITION

SEGMENT LINE
South 88°05'29" West 583.91'

SEGMENT LINE
South 88°00'59" West 578.06'

SEGMENT CURVE
DIRECTION South 87°35'17" West 368.68'
ARC LENGTH 368.69'
RADIUS 21,774.77'
CENTRAL ANGLE 00°58'12"

SEGMENT LINE
South 87°34'15" West 100.98'

SEGMENT LINE
North 09°56'34" West 1,039.22'

SEGMENT LINE
North 05°23'58" West 206.89'

SEGMENT LINE
North 80°56'02" East 407.89'

SEGMENT LINE
South 83°54'27" East 274.71'

SEGMENT LINE
South 86°07'57" East 435.47'

SEGMENT LINE
South 07°12'00" East 361.81'

SEGMENT LINE
North 83°21'36" East 385.74'

SEGMENT LINE
South 01°33'33" East 63.84'

SEGMENT LINE
South 89°09'48" East 228.40'

SEGMENT LINE
South 79°29'46" East 12.43'

SEGMENT LINE

South 49°24'24" East 51.84'

SEGMENT LINE

South 00°40'02" East 758.62'

Containing 1,872,676 square feet or 42.991 acres, more or less.

PRECISION: 1:585,848,542,659

PERIMETER: 5,858.4854'

ERROR OF CLOSURE: 0.0000'



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 [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- x REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Road

SUBDIVISION Indalloy Addition

LOT 2

BLOCK 1

GENERAL LOCATION Approx. 700 feet south of E. Washington St. and 450 feet west of Airport Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial (LI)

CURRENT USE Unoccupied Industrial Building

PROPOSED ZONING No Change

PROPOSED USE Industrial Distribution Center

ACREAGE 42.991

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Alvaplast U.S., Inc.

APPLICANT Westwood Professional Services

CONTACT PERSON Carolina Molina

CONTACT PERSON Ariyn Samuelson

ADDRESS 1480 Justin Road

ADDRESS 2901 Dallas Parkway, Suite 400

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Plano, Texas 75093

PHONE 469-402-1232

PHONE 972-265-4860

E-MAIL cmolina@sprpackaging.com

E-MAIL asamuelson@westwoodps.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carolina Molina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,159.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF 08, 2023 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."

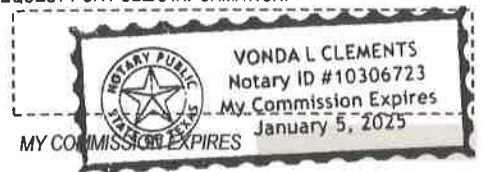
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF August, 2023

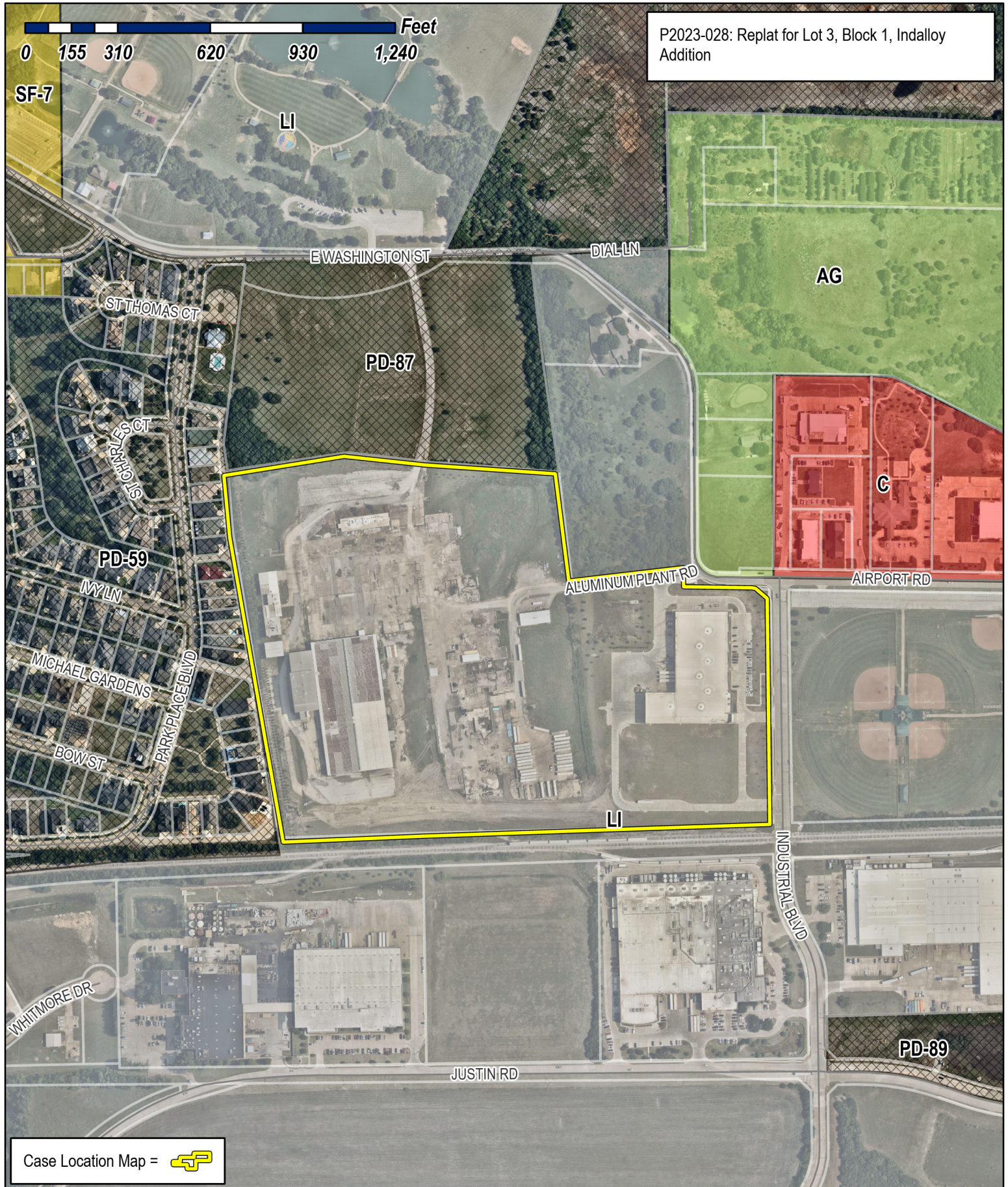
OWNER'S SIGNATURE

Carolina Molina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda S. Clements





P2023-028: Replat for Lot 3, Block 1, Indalloy Addition

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.



1 2 3 4 5 6 7 8 9 10

A

B

C

D

E

F

G

H

J

A

B

C

D

E

F

G

H

J

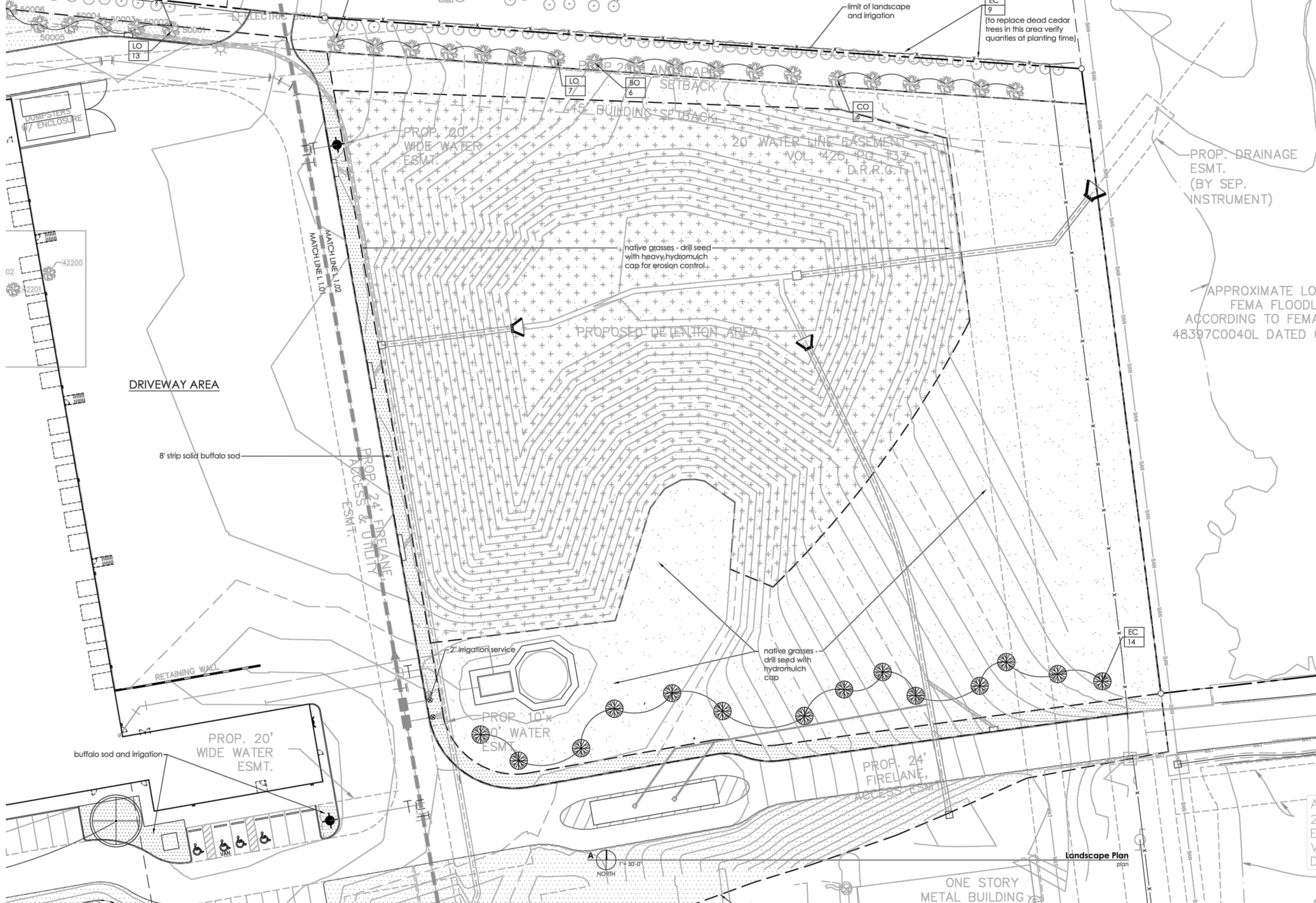
TE LOCATION
LINE ESM.
existing damaged
Live Oaks 50001 - 50019
to be replaced

existing damaged
Live Oaks to be replaced

existing cedar
trees

limit of landscape
and irrigation

EC
9
(to replace dead cedar
trees in this area verify
quantities at planting time)



PROP. DRAINAGE
ESMT.
(BY SEP.
INSTRUMENT)

APPROXIMATE LOCATION
FEMA FLOODLINE
ACCORDING TO FEMA MAP NO.
48397C0040L DATED 09/26/2008

CALLED 7.56 /
ROCKWALL COMM
PLAYHOUSE
VOL. 4239, PG.
O.P.R.R.C.T.

DRIVEWAY AREA

8' strip solid buffalo sod

RETAINING WALL

buffalo sod and irrigation

PROP. 20'
WIDE WATER
ESMT.

PROP. 10'x
WATER
ESMT.

PROP. 24'
FIRELANE,
ACCESS ESM.

ONE STORY
METAL BUILDING
FINISHED FLOOR
ELEVATION = 563.5'

solid bermuda sod
to edge of slope

SITE DATA SUMMARY TABLE	
ITEM	NOTES
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	LIGHT INDUSTRIAL (LI)
LAND USE	WAREHOUSE W/ OFFICE
LOT AREA (SQUARE FEET)	1,873,996
LOT AREA (ACRES)	43.0139
BUILDING FOOTPRINT AREA (SF) - PROPOSED	153,560
BUILDING HEIGHT (#STORIES)	1
BUILDING HEIGHT (P'-GSEIT TO TALLEST ELEMENT)	50'-4"
LOT COVERAGE (%)	8.20%
FLOOR AREA RATIO (FAR)	0.08
ARTIFICIAL LOT AREA (SF)	500,279
PERVIOUS AREA (SF)	288,415
LANDSCAPE AREA (SF)	211,864

MJDII Architects, Inc.
Architects • Planning • Consulting
14775 Addison Road, Suite 310
Addicks, Texas 75001 Tel: (972) 866-8600 Fax: (972) 866-8601

HILL & WILKINSON
GENERAL CONTRACTORS
DESIGN BUILDER
2703 TELECOM PARKWAY, SUITE 100
RICHARDSON, TEXAS 75082
214-299-4300

JQ shaping the built environment
STRUCTURAL ENGINEERING
150 GLASS STREET
DALLAS, TEXAS 75207
214-758-8088

Westwood
PARWAY CENTRE I
2801 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75083
214-473-4600

COOPER DESIGN WORKS
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN
PO BOX 492 ROCKWALL TEXAS 75087 P 972.412.9519
cooperdesignworks.com

PILLAR ELECTRIC GROUP
2703 TELECOM PARKWAY, SUITE 100
RICHARDSON, TEXAS 75082
469-277-4800

#	DESCRIPTION	DATE
	City Comments And City Updates	17 Aug 2023

Seal:
James A Cooper RLA 1287
17 August 2023

SPR
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
**SPR DISTRIBUTION
CENTER**

Drawn By: CDW
Project Number: 22-0013-00
Date: 24 APRIL 2023
Issue: PERMIT/CONSTRUCTION
Approved By: CDW
Sheet Number:

APPROXIMATE LOCATION
20' SOUTHWESTERN BELT
EASEMENT
VOL. 110, PG. 66
D.R.R.C.T.

APPROXIMATE LOCATION
FEMA FLOODLINE
ACCORDING TO FEMA MAP NO.
48397C0040L DATED 09/26/2008

PROPERTY OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087

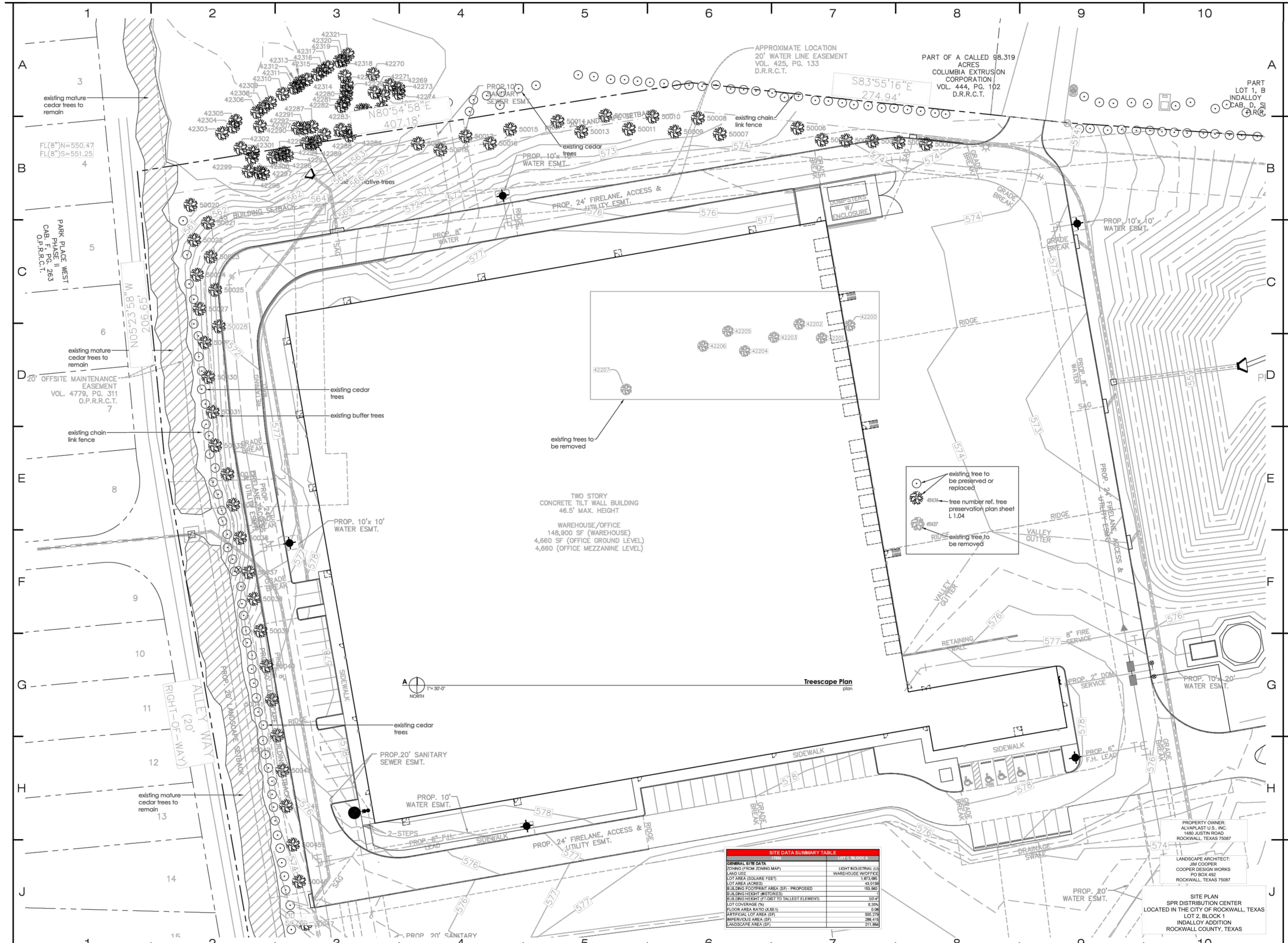
DRAINAGE EASEMENT
INST. NO. 2020000001!

LANDSCAPE ARCHITECT:
JIM COOPER
COOPER DESIGN WORKS
PO BOX 492
ROCKWALL, TEXAS 75087
SPR DISTRIBUTION CENTER
LOCATED IN THE CITY OF ROCKWALL, TEXAS
LOT 2, BLOCK 1
INDALLOY ADDITION
ROCKWALL COUNTY, TEXAS

L1.02

Landscape Plan

1 2 3 4 5 6 7 8 9 10



TWO STORY CONCRETE TILT WALL BUILDING
46.5' MAX. HEIGHT
WAREHOUSE/OFFICE
148,900 SF (WAREHOUSE)
4,660 SF (OFFICE GROUND LEVEL)
4,660 (OFFICE MEZZANINE LEVEL)

existing tree to be preserved or replaced
tree number ref. tree preservation plan sheet L1.04
existing tree to be removed

SITE DATA SUMMARY TABLE		LOT 2, BLOCK 1
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)		
LAND USE	LIGHT INDUSTRIAL (L)	
LOT AREA (SQUARE FEET)	WAREHOUSE/WOFFICE	43,938
LOT AREA (ACRES)		1.01
BUILDING FOOTPRINT AREA (SF) - PROPOSED		155,560
BUILDING HEIGHT (FEET)		52.4
BUILDING HEIGHT (FEET) TO TALLEST ELEMENT		52.4
LOT COVERAGE (%)		8.20%
FLOOR AREA RATIO (FAR)		0.89
ARTIFICIAL LOT AREA (SF)		500,579
IMPERVIOUS AREA (SF)		288,415
LANDSCAPE AREA (SF)		211,894

MJDII Architects, Inc.
Architecture • Planning • Consulting
10775 Address Road, Suite 310 Tel: (972) 866-8600
Address, Texas 75001 Fax: (972) 866-8661

HILL & WILKINSON
GENERAL CONTRACTORS
DESIGN BUILDER
2703 TELECOM PARKWAY, SUITE 100
RICHARDSON, TEXAS 75082
972-428-4300

JQ *shaping the built environment*
STRUCTURAL ENGINEERING
100 GLASS STREET
DALLAS, TEXAS 75207
214-755-9098

Westwood
PARKWAY CENTRE 1
2801 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
214-473-4640

COOPER DESIGN WORKS
LANDSCAPE ARCHITECTURE, PLANNING, DESIGN
PO BOX 492 ROCKWALL TEXAS 75087 P 972-415-9151
cooperdesignworks.com

PILLAR ELECTRIC GROUP
2703 TELECOM PARKWAY, SUITE 100
RICHARDSON, TEXAS 75082
972-477-4660

#	DESCRIPTION	DATE

Seal:
James A Cooper RLA 1287
24 April 2023

SPR
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
SPR DISTRIBUTION CENTER

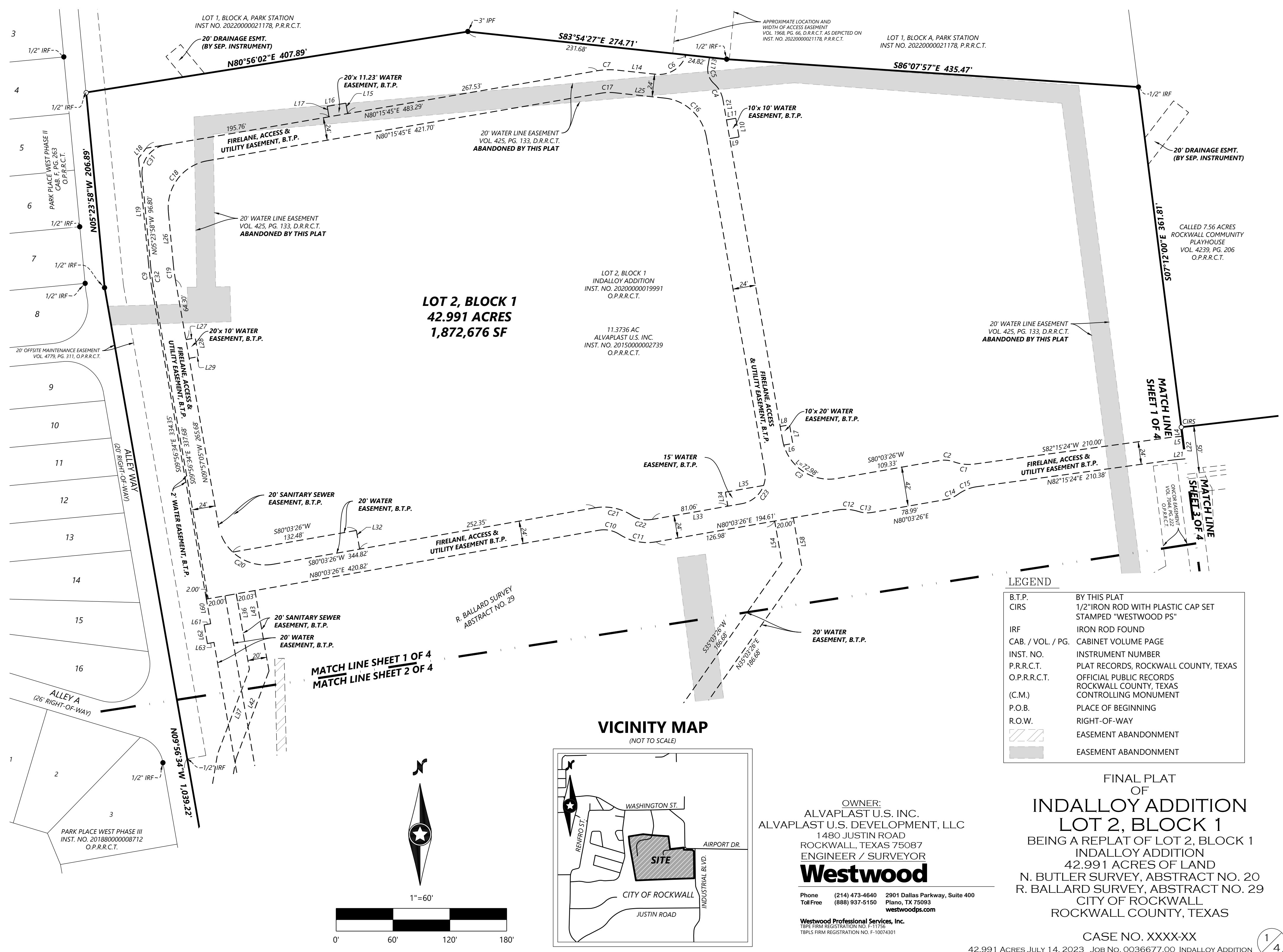
Drawn By: CDW
Project Number: 22-0013-00
Date: 24 April 2023
Issue: PERMIT/CONSTRUCTION
Approved By: CDW
Sheet Number:

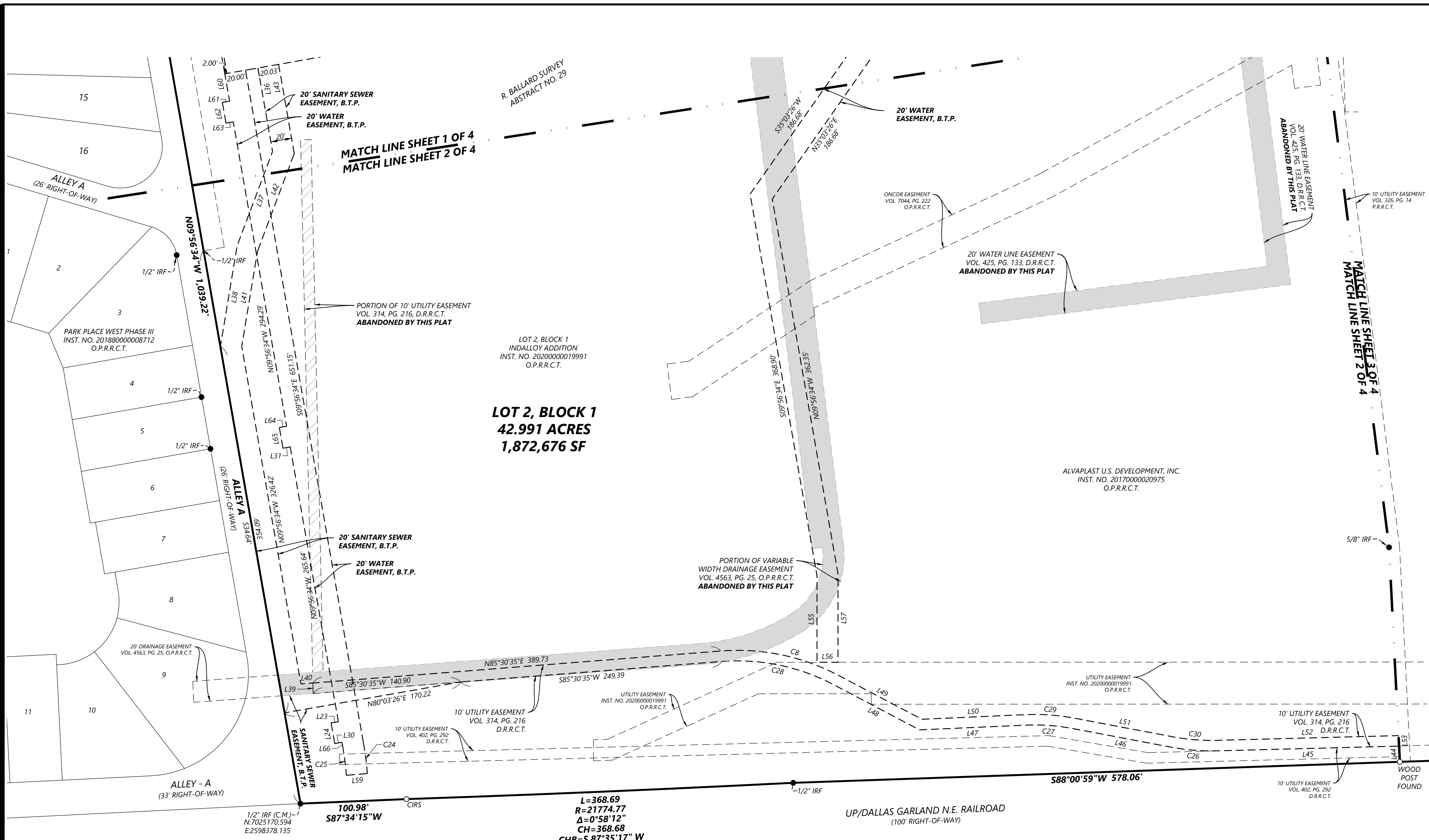
L1.04
Treescape Plan

PROPERTY OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087

LANDSCAPE ARCHITECT:
JIM COOPER
COOPER DESIGN WORKS
PO BOX 492
ROCKWALL, TEXAS 75087

SITE PLAN
SPR DISTRIBUTION CENTER
LOCATED IN THE CITY OF ROCKWALL, TEXAS
LOT 2, BLOCK 1
INDALLOY ADDITION
ROCKWALL COUNTY, TEXAS





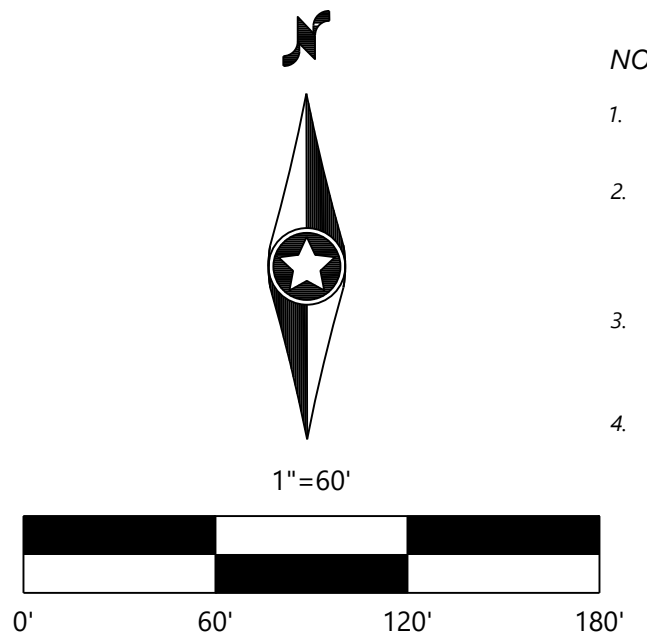
LOT 2, BLOCK 1
INDALLOY ADDITION
INST. NO. 2020000019991
O.P.R.R.C.T.

**LOT 2, BLOCK 1
42.991 ACRES
1,872,676 SF**

ALVAPLAST U.S. DEVELOPMENT, INC.
INST. NO. 2017000020975
O.P.R.R.C.T.

LEGEND

B.T.P.	BY THIS PLAT
CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND
CAB. / VOL. / PG.	CABINET VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS CONTROLLING MONUMENT
(C.M.)	
P.O.B.	PLACE OF BEGINNING
R.O.W.	RIGHT-OF-WAY
	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT



- NOTES:**
- BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011, NAVD 1988.
 - ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0040L DATED 09/26/2008 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS IN ZONE A AND ZONE X AS AMENDED BY LOMR UNDER CASE NO. 21-06-1013P, WITH AN EFFECTIVE DATE OF 02/07/2022.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
 - 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.

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

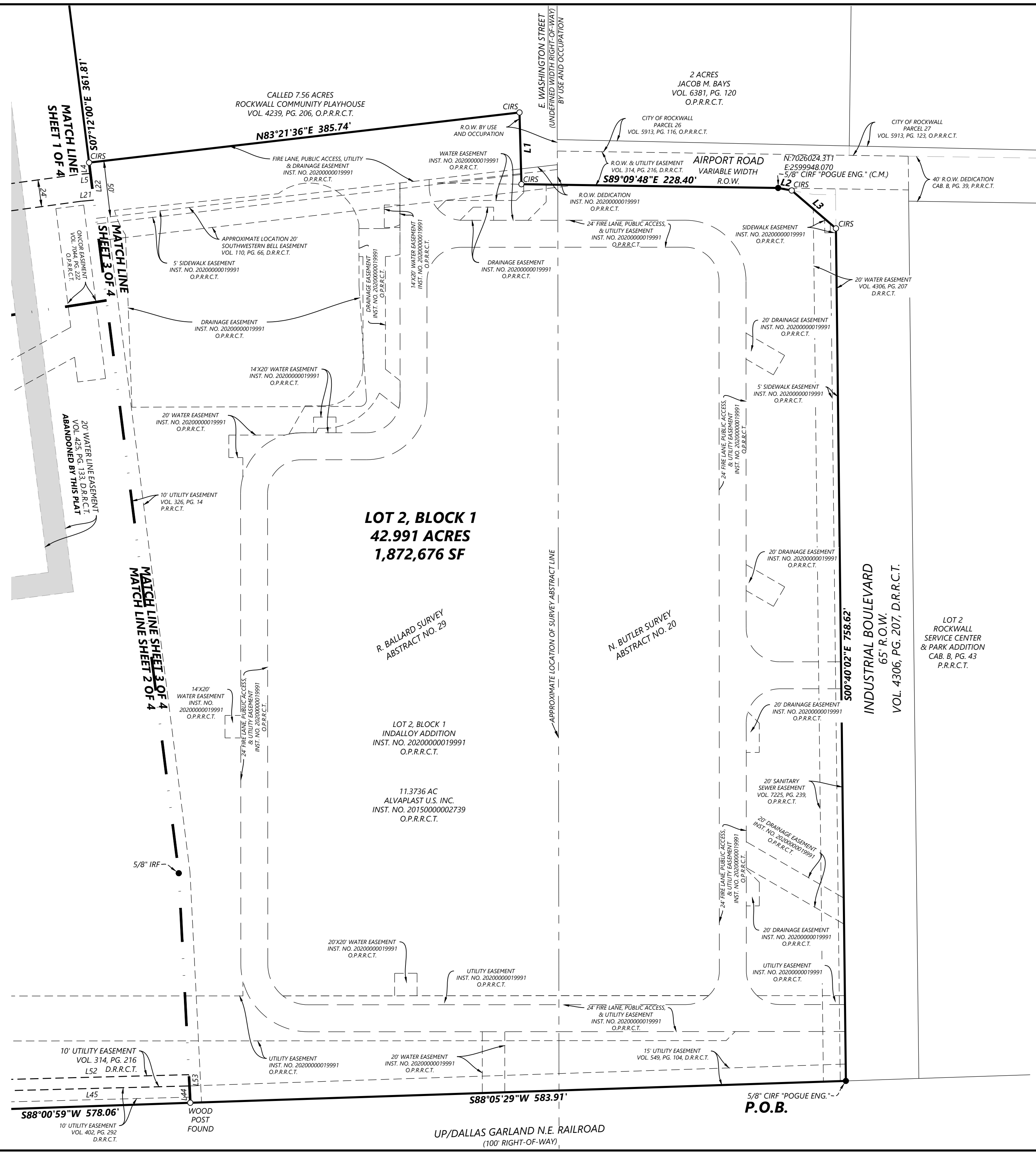
Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

**FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

CASE NO. XXXX-XX
42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

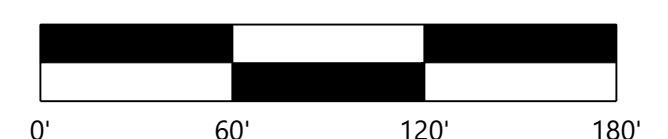


Line Table		
Line #	Length	Direction
L1	63.84	S01°33'33"E
L2	12.43	S79°29'46"E
L3	51.84	S49°24'24"E
L4	9.64	S07°12'00"E
L5	11.47	S84°47'18"W
L6	9.69	N80°03'26"E
L7	20.00	N09°56'34"W
L8	10.00	S80°03'26"W
L9	10.00	N80°03'26"E
L10	20.00	N09°56'34"W
L11	10.01	N80°03'26"E
L12	21.62	N09°56'34"W
L13	9.37	N10°04'14"E
L14	41.73	N83°55'16"W
L15	11.23	S09°44'15"E
L16	20.00	S80°15'45"W
L17	11.23	S09°44'15"E
L18	13.22	S37°25'53"W
L19	112.11	S05°23'58"E
L20	11.24	N84°47'18"E
L21	24.01	N07°12'00"W
L22	7.00	N80°25'20"E
L23	20.00	N09°56'34"W
L24	53.45	N83°55'16"W
L25	56.01	S05°23'58"E
L26	10.00	N80°03'26"E
L27	20.00	S09°56'34"E
L28	10.00	S80°03'26"W
L29	7.00	S80°03'26"W
L30	7.00	S80°03'26"W
L31	7.00	S80°03'26"W
L32	20.00	N09°56'34"W
L33	95.98	S80°03'26"W
L34	15.00	N09°56'34"W
L35	40.90	N80°03'26"E
L36	80.70	S09°56'34"E
L37	95.89	S20°36'16"W
L38	97.38	S09°25'46"W
L39	10.02	S01°17'55"E
L40	11.47	S85°30'35"W
L41	91.87	N09°25'46"E
L42	99.40	N20°36'16"E
L43	86.16	N09°56'34"W
L44	14.98	N02°53'25"W
L45	173.70	S88°30'36"W
L46	95.32	N79°16'25"W
L47	101.09	S87°27'35"W
L48	93.05	N62°15'25"W
L49	90.34	S62°15'25"E
L50	98.38	N87°27'35"E
L51	95.32	S79°16'25"E
L52	173.46	N88°30'10"E
L53	10.03	S02°53'25"E
L54	44.72	N09°56'34"W
L55	82.52	S00°01'40"E
L56	20.00	N89°58'20"E
L57	84.26	N00°01'40"W
L58	53.00	N09°56'34"W
L59	20.00	S85°21'44"W
L60	26.44	N09°56'34"W
L61	7.00	N80°03'26"E
L62	20.00	N09°56'34"W
L63	7.00	S80°03'26"W
L64	7.00	N80°03'26"E
L65	20.00	N09°56'34"W
L66	4.78	N09°56'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.83	45.00	027°47'43"	N 83°50'43" W	21.62
C2	15.71	30.00	029°59'41"	N 84°56'42" W	15.53
C3	78.54	50.00	089°59'59"	N 54°56'33" W	70.71
C4	19.94	30.00	038°05'02"	N 28°59'05" W	19.58
C5	20.28	20.00	058°05'50"	N 18°58'41" W	19.42
C6	40.82	30.00	077°57'08"	S 57°06'10" W	37.74
C7	20.43	74.00	015°48'58"	S 88°10'14" W	20.36
C8	115.33	205.00	032°14'00"	S 78°22'25" E	113.81
C9	24.58	310.00	004°32'36"	S 7°40'16" E	24.58
C10	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C11	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C12	22.06	45.00	028°05'18"	S 85°53'55" E	21.84
C13	14.71	30.00	028°05'05"	S 85°53'49" E	14.56
C14	13.73	30.00	026°13'31"	N 66°56'40" E	13.61
C15	22.32	45.00	028°25'29"	N 68°02'40" E	22.10
C16	64.56	50.00	073°58'39"	N 46°55'55" W	60.17
C17	13.80	50.00	015°48'58"	S 88°10'14" W	13.76
C18	74.75	50.00	085°39'43"	S 37°25'53" W	67.98
C19	15.86	200.00	004°32'36"	S 7°40'16" E	15.86
C20	67.45	50.00	077°17'27"	S 61°17'50" E	62.45
C21	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C22	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C23	47.12	30.00	090°00'00"	N 35°03'26" E	42.43
C24	28.70	310.00	005°18'19"	S 7°17'25" E	28.69
C25	26.85	290.00	005°18'19"	N 7°17'25" W	26.84
C26	43.74	205.00	012°13'25"	N 85°23'08" W	43.65
C27	45.15	195.00	013°16'00"	N 85°54'25" W	45.05
C28	109.70	195.00	032°14'00"	N 78°22'25" W	108.26
C29	47.47	205.00	013°16'00"	S 85°54'25" E	47.36
C30	41.60	195.00	012°13'25"	S 85°23'08" E	41.52
C31	44.85	30.00	085°39'43"	S 37°25'53" W	40.79
C32	17.76	224.00	004°32'36"	S 7°40'16" E	17.76



1"=60'



OWNER:
 ALVAPLAST U.S. INC.
 ALVAPLAST U.S. DEVELOPMENT, LLC
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
 ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
 OF
INDALLOY ADDITION
LOT 2, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK 1
 INDALLOY ADDITION
 42.991 ACRES OF LAND
 N. BUTLER SURVEY, ABSTRACT NO. 20
 R. BALLARD SURVEY, ABSTRACT NO. 29A
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Alvaplast U.S. Development, LLC and Alvaplast U.S. Inc. are the sole owners of a 42.991 acre tract of land situated in the R. Ballard Survey, Abstract No. 29A and the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1, Indalloy Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2020000019991, of the Plat Records, Rockwall County, Texas and being all of a tract of land described in Tracts 1 and 2 conveyed to Alvaplast U.S. Development, LLC by deed of record in Instrument No. 2017000020975 of the Official Public Records of Rockwall County, Texas, and being all of a 11.3736 acre tract of land conveyed to Alvaplast U.S. Inc., by deed of record in Instrument Number 2015000002739, of said Official Public Records; said 42.991 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "POGUE ENG." found at the intersection of the west right-of-way line of Industrial Boulevard, a 65-foot right-of-way and the north right-of-way line of UP/Dallas Garland N.E. Railroad, a 100-foot railroad right-of-way; said point being at the southeast corner of said Lot 2, Block 1;

THENCE along the said north line of the UP/Dallas Garland N.E. Railroad and the south line of said Lot 2, Block 1, the following courses and distances:

South 88 degrees 05 minutes 29 seconds West, a distance of 583.91 feet to a wood post found at an angle point;
South 88 degrees 00 minutes 59 seconds West, a distance of 578.06 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 00 degrees 58 minutes 12 seconds, a radius of 21,774.77 feet, and an arc length of 368.69 feet (chord bears South 87 degrees 35 minutes 17 seconds West, 368.68 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 87 degrees 34 minutes 15 seconds West, a distance of 100.98 feet to a 1/2" iron rod found at the southwest corner of said Lot 2, Block 1, and being the southeast corner of Alley A, a variable width alley right-of-way;

THENCE departing the said north line of the UP/Dallas Garland N.E. Railroad and the south line of Lot 2, Block 1, along the easterly line of said Alley A and the westerly line of said Lot 2, Block 1, the following courses and distances;

North 09 degrees 56 minutes 34 seconds West, at a distance of 534.64 feet passing a 1/2" iron rod found for reference, continuing in all a total distance of 1,039.22 feet to a 1/2" iron rod found at an angle point;

North 05 degrees 23 minutes 58 seconds West, a distance of 206.89 feet to a 1/2" iron rod found at the southwest corner of Lot 1, Block A, Park Station, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000021178, of said Plat Records, and being at the northwest corner of said Lot 2, Block 1;

THENCE departing the said easterly line of said Alley A and the westerly line of said Lot 2, Block 1, along the common line between said Lot 1, Block A and said Lot 2, Block 1, the following courses and distances:

North 80 degrees 56 minutes 02 seconds East, a distance of 407.89 feet to a 3" (pinched) fence corner post at an angle point;
South 83 degrees 54 minutes 27 seconds East, a distance of 274.71 feet to a 1/2" iron rod found at an angle point;

South 86 degrees 07 minutes 57 seconds East, a distance of 435.47 feet to a 1/2" iron rod found for corner in the west line of a called 7.56 acre tract of land conveyed to Rockwall Community Playhouse, by deed of record in Volume 4239, Page 206, of said Official Public Records; said point being at the southeast corner of said Lot 1, Block A, and being at a northeast corner of said Lot 2, Block 1;

THENCE South 07 degrees 12 minutes 00 seconds East, departing the said common line between said Lot 1, Block A and Lot 2, Block 1, along the common line between said Lot 2, Block 1 and said Rockwall Community Playhouse tract, a distance of 361.81 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1 and the southwest corner of said Rockwall Community Playhouse tract;

THENCE North 83 degrees 21 minutes 36 seconds East, continuing along the said common line between Lot 2, Block 1 and the Rockwall Community Playhouse tract, a distance of 385.74 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said Lot 2, Block 1;

THENCE South 01 degrees 33 minutes 33 seconds East, departing the said common line between Lot 2, Block 1 and Rockwall Community Playhouse tract, along an east line of said Lot 2, Block 1, a distance of 63.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1; said point being in the south line of Airport Road, a variable width right-of-way;

THENCE South 89 degrees 09 minutes 48 seconds East, departing the said east line of Lot 2, Block 1, along the said south line of Airport Road and a north line of said Lot 2, Block 1, a distance of 228.40 feet to a 5/8" iron rod with a yellow plastic camp stamped "POGUE ENG." found at an angle point;

THENCE South 79 degrees 29 minutes 46 seconds East, continuing along the said south line of Airport Road and said north line of Lot 2, Block 1, a distance of 12.43 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Airport Road and the said west line of Industrial Boulevard; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 49 degrees 24 minutes 24 seconds East, departing the said south line of Airport Road and the said north line Lot 2, Block 1, along said right-of-way corner clip, a distance of 51.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Industrial Boulevard, at the south end of said corner clip; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 00 degrees 40 minutes 02 seconds East, departing the said right-of-way corner clip, along the said west line of Industrial Boulevard and an east line of said Lot 2, Block 1, a distance of 758.62 feet to the POINT-OF-BEGINNING, containing 1,872,676 square feet or 42.991 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 2, Block 1, Indalloy Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for all maintenance, repair, and reconstruction of all systems in drainage and detention easements.

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

Alvaplast U.S. Inc.
Alvaplast U.S. Development, LLC

NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

Dated this the ___ day of _____, 2023.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2023.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

Approved

I hereby certify that the above and foregoing plat of an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 20__.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29A
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX

42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

Closure Sheet
LOT 2, BLOCK 1 INDALLOY ADDITION

SEGMENT LINE
South 88°05'29" West 583.91'

SEGMENT LINE
South 88°00'59" West 578.06'

SEGMENT CURVE
DIRECTION South 87°35'17" West 368.68'
ARC LENGTH 368.69'
RADIUS 21,774.77'
CENTRAL ANGLE 00°58'12"

SEGMENT LINE
South 87°34'15" West 100.98'

SEGMENT LINE
North 09°56'34" West 1,039.22'

SEGMENT LINE
North 05°23'58" West 206.89'

SEGMENT LINE
North 80°56'02" East 407.89'

SEGMENT LINE
South 83°54'27" East 274.71'

SEGMENT LINE
South 86°07'57" East 435.47'

SEGMENT LINE
South 07°12'00" East 361.81'

SEGMENT LINE
North 83°21'36" East 385.74'

SEGMENT LINE
South 01°33'33" East 63.84'

SEGMENT LINE
South 89°09'48" East 228.40'

SEGMENT LINE
South 79°29'46" East 12.43'

SEGMENT LINE

South 49°24'24" East 51.84'

SEGMENT LINE

South 00°40'02" East 758.62'

Containing 1,872,676 square feet or 42.991 acres, more or less.

PRECISION: 1:585,848,542,659

PERIMETER: 5,858.4854'

ERROR OF CLOSURE: 0.0000'



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: August 29, 2023
APPLICANT: Arlyn Samuelson; *Westwood Professional Services*
CASE NUMBER: P2023-028; *Replat for Lot 3, Block 1, Indalloy Addition*

SUMMARY

Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Avaplast US, Inc. for the approval of a Replat for Lot 3, Block 1, Indalloy Addition being a 42.991-acre tract of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 11480 Justin Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat on a 42.991-acre parcel of land (*i.e. Lot 2, Block 1, Indalloy Addition*) in order to establish one (1) non-residential lot (*i.e. Lot 3, Block 1, Indalloy Addition*). The purpose of the Replat is to abandon existing easements and dedicate new easements to facilitate the development of the expansion of an existing warehouse/manufacturing facility on the subject property.
- The west portion on the subject property was annexed into the City of Rockwall on February 6, 1961 [*i.e. Case No. A1960-001*] by *Ordinance No. 60-01*. At the time of annexation, the west portion of the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 historic zoning map, at some point between the time of annexation and January 3, 1972 the west portion of the subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District. The remainder of the subject property was annexed into the City of Rockwall by *Ordinance No. 83-06* [*i.e. Case No. A1983-001*] on February 7, 1983. At the time of annexation, the remainder of the subject property was zoned Agricultural (AG) District. According to the May 16, 1983 historic zoning map, at some point between the time of annexation and May 16, 1983 the remainder of the subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District. On March 12, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-004*] to allow the construction of a warehouse/manufacturing facility. On August 5, 2019, the City Council approved a replat [*i.e. Case No. P2019-028*] that established the subject property as Lot 2, Block 1, Indalloy Addition. On March 14, 2023, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2023-009*] to allow the expansion of the existing warehouse/manufacturing facility on the subject property.
- 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 the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this 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 of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 3, Block 1, Indalloy Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; 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.

PROJECT COMMENTS



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

DATE: 8/25/2023

PROJECT NUMBER: P2023-028
PROJECT NAME: Replat for Lot 2, Block 1, Indalloy Addition
SITE ADDRESS/LOCATIONS: 1480 JUSTIN RD

CASE CAPTION: Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Avaplast US, Inc. for the approval of a Replat for Lot 3, Block 1, Indalloy Addition being a 42.991-acre tract of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 11480 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	08/23/2023	Approved w/ Comments

08/23/2023: P2023-028: Replat for Lot 3, Block 1, Indalloy Addition

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

I.1 This is a request for the approval the approval of a Replat for Lot 3, Block 1, Indalloy Addition being a 42.991-acre tract of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 11480 Justin Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2023-028) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT
LOT 3, BLOCK 1,
INDALLOY ADDITION
BEING A REPLAT OF
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING
1 LOT
42.991-ACRES OR 1,872,676 SF
SITUATED IN THE
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label the right-of-way width and centerline along Industrial Blvd. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.7 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR [OR] REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR

M.8 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.9 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.10 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 approval.

I.11 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: August 29, 2023
City Council: September 5, 2023

I.12 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/25/2023	Approved w/ Comments

- 08/25/2023: 1. Call out FFE based on 2' above detention pond or floodplain, whichever is greater.
 2. Need to add 20' Drainage easement where the proposed swale and site drainage is collecting.
 3. Show and call out private sewer easement for the private force main.
 4. Is there a reason some of the sanitary sewer easements are being dedicated by separate instrument and some are being dedicated by this plat? (public versus private?).
 5. Show building setbacks on the plat per the city checklist.
 6. Minimum 20' for Water Easement.
 7. You will need a drainage easement for the detention pond. Call out 100-yr WSEL of detention pond.
 8. Floodplain must be in a drainage easement, with an additional 15' on both sides, outside of floodplain and erosion hazard setback. Call out erosion hazard set back. Call out 100-yr WSEL a minimum of every 300'.
 9. Please add these general notes to the plat (refer to pdf attachment).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/21/2023	Approved

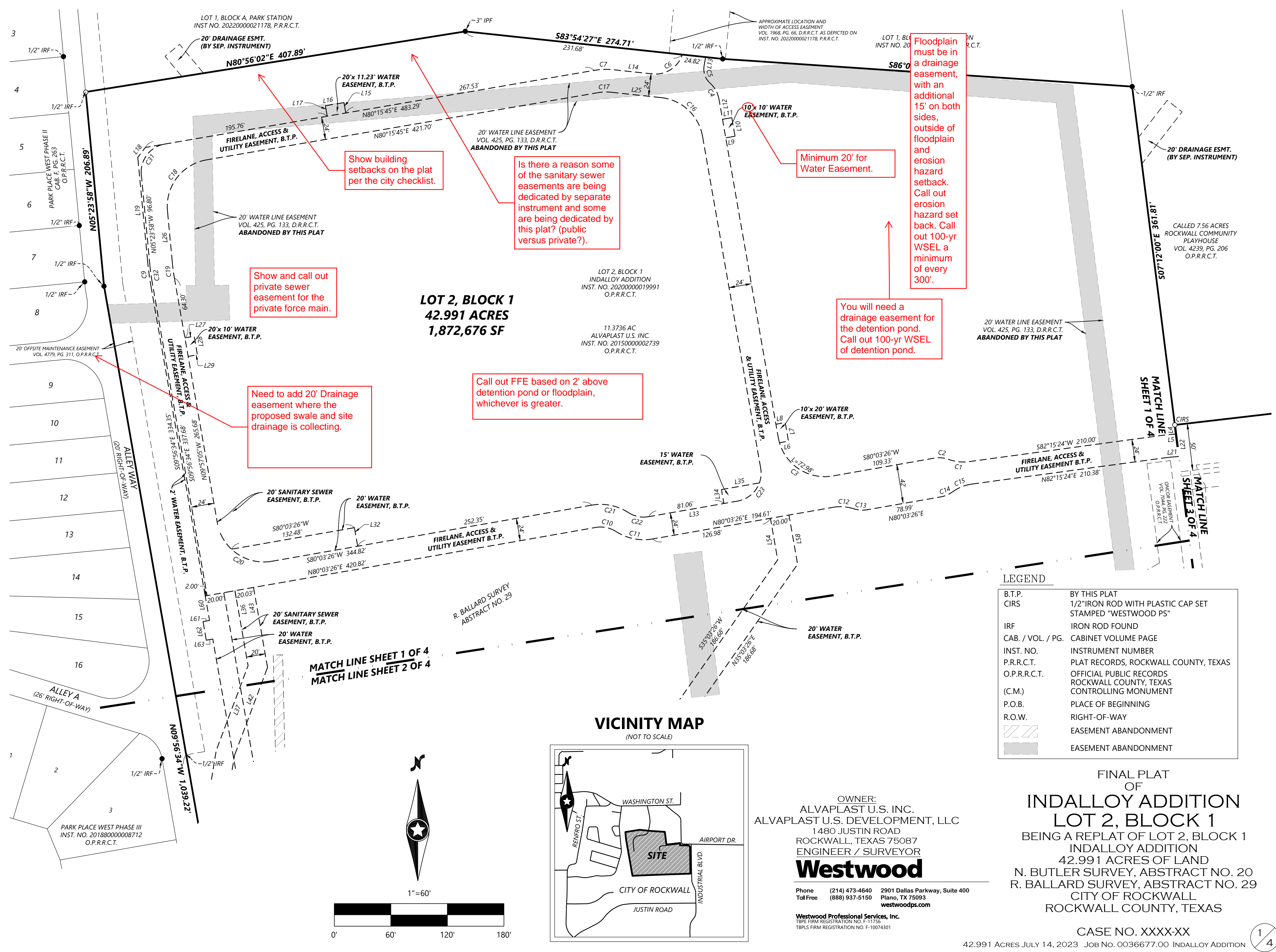
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/21/2023	Approved

No Comments

© 2023 Westwood Professional Services, Inc. N:\0036677\001 PROJECT DATA\DWG\SURVEY\0036677.00_RP.DWG

INDALLOY ADDITION



**LOT 2, BLOCK 1
42.991 ACRES
1,872,676 SF**

LOT 2, BLOCK 1
INDALLOY ADDITION
INST. NO. 20200000019991
O.P.R.R.C.T.

11.3736 AC
ALVAPLAST U.S. INC.
INST. NO. 2015000002739
O.P.R.R.C.T.

Floodplain must be in a drainage easement, with an additional 15' on both sides, outside of floodplain and erosion hazard setback. Call out erosion hazard setback. Call out 100-yr WSEL a minimum of every 300'.

Minimum 20' for Water Easement.

You will need a drainage easement for the detention pond. Call out 100-yr WSEL of detention pond.

Show building setbacks on the plat per the city checklist.

Is there a reason some of the sanitary sewer easements are being dedicated by separate instrument and some are being dedicated by this plat? (public versus private?)

Show and call out private sewer easement for the private force main.

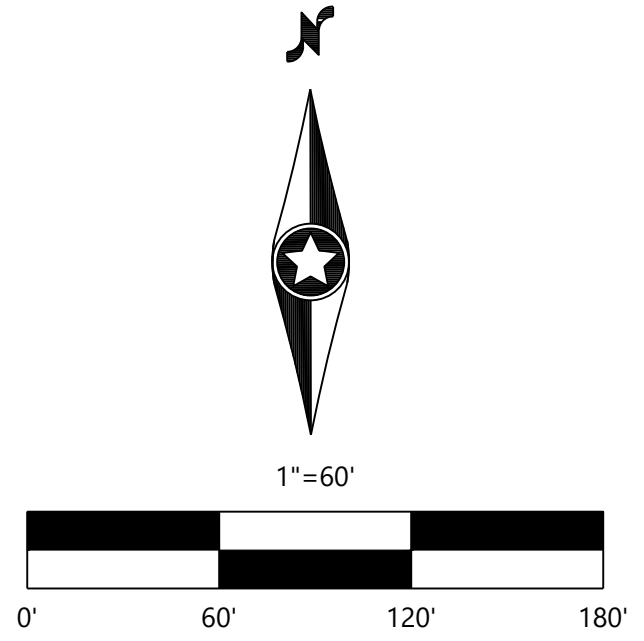
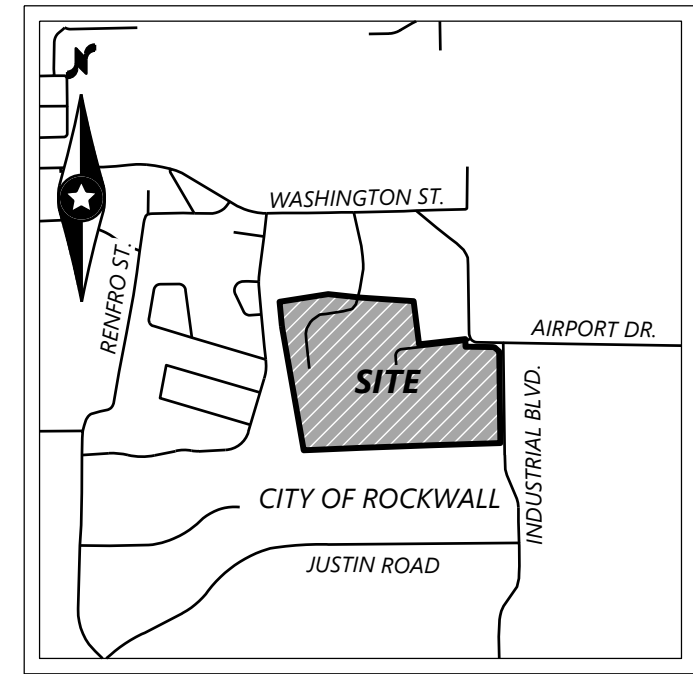
Need to add 20' Drainage easement where the proposed swale and site drainage is collecting.

Call out FFE based on 2' above detention pond or floodplain, whichever is greater.

LEGEND

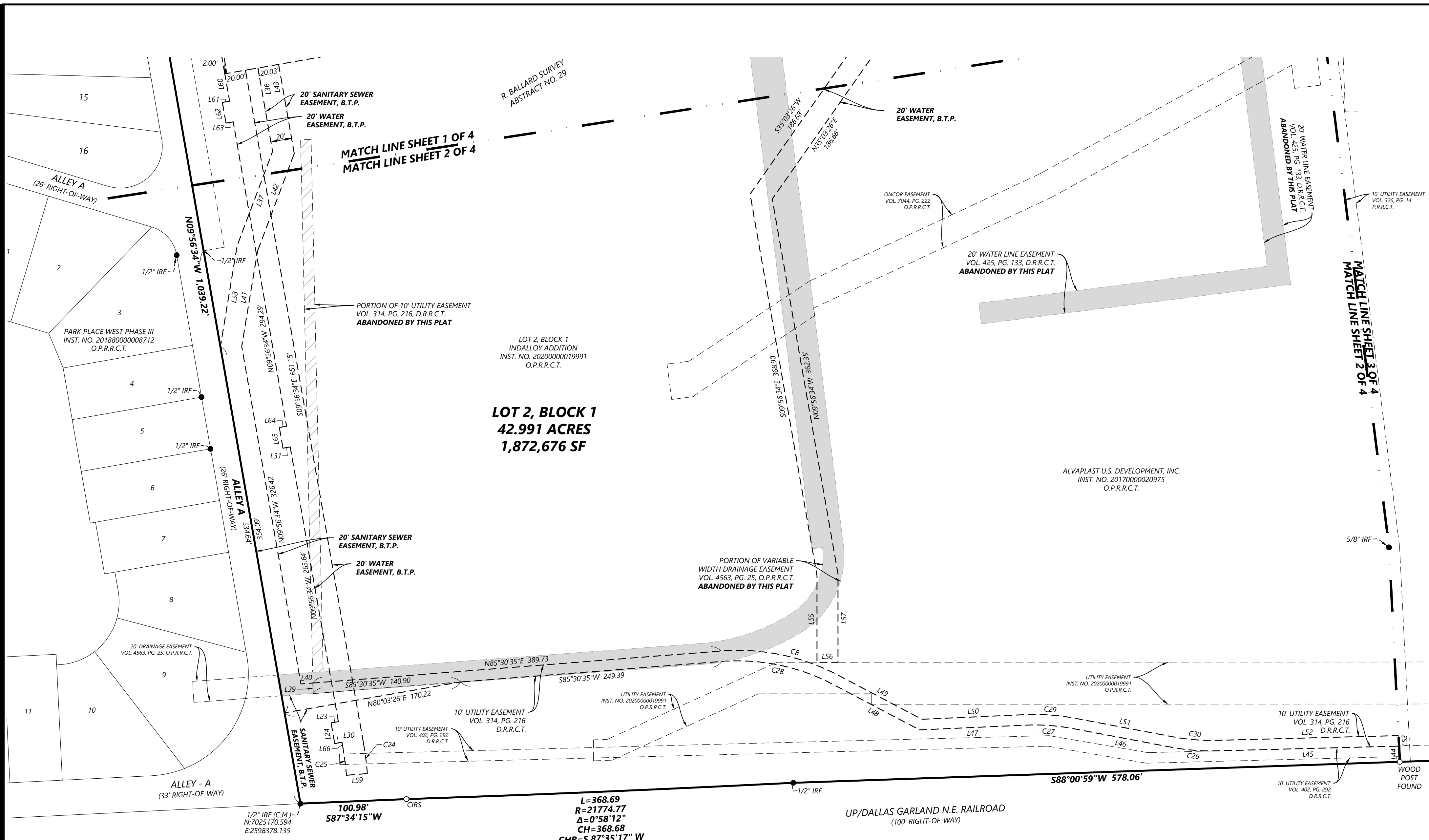
B.T.P.	BY THIS PLAT
CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND
CAB. / VOL. / PG.	CABINET VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS CONTROLLING MONUMENT
(C.M.)	PLACE OF BEGINNING
P.O.B.	RIGHT-OF-WAY
R.O.W.	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT

VICINITY MAP
(NOT TO SCALE)



OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

**FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1**
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



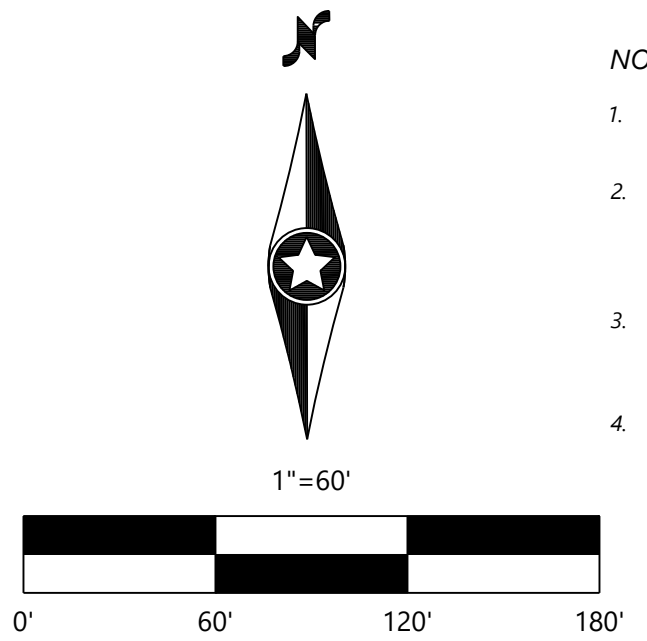
LOT 2, BLOCK 1
INDALLOY ADDITION
INST. NO. 2020000019991
O.P.R.R.C.T.

**LOT 2, BLOCK 1
42.991 ACRES
1,872,676 SF**

ALVAPLAST U.S. DEVELOPMENT, INC.
INST. NO. 2017000020975
O.P.R.R.C.T.

LEGEND

B.T.P.	BY THIS PLAT
CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND
CAB. / VOL. / PG.	CABINET VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS CONTROLLING MONUMENT
(C.M.)	
P.O.B.	PLACE OF BEGINNING
R.O.W.	RIGHT-OF-WAY
	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT



- NOTES:**
- BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011, NAVD 1988.
 - ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0040L DATED 09/26/2008 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS IN ZONE A AND ZONE X AS AMENDED BY LOMR UNDER CASE NO. 21-06-1013P, WITH AN EFFECTIVE DATE OF 02/07/2022.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
 - 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.

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

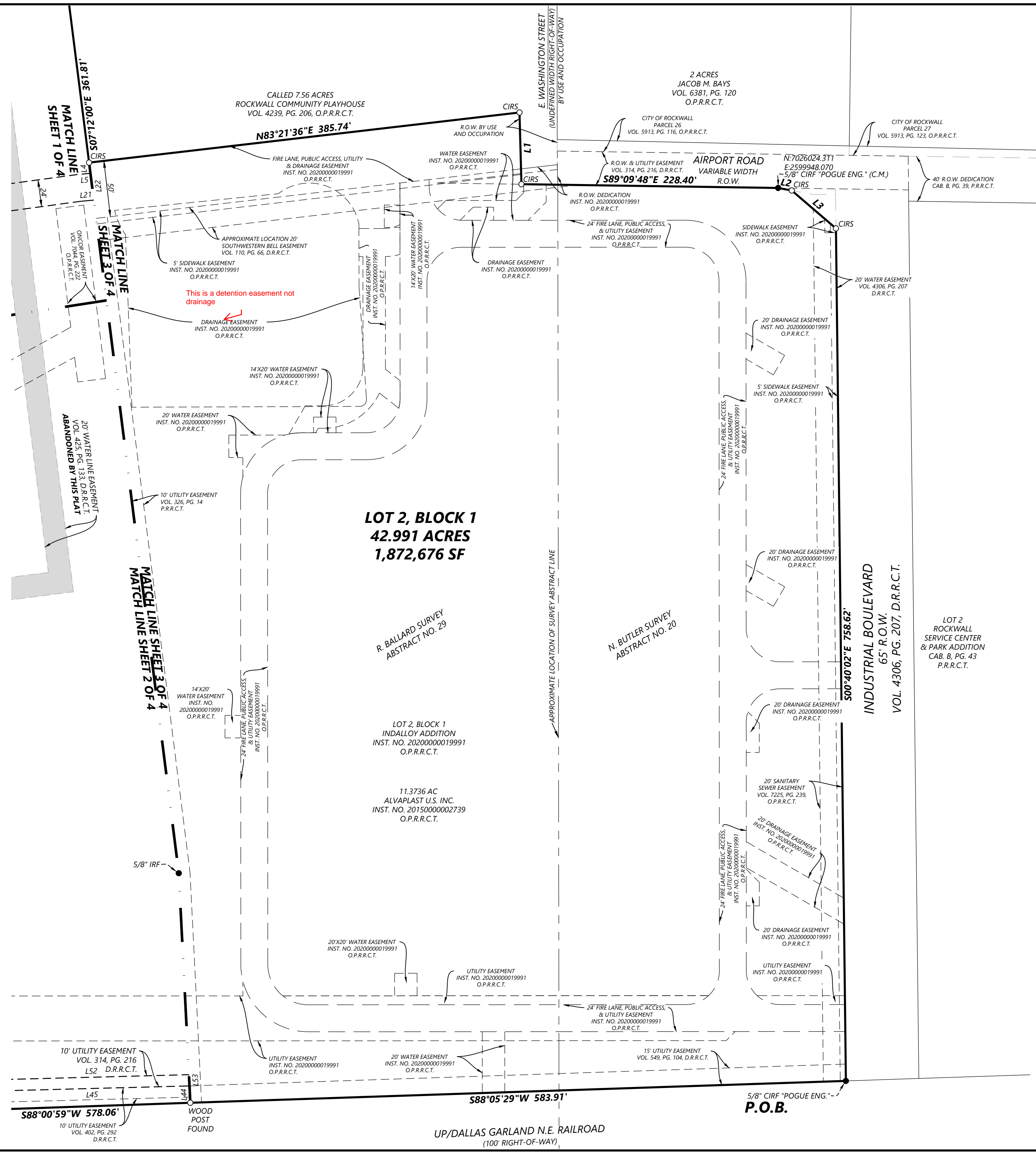
Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

**FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

CASE NO. XXXX-XX
42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

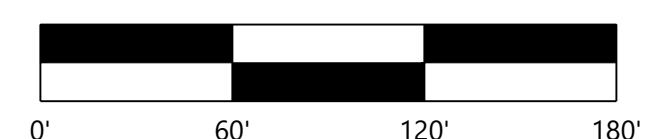


Line Table		
Line #	Length	Direction
L1	63.84	S01°33'33"E
L2	12.43	S79°29'46"E
L3	51.84	S49°24'24"E
L4	9.64	S07°12'00"E
L5	11.47	S84°47'18"W
L6	9.69	N80°03'26"E
L7	20.00	N09°56'34"W
L8	10.00	S80°03'26"W
L9	10.00	N80°03'26"E
L10	20.00	N09°56'34"W
L11	10.01	N80°03'26"E
L12	21.62	N09°56'34"W
L13	9.37	N10°04'14"E
L14	41.73	N83°55'16"W
L15	11.23	S09°44'15"E
L16	20.00	S80°15'45"W
L17	11.23	S09°44'15"E
L18	13.22	S37°25'53"W
L19	112.11	S05°23'58"E
L20	11.24	N84°47'18"E
L21	24.01	N07°12'00"W
L22	7.00	N80°25'20"E
L23	20.00	N09°56'34"W
L24	53.45	N83°55'16"W
L25	56.01	S05°23'58"E
L26	10.00	N80°03'26"E
L27	20.00	S09°56'34"E
L28	10.00	S80°03'26"W
L29	7.00	S80°03'26"W
L30	7.00	S80°03'26"W
L31	7.00	S80°03'26"W
L32	20.00	N09°56'34"W
L33	95.98	S80°03'26"W
L34	15.00	N09°56'34"W
L35	40.90	N80°03'26"E
L36	80.70	S09°56'34"E
L37	95.89	S20°36'16"W
L38	97.38	S09°25'46"W
L39	10.02	S01°17'55"E
L40	11.47	S85°30'35"W
L41	91.87	N09°25'46"E
L42	99.40	N20°36'16"E
L43	86.16	N09°56'34"W
L44	14.98	N02°53'25"W
L45	173.70	S88°30'36"W
L46	95.32	N79°16'25"W
L47	101.09	S87°27'35"W
L48	93.05	N62°15'25"W
L49	90.34	S62°15'25"E
L50	98.38	N87°27'35"E
L51	95.32	S79°16'25"E
L52	173.46	N88°30'10"E
L53	10.03	S02°53'25"E
L54	44.72	N09°56'34"W
L55	82.52	S00°01'40"E
L56	20.00	N89°58'20"E
L57	84.26	N00°01'40"W
L58	53.00	N09°56'34"W
L59	20.00	S85°21'44"W
L60	26.44	N09°56'34"W
L61	7.00	N80°03'26"E
L62	20.00	N09°56'34"W
L63	7.00	S80°03'26"W
L64	7.00	N80°03'26"E
L65	20.00	N09°56'34"W
L66	4.78	N09°56'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.83	45.00	027°47'43"	N 83°50'43" W	21.62
C2	15.71	30.00	029°59'41"	N 84°56'42" W	15.53
C3	78.54	50.00	089°59'59"	N 54°56'33" W	70.71
C4	19.94	30.00	038°05'02"	N 28°59'05" W	19.58
C5	20.28	20.00	058°05'50"	N 18°58'41" W	19.42
C6	40.82	30.00	077°57'08"	S 57°06'10" W	37.74
C7	20.43	74.00	015°48'58"	S 88°10'14" W	20.36
C8	115.33	205.00	032°14'00"	S 78°22'25" E	113.81
C9	24.58	310.00	004°32'36"	S 7°40'16" E	24.58
C10	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C11	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C12	22.06	45.00	028°05'18"	S 85°53'55" E	21.84
C13	14.71	30.00	028°05'05"	S 85°53'49" E	14.56
C14	13.73	30.00	026°13'31"	N 66°56'40" E	13.61
C15	22.32	45.00	028°25'29"	N 68°02'40" E	22.10
C16	64.56	50.00	073°58'39"	N 46°55'55" W	60.17
C17	13.80	50.00	015°48'58"	S 88°10'14" W	13.76
C18	74.75	50.00	085°39'43"	S 37°25'53" W	67.98
C19	15.86	200.00	004°32'36"	S 7°40'16" E	15.86
C20	67.45	50.00	077°17'27"	S 61°17'50" E	62.45
C21	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C22	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C23	47.12	30.00	090°00'00"	N 35°03'26" E	42.43
C24	28.70	310.00	005°18'19"	S 7°17'25" E	28.69
C25	26.85	290.00	005°18'19"	N 7°17'25" W	26.84
C26	43.74	205.00	012°13'25"	N 85°23'08" W	43.65
C27	45.15	195.00	013°16'00"	N 85°54'25" W	45.05
C28	109.70	195.00	032°14'00"	N 78°22'25" W	108.26
C29	47.47	205.00	013°16'00"	S 85°54'25" E	47.36
C30	41.60	195.00	012°13'25"	S 85°23'08" E	41.52
C31	44.85	30.00	085°39'43"	S 37°25'53" W	40.79
C32	17.76	224.00	004°32'36"	S 7°40'16" E	17.76



1"=60'



OWNER:
 ALVAPLAST U.S. INC.
 ALVAPLAST U.S. DEVELOPMENT, LLC
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
 ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
 OF
INDALLOY ADDITION
LOT 2, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK 1
 INDALLOY ADDITION
 42.991 ACRES OF LAND
 N. BUTLER SURVEY, ABSTRACT NO. 20
 R. BALLARD SURVEY, ABSTRACT NO. 29A
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Alvaplast U.S. Development, LLC and Alvaplast U.S. Inc. are the sole owners of a 42.991 acre tract of land situated in the R. Ballard Survey, Abstract No. 29A and the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1, Indalloy Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2020000019991, of the Plat Records, Rockwall County, Texas and being all of a tract of land described in Tracts 1 and 2 conveyed to Alvaplast U.S. Development, LLC by deed of record in Instrument No. 2017000020975 of the Official Public Records of Rockwall County, Texas, and being all of a 11.3736 acre tract of land conveyed to Alvaplast U.S. Inc., by deed of record in Instrument Number 2015000002739, of said Official Public Records; said 42.991 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "POGUE ENG." found at the intersection of the west right-of-way line of Industrial Boulevard, a 65-foot right-of-way and the north right-of-way line of UP/Dallas Garland N.E. Railroad, a 100-foot railroad right-of-way; said point being at the southeast corner of said Lot 2, Block 1;

THENCE along the said north line of the UP/Dallas Garland N.E. Railroad and the south line of said Lot 2, Block 1, the following courses and distances:

South 88 degrees 05 minutes 29 seconds West, a distance of 583.91 feet to a wood post found at an angle point;
South 88 degrees 00 minutes 59 seconds West, a distance of 578.06 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 00 degrees 58 minutes 12 seconds, a radius of 21,774.77 feet, and an arc length of 368.69 feet (chord bears South 87 degrees 35 minutes 17 seconds West, 368.68 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 87 degrees 34 minutes 15 seconds West, a distance of 100.98 feet to a 1/2" iron rod found at the southwest corner of said Lot 2, Block 1, and being the southeast corner of Alley A, a variable width alley right-of-way;

THENCE departing the said north line of the UP/Dallas Garland N.E. Railroad and the south line of Lot 2, Block 1, along the easterly line of said Alley A and the westerly line of said Lot 2, Block 1, the following courses and distances;

North 09 degrees 56 minutes 34 seconds West, at a distance of 534.64 feet passing a 1/2" iron rod found for reference, continuing in all a total distance of 1,039.22 feet to a 1/2" iron rod found at an angle point;

North 05 degrees 23 minutes 58 seconds West, a distance of 206.89 feet to a 1/2" iron rod found at the southwest corner of Lot 1, Block A, Park Station, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000021178, of said Plat Records, and being at the northwest corner of said Lot 2, Block 1;

THENCE departing the said easterly line of said Alley A and the westerly line of said Lot 2, Block 1, along the common line between said Lot 1, Block A and said Lot 2, Block 1, the following courses and distances:

North 80 degrees 56 minutes 02 seconds East, a distance of 407.89 feet to a 3" (pinched) fence corner post at an angle point;
South 83 degrees 54 minutes 27 seconds East, a distance of 274.71 feet to a 1/2" iron rod found at an angle point;

South 86 degrees 07 minutes 57 seconds East, a distance of 435.47 feet to a 1/2" iron rod found for corner in the west line of a called 7.56 acre tract of land conveyed to Rockwall Community Playhouse, by deed of record in Volume 4239, Page 206, of said Official Public Records; said point being at the southeast corner of said Lot 1, Block A, and being at a northeast corner of said Lot 2, Block 1;

THENCE South 07 degrees 12 minutes 00 seconds East, departing the said common line between said Lot 1, Block A and Lot 2, Block 1, along the common line between said Lot 2, Block 1 and said Rockwall Community Playhouse tract, a distance of 361.81 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1 and the southwest corner of said Rockwall Community Playhouse tract;

THENCE North 83 degrees 21 minutes 36 seconds East, continuing along the said common line between Lot 2, Block 1 and the Rockwall Community Playhouse tract, a distance of 385.74 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said Lot 2, Block 1;

THENCE South 01 degrees 33 minutes 33 seconds East, departing the said common line between Lot 2, Block 1 and Rockwall Community Playhouse tract, along an east line of said Lot 2, Block 1, a distance of 63.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1; said point being in the south line of Airport Road, a variable width right-of-way;

THENCE South 89 degrees 09 minutes 48 seconds East, departing the said east line of Lot 2, Block 1, along the said south line of Airport Road and a north line of said Lot 2, Block 1, a distance of 228.40 feet to a 5/8" iron rod with a yellow plastic camp stamped "POGUE ENG." found at an angle point;

THENCE South 79 degrees 29 minutes 46 seconds East, continuing along the said south line of Airport Road and said north line of Lot 2, Block 1, a distance of 12.43 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Airport Road and the said west line of Industrial Boulevard; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 49 degrees 24 minutes 24 seconds East, departing the said south line of Airport Road and the said north line Lot 2, Block 1, along said right-of-way corner clip, a distance of 51.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Industrial Boulevard, at the south end of said corner clip; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 00 degrees 40 minutes 02 seconds East, departing the said right-of-way corner clip, along the said west line of Industrial Boulevard and an east line of said Lot 2, Block 1, a distance of 758.62 feet to the POINT-OF-BEGINNING, containing 1,872,676 square feet or 42.991 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 2, Block 1, Indalloy Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for all maintenance, repair, and reconstruction of all systems in drainage and detention easements.

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

Alvaplast U.S. Inc.
Alvaplast U.S. Development, LLC

NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

Dated this the ___ day of _____, 2023.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2023.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL
PLANNING AND ZONING COMMISSION

PLANNING & ZONING

Approved

I hereby certify that the above and foregoing plat of an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 20__.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

Please add these general notes to the plat.

GENERAL NOTES [Please add this to any other notes included on the plat.]

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.

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
TollFree (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29A
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX

42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION



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 [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- x REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Road

SUBDIVISION Indalloy Addition

LOT 2

BLOCK 1

GENERAL LOCATION Approx. 700 feet south of E. Washington St. and 450 feet west of Airport Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial (LI)

CURRENT USE Unoccupied Industrial Building

PROPOSED ZONING No Change

PROPOSED USE Industrial Distribution Center

ACREAGE 42.991

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Alvaplast U.S., Inc.

APPLICANT Westwood Professional Services

CONTACT PERSON Carolina Molina

CONTACT PERSON Ariyn Samuelson

ADDRESS 1480 Justin Road

ADDRESS 2901 Dallas Parkway, Suite 400

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Plano, Texas 75093

PHONE 469-402-1232

PHONE 972-265-4860

E-MAIL cmolina@sprpackaging.com

E-MAIL asamuelson@westwoodps.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carolina Molina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,159.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF 08, 2023 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."

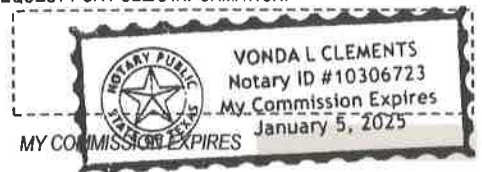
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF August, 2023

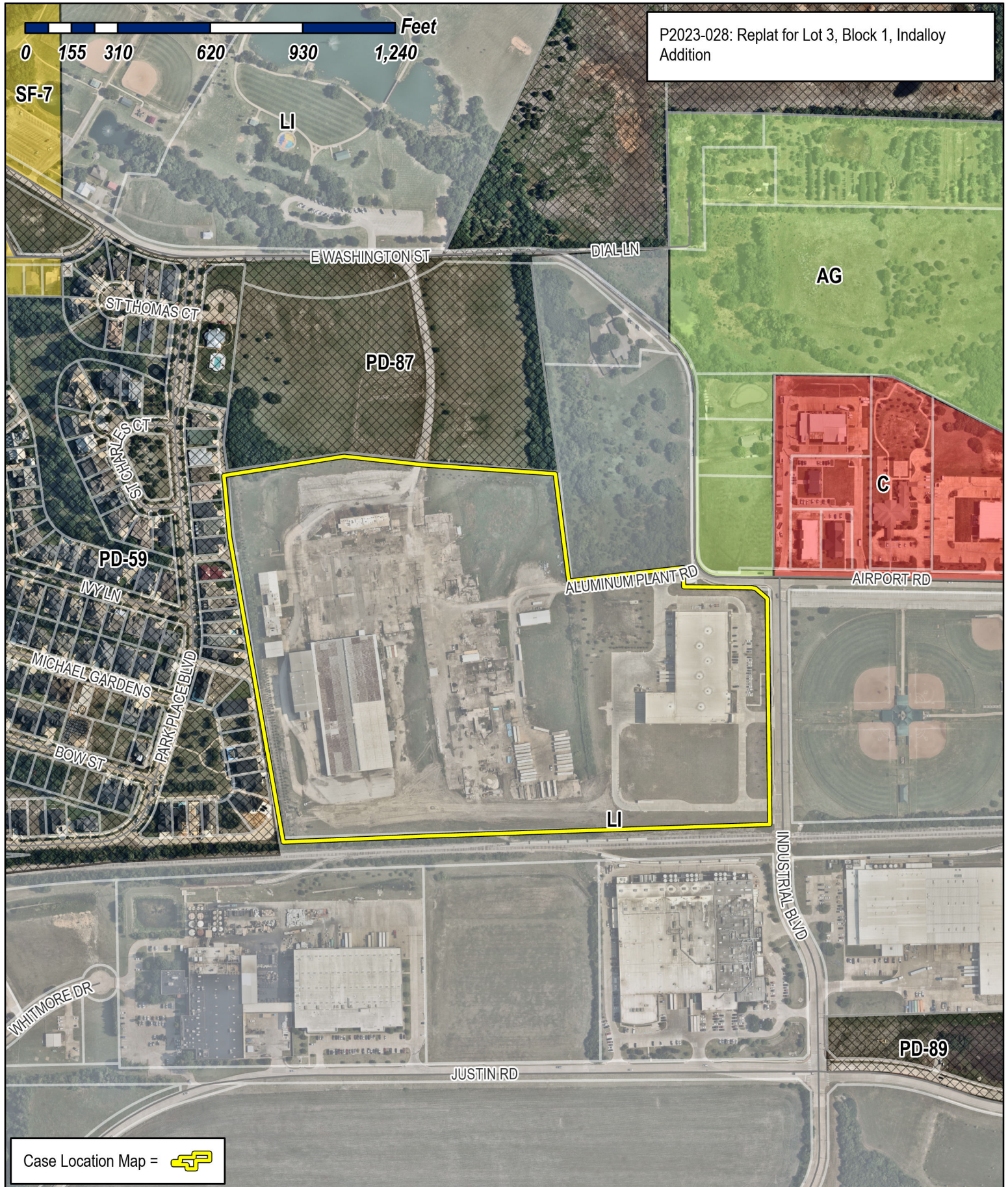
OWNER'S SIGNATURE

Carolina Molina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda S. Clements





P2023-028: Replat for Lot 3, Block 1, Indalloy Addition

Case Location Map = 

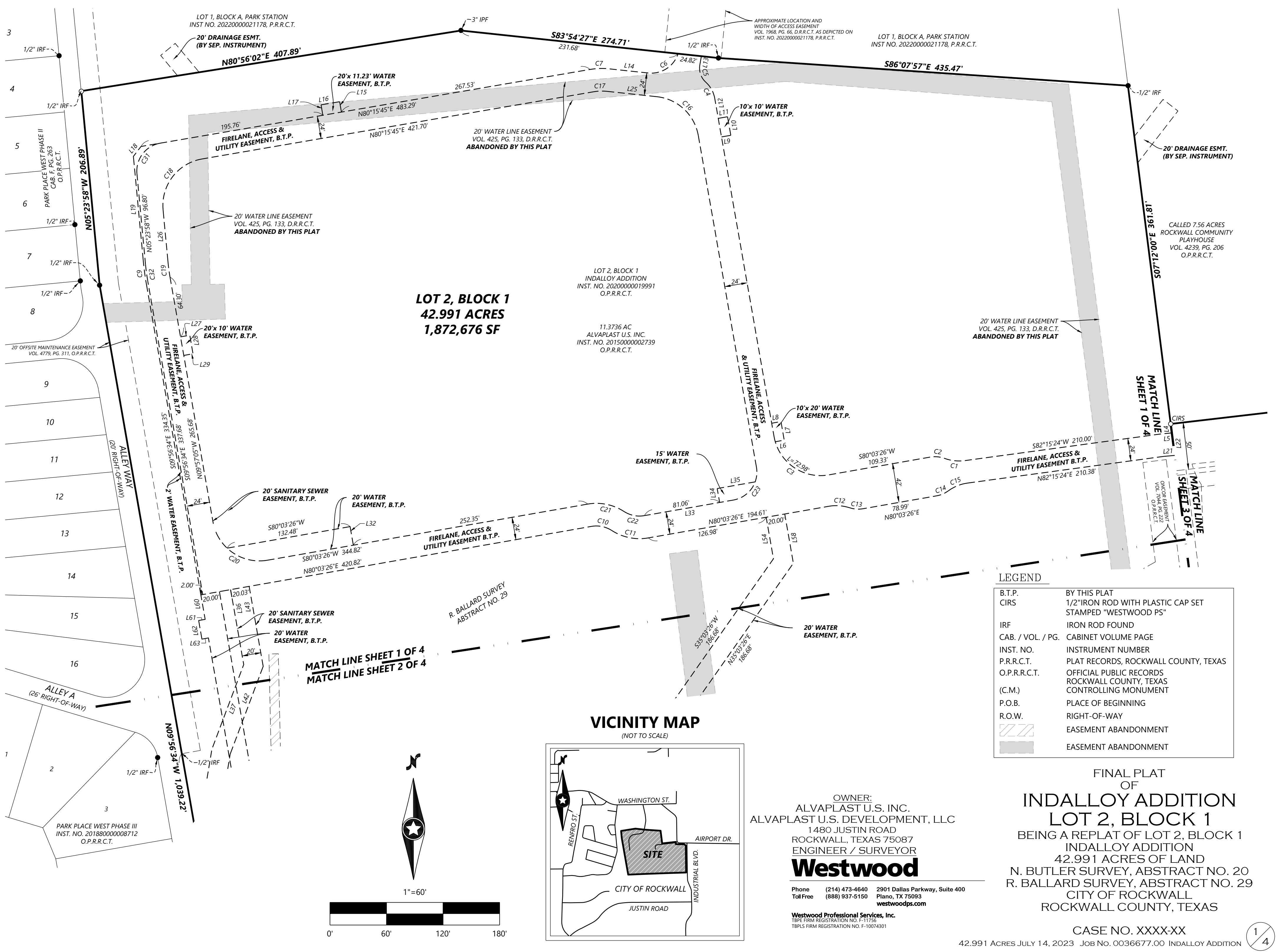


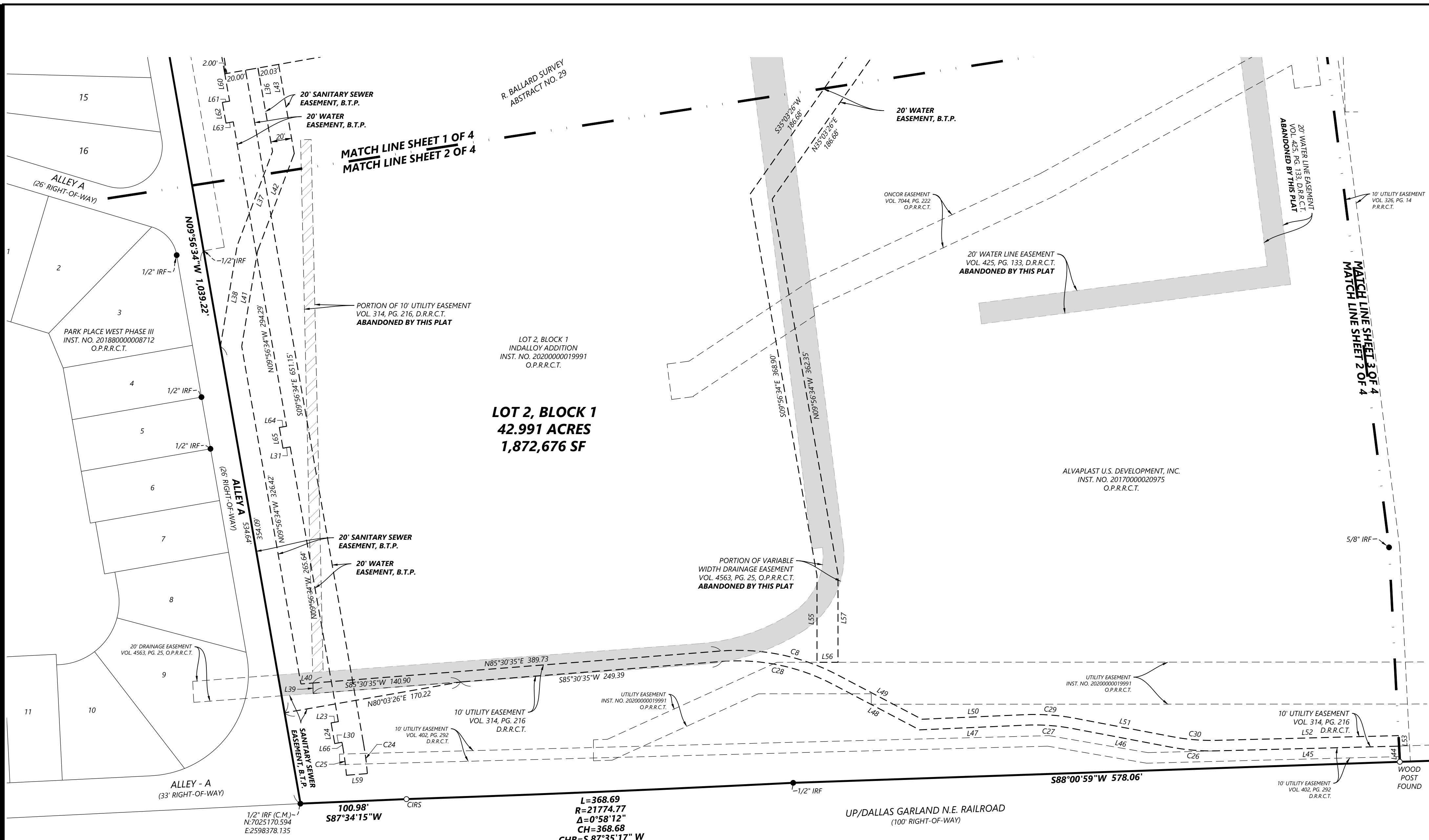
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.







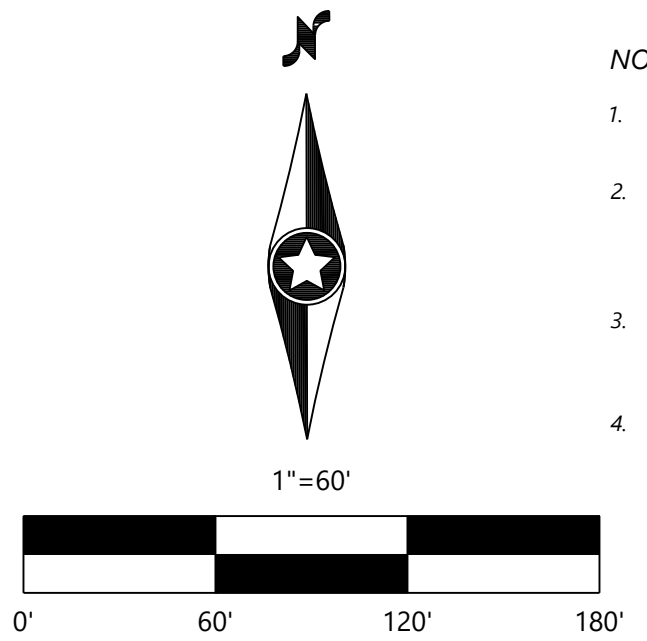
LOT 2, BLOCK 1
INDALLOY ADDITION
INST. NO. 2020000019991
O.P.R.R.C.T.

**LOT 2, BLOCK 1
42.991 ACRES
1,872,676 SF**

ALVAPLAST U.S. DEVELOPMENT, INC.
INST. NO. 2017000020975
O.P.R.R.C.T.

LEGEND

B.T.P.	BY THIS PLAT
CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND
CAB. / VOL. / PG.	CABINET VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS CONTROLLING MONUMENT
(C.M.)	
P.O.B.	PLACE OF BEGINNING
R.O.W.	RIGHT-OF-WAY
	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT



- NOTES:**
- BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011, NAVD 1988.
 - ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0040L DATED 09/26/2008 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS IN ZONE A AND ZONE X AS AMENDED BY LOMR UNDER CASE NO. 21-06-1013P, WITH AN EFFECTIVE DATE OF 02/07/2022.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
 - 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.

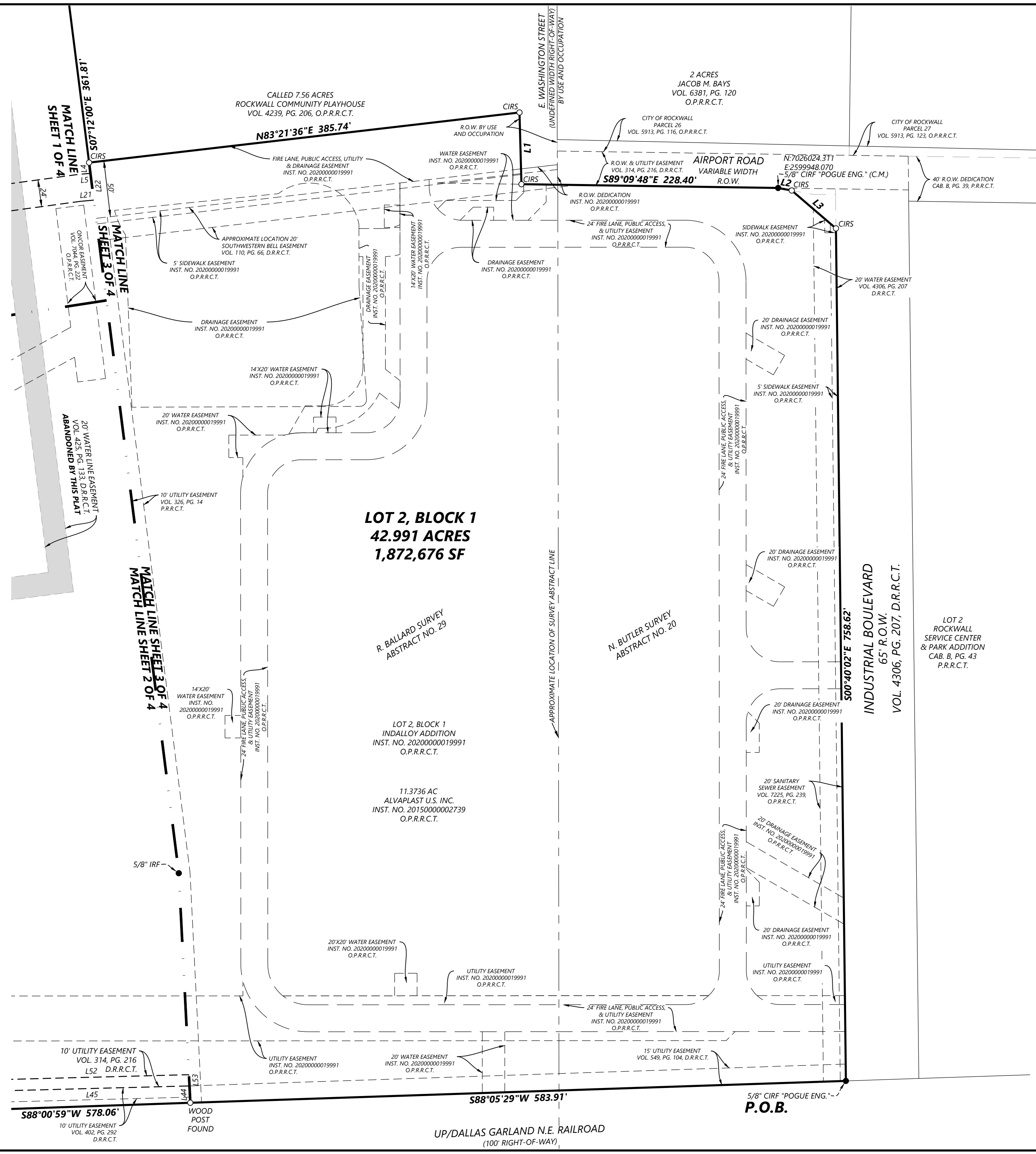
OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

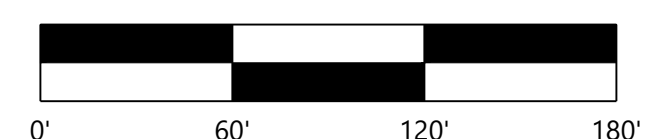


Line Table		
Line #	Length	Direction
L1	63.84	S01°33'33"E
L2	12.43	S79°29'46"E
L3	51.84	S49°24'24"E
L4	9.64	S07°12'00"E
L5	11.47	S84°47'18"W
L6	9.69	N80°03'26"E
L7	20.00	N09°56'34"W
L8	10.00	S80°03'26"W
L9	10.00	N80°03'26"E
L10	20.00	N09°56'34"W
L11	10.01	N80°03'26"E
L12	21.62	N09°56'34"W
L13	9.37	N10°04'14"E
L14	41.73	N83°55'16"W
L15	11.23	S09°44'15"E
L16	20.00	S80°15'45"W
L17	11.23	S09°44'15"E
L18	13.22	S37°25'53"W
L19	112.11	S05°23'58"E
L20	11.24	N84°47'18"E
L21	24.01	N07°12'00"W
L22	7.00	N80°25'20"E
L23	20.00	N09°56'34"W
L24	53.45	N83°55'16"W
L25	56.01	S05°23'58"E
L26	10.00	N80°03'26"E
L27	20.00	S09°56'34"E
L28	10.00	S80°03'26"W
L29	7.00	S80°03'26"W
L30	7.00	S80°03'26"W
L31	7.00	S80°03'26"W
L32	20.00	N09°56'34"W
L33	95.98	S80°03'26"W
L34	15.00	N09°56'34"W
L35	40.90	N80°03'26"E
L36	80.70	S09°56'34"E
L37	95.89	S20°36'16"W
L38	97.38	S09°25'46"W
L39	10.02	S01°17'55"E
L40	11.47	S85°30'35"W
L41	91.87	N09°25'46"E
L42	99.40	N20°36'16"E
L43	86.16	N09°56'34"W
L44	14.98	N02°53'25"W
L45	173.70	S88°30'36"W
L46	95.32	N79°16'25"W
L47	101.09	S87°27'35"W
L48	93.05	N62°15'25"W
L49	90.34	S62°15'25"E
L50	98.38	N87°27'35"E
L51	95.32	S79°16'25"E
L52	173.46	N88°30'10"E
L53	10.03	S02°53'25"E
L54	44.72	N09°56'34"W
L55	82.52	S00°01'40"E
L56	20.00	N89°58'20"E
L57	84.26	N00°01'40"W
L58	53.00	N09°56'34"W
L59	20.00	S85°21'44"W
L60	26.44	N09°56'34"W
L61	7.00	N80°03'26"E
L62	20.00	N09°56'34"W
L63	7.00	S80°03'26"W
L64	7.00	N80°03'26"E
L65	20.00	N09°56'34"W
L66	4.78	N09°56'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.83	45.00	027°47'43"	N 83°50'43" W	21.62
C2	15.71	30.00	029°59'41"	N 84°56'42" W	15.53
C3	78.54	50.00	089°59'59"	N 54°56'33" W	70.71
C4	19.94	30.00	038°05'02"	N 28°59'05" W	19.58
C5	20.28	20.00	058°05'50"	N 18°58'41" W	19.42
C6	40.82	30.00	077°57'08"	S 57°06'10" W	37.74
C7	20.43	74.00	015°48'58"	S 88°10'14" W	20.36
C8	115.33	205.00	032°14'00"	S 78°22'25" E	113.81
C9	24.58	310.00	004°32'36"	S 7°40'16" E	24.58
C10	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C11	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C12	22.06	45.00	028°05'18"	S 85°53'55" E	21.84
C13	14.71	30.00	028°05'05"	S 85°53'49" E	14.56
C14	13.73	30.00	026°13'31"	N 66°56'40" E	13.61
C15	22.32	45.00	028°25'29"	N 68°02'40" E	22.10
C16	64.56	50.00	073°58'39"	N 46°55'55" W	60.17
C17	13.80	50.00	015°48'58"	S 88°10'14" W	13.76
C18	74.75	50.00	085°39'43"	S 37°25'53" W	67.98
C19	15.86	200.00	004°32'36"	S 7°40'16" E	15.86
C20	67.45	50.00	077°17'27"	S 61°17'50" E	62.45
C21	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C22	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C23	47.12	30.00	090°00'00"	N 35°03'26" E	42.43
C24	28.70	310.00	005°18'19"	S 7°17'25" E	28.69
C25	26.85	290.00	005°18'19"	N 7°17'25" W	26.84
C26	43.74	205.00	012°13'25"	N 85°23'08" W	43.65
C27	45.15	195.00	013°16'00"	N 85°54'25" W	45.05
C28	109.70	195.00	032°14'00"	N 78°22'25" W	108.26
C29	47.47	205.00	013°16'00"	S 85°54'25" E	47.36
C30	41.60	195.00	012°13'25"	S 85°23'08" E	41.52
C31	44.85	30.00	085°39'43"	S 37°25'53" W	40.79
C32	17.76	224.00	004°32'36"	S 7°40'16" E	17.76



1"=60'



OWNER:
 ALVAPLAST U.S. INC.
 ALVAPLAST U.S. DEVELOPMENT, LLC
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
 ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
 OF
INDALLOY ADDITION
LOT 2, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK 1
 INDALLOY ADDITION
 42.991 ACRES OF LAND
 N. BUTLER SURVEY, ABSTRACT NO. 20
 R. BALLARD SURVEY, ABSTRACT NO. 29A
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Alvaplast U.S. Development, LLC and Alvaplast U.S. Inc. are the sole owners of a 42.991 acre tract of land situated in the R. Ballard Survey, Abstract No. 29A and the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1, Indalloy Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2020000019991, of the Plat Records, Rockwall County, Texas and being all of a tract of land described in Tracts 1 and 2 conveyed to Alvaplast U.S. Development, LLC by deed of record in Instrument No. 2017000020975 of the Official Public Records of Rockwall County, Texas, and being all of a 11.3736 acre tract of land conveyed to Alvaplast U.S. Inc., by deed of record in Instrument Number 2015000002739, of said Official Public Records; said 42.991 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "POGUE ENG." found at the intersection of the west right-of-way line of Industrial Boulevard, a 65-foot right-of-way and the north right-of-way line of UP/Dallas Garland N.E. Railroad, a 100-foot railroad right-of-way; said point being at the southeast corner of said Lot 2, Block 1;

THENCE along the said north line of the UP/Dallas Garland N.E. Railroad and the south line of said Lot 2, Block 1, the following courses and distances:

South 88 degrees 05 minutes 29 seconds West, a distance of 583.91 feet to a wood post found at an angle point;
South 88 degrees 00 minutes 59 seconds West, a distance of 578.06 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 00 degrees 58 minutes 12 seconds, a radius of 21,774.77 feet, and an arc length of 368.69 feet (chord bears South 87 degrees 35 minutes 17 seconds West, 368.68 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 87 degrees 34 minutes 15 seconds West, a distance of 100.98 feet to a 1/2" iron rod found at the southwest corner of said Lot 2, Block 1, and being the southeast corner of Alley A, a variable width alley right-of-way;

THENCE departing the said north line of the UP/Dallas Garland N.E. Railroad and the south line of Lot 2, Block 1, along the easterly line of said Alley A and the westerly line of said Lot 2, Block 1, the following courses and distances;

North 09 degrees 56 minutes 34 seconds West, at a distance of 534.64 feet passing a 1/2" iron rod found for reference, continuing in all a total distance of 1,039.22 feet to a 1/2" iron rod found at an angle point;

North 05 degrees 23 minutes 58 seconds West, a distance of 206.89 feet to a 1/2" iron rod found at the southwest corner of Lot 1, Block A, Park Station, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000021178, of said Plat Records, and being at the northwest corner of said Lot 2, Block 1;

THENCE departing the said easterly line of said Alley A and the westerly line of said Lot 2, Block 1, along the common line between said Lot 1, Block A and said Lot 2, Block 1, the following courses and distances:

North 80 degrees 56 minutes 02 seconds East, a distance of 407.89 feet to a 3" (pinched) fence corner post at an angle point;
South 83 degrees 54 minutes 27 seconds East, a distance of 274.71 feet to a 1/2" iron rod found at an angle point;

South 86 degrees 07 minutes 57 seconds East, a distance of 435.47 feet to a 1/2" iron rod found for corner in the west line of a called 7.56 acre tract of land conveyed to Rockwall Community Playhouse, by deed of record in Volume 4239, Page 206, of said Official Public Records; said point being at the southeast corner of said Lot 1, Block A, and being at a northeast corner of said Lot 2, Block 1;

THENCE South 07 degrees 12 minutes 00 seconds East, departing the said common line between said Lot 1, Block A and Lot 2, Block 1, along the common line between said Lot 2, Block 1 and said Rockwall Community Playhouse tract, a distance of 361.81 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1 and the southwest corner of said Rockwall Community Playhouse tract;

THENCE North 83 degrees 21 minutes 36 seconds East, continuing along the said common line between Lot 2, Block 1 and the Rockwall Community Playhouse tract, a distance of 385.74 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said Lot 2, Block 1;

THENCE South 01 degrees 33 minutes 33 seconds East, departing the said common line between Lot 2, Block 1 and Rockwall Community Playhouse tract, along an east line of said Lot 2, Block 1, a distance of 63.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1; said point being in the south line of Airport Road, a variable width right-of-way;

THENCE South 89 degrees 09 minutes 48 seconds East, departing the said east line of Lot 2, Block 1, along the said south line of Airport Road and a north line of said Lot 2, Block 1, a distance of 228.40 feet to a 5/8" iron rod with a yellow plastic camp stamped "POGUE ENG." found at an angle point;

THENCE South 79 degrees 29 minutes 46 seconds East, continuing along the said south line of Airport Road and said north line of Lot 2, Block 1, a distance of 12.43 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Airport Road and the said west line of Industrial Boulevard; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 49 degrees 24 minutes 24 seconds East, departing the said south line of Airport Road and the said north line Lot 2, Block 1, along said right-of-way corner clip, a distance of 51.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Industrial Boulevard, at the south end of said corner clip; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 00 degrees 40 minutes 02 seconds East, departing the said right-of-way corner clip, along the said west line of Industrial Boulevard and an east line of said Lot 2, Block 1, a distance of 758.62 feet to the POINT-OF-BEGINNING, containing 1,872,676 square feet or 42.991 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 2, Block 1, Indalloy Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for all maintenance, repair, and reconstruction of all systems in drainage and detention easements.

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

Alvaplast U.S. Inc.
Alvaplast U.S. Development, LLC

NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

Dated this the ___ day of _____, 2023.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2023.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

Approved

I hereby certify that the above and foregoing plat of an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 20__.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29A
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX

42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

Closure Sheet
LOT 2, BLOCK 1 INDALLOY ADDITION

SEGMENT LINE
South 88°05'29" West 583.91'

SEGMENT LINE
South 88°00'59" West 578.06'

SEGMENT CURVE
DIRECTION South 87°35'17" West 368.68'
ARC LENGTH 368.69'
RADIUS 21,774.77'
CENTRAL ANGLE 00°58'12"

SEGMENT LINE
South 87°34'15" West 100.98'

SEGMENT LINE
North 09°56'34" West 1,039.22'

SEGMENT LINE
North 05°23'58" West 206.89'

SEGMENT LINE
North 80°56'02" East 407.89'

SEGMENT LINE
South 83°54'27" East 274.71'

SEGMENT LINE
South 86°07'57" East 435.47'

SEGMENT LINE
South 07°12'00" East 361.81'

SEGMENT LINE
North 83°21'36" East 385.74'

SEGMENT LINE
South 01°33'33" East 63.84'

SEGMENT LINE
South 89°09'48" East 228.40'

SEGMENT LINE
South 79°29'46" East 12.43'

SEGMENT LINE

South 49°24'24" East 51.84'

SEGMENT LINE

South 00°40'02" East 758.62'

Containing 1,872,676 square feet or 42.991 acres, more or less.

PRECISION: 1:585,848,542,659

PERIMETER: 5,858.4854'

ERROR OF CLOSURE: 0.0000'



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

TO: Mayor and City Council
DATE: September 5, 2023
APPLICANT: Arlyn Samuelson; *Westwood Professional Services*
CASE NUMBER: P2023-028; *Replat for Lot 3, Block 1, Indalloy Addition*

SUMMARY

Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Avaplast US, Inc. for the approval of a Replat for Lot 3, Block 1, Indalloy Addition being a 42.991-acre tract of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 11480 Justin Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat on a 42.991-acre parcel of land (*i.e. Lot 2, Block 1, Indalloy Addition*) in order to establish one (1) non-residential lot (*i.e. Lot 3, Block 1, Indalloy Addition*). The purpose of the Replat is to abandon existing easements and dedicate new easements to facilitate the development of the expansion of an existing warehouse/manufacturing facility on the subject property.
- The west portion on the subject property was annexed into the City of Rockwall on February 6, 1961 [*i.e. Case No. A1960-001*] by *Ordinance No. 60-01*. At the time of annexation, the west portion of the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 historic zoning map, at some point between the time of annexation and January 3, 1972 the west portion of the subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District. The remainder of the subject property was annexed into the City of Rockwall by *Ordinance No. 83-06* [*i.e. Case No. A1983-001*] on February 7, 1983. At the time of annexation, the remainder of the subject property was zoned Agricultural (AG) District. According to the May 16, 1983 historic zoning map, at some point between the time of annexation and May 16, 1983 the remainder of the subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District. On March 12, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-004*] to allow the construction of a warehouse/manufacturing facility. On August 5, 2019, the City Council approved a replat [*i.e. Case No. P2019-028*] that established the subject property as Lot 2, Block 1, Indalloy Addition. On March 14, 2023, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2023-009*] to allow the expansion of the existing warehouse/manufacturing facility on the subject property.
- 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 the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this 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 of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of a Replat for Lot 3, Block 1, Indalloy Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; 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 August 29, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat 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 [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- x REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Road

SUBDIVISION Indalloy Addition

LOT 2

BLOCK 1

GENERAL LOCATION Approx. 700 feet south of E. Washington St. and 450 feet west of Airport Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial (LI)

CURRENT USE Unoccupied Industrial Building

PROPOSED ZONING No Change

PROPOSED USE Industrial Distribution Center

ACREAGE 42.991

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Alvaplast U.S., Inc.

APPLICANT Westwood Professional Services

CONTACT PERSON Carolina Molina

CONTACT PERSON Ariyn Samuelson

ADDRESS 1480 Justin Road

ADDRESS 2901 Dallas Parkway, Suite 400

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Plano, Texas 75093

PHONE 469-402-1232

PHONE 972-265-4860

E-MAIL cmolina@sprpackaging.com

E-MAIL asamuelson@westwoodps.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carolina Molina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,159.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF 08, 2023 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."

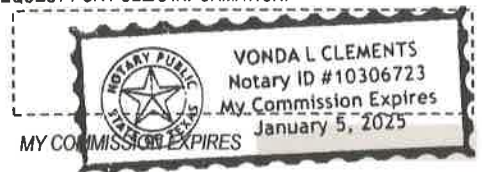
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF August, 2023

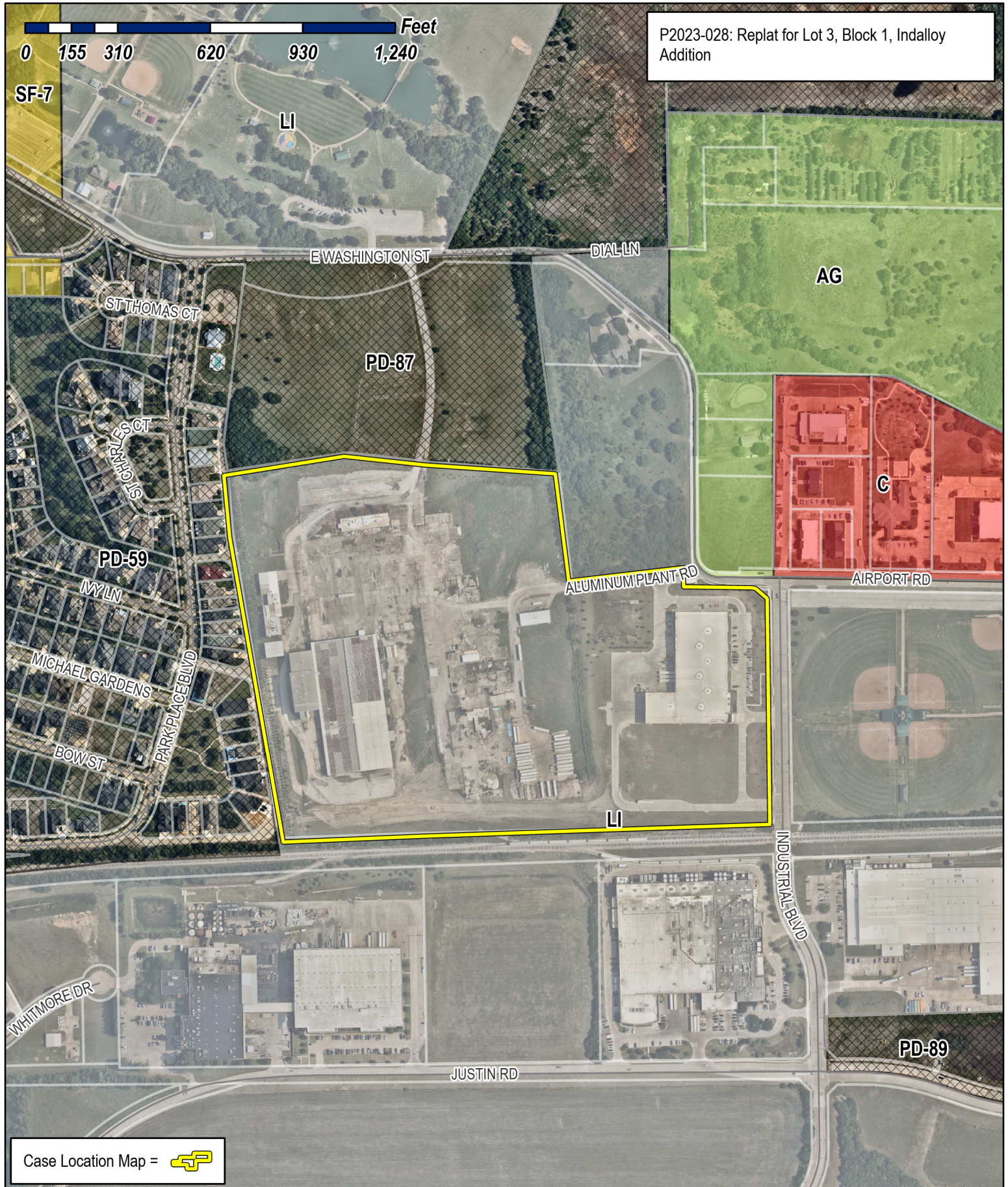
OWNER'S SIGNATURE

Carolina Molina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda S. Clements





P2023-028: Replat for Lot 3, Block 1, Indalloy Addition

Case Location Map = 

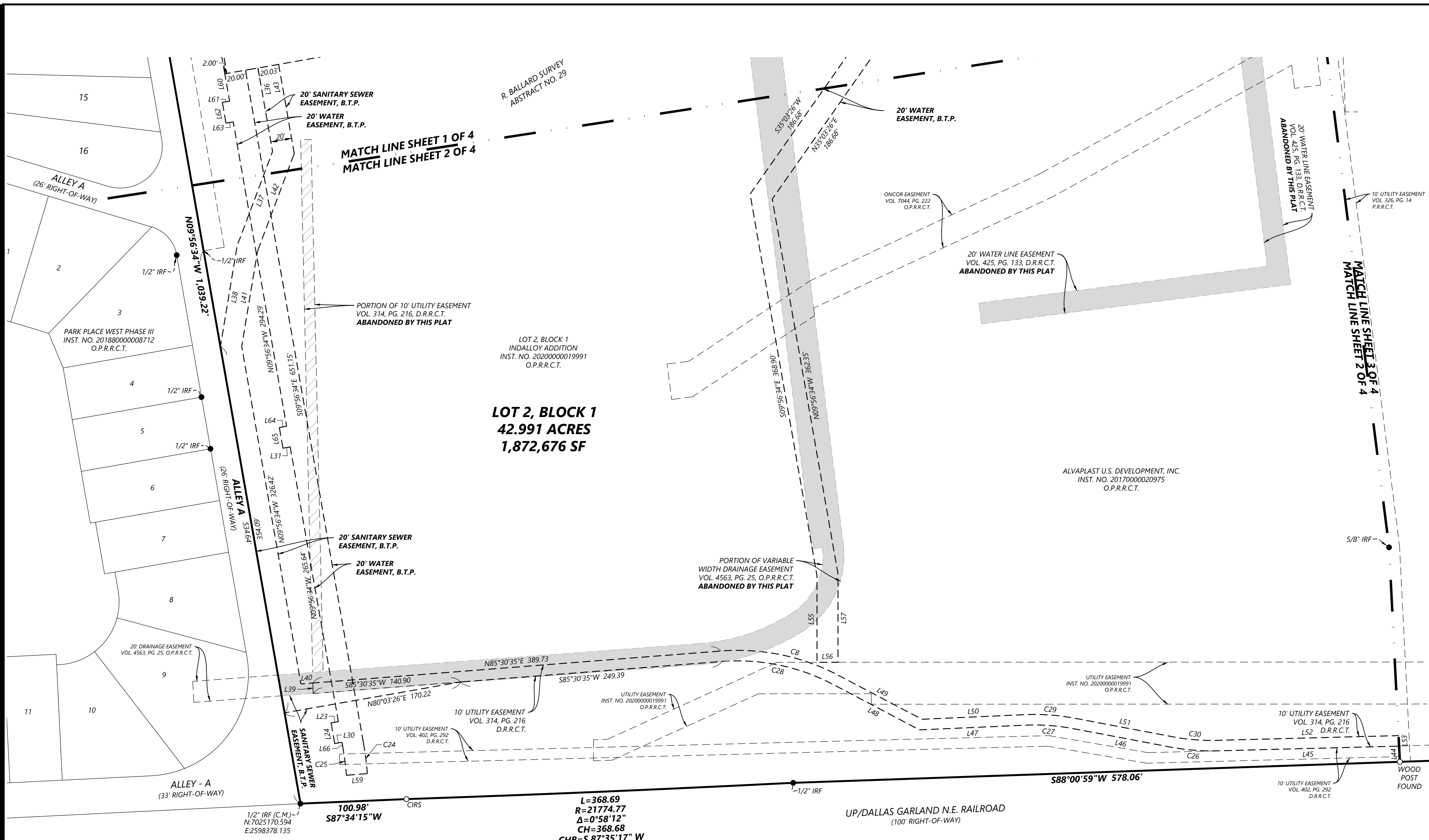


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





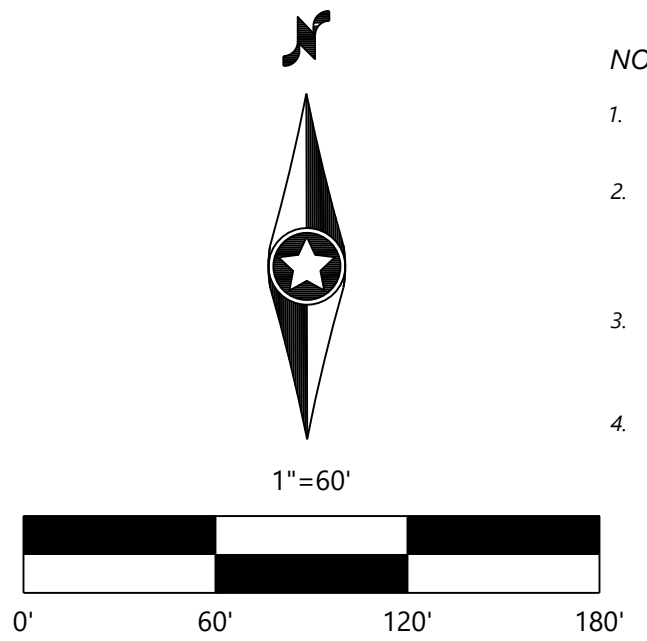
LOT 2, BLOCK 1
INDALLOY ADDITION
INST. NO. 2020000019991
O.P.R.R.C.T.

**LOT 2, BLOCK 1
42.991 ACRES
1,872,676 SF**

ALVAPLAST U.S. DEVELOPMENT, INC.
INST. NO. 2017000020975
O.P.R.R.C.T.

LEGEND

B.T.P.	BY THIS PLAT
CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND
CAB. / VOL. / PG.	CABINET VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS CONTROLLING MONUMENT
(C.M.)	
P.O.B.	PLACE OF BEGINNING
R.O.W.	RIGHT-OF-WAY
	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT



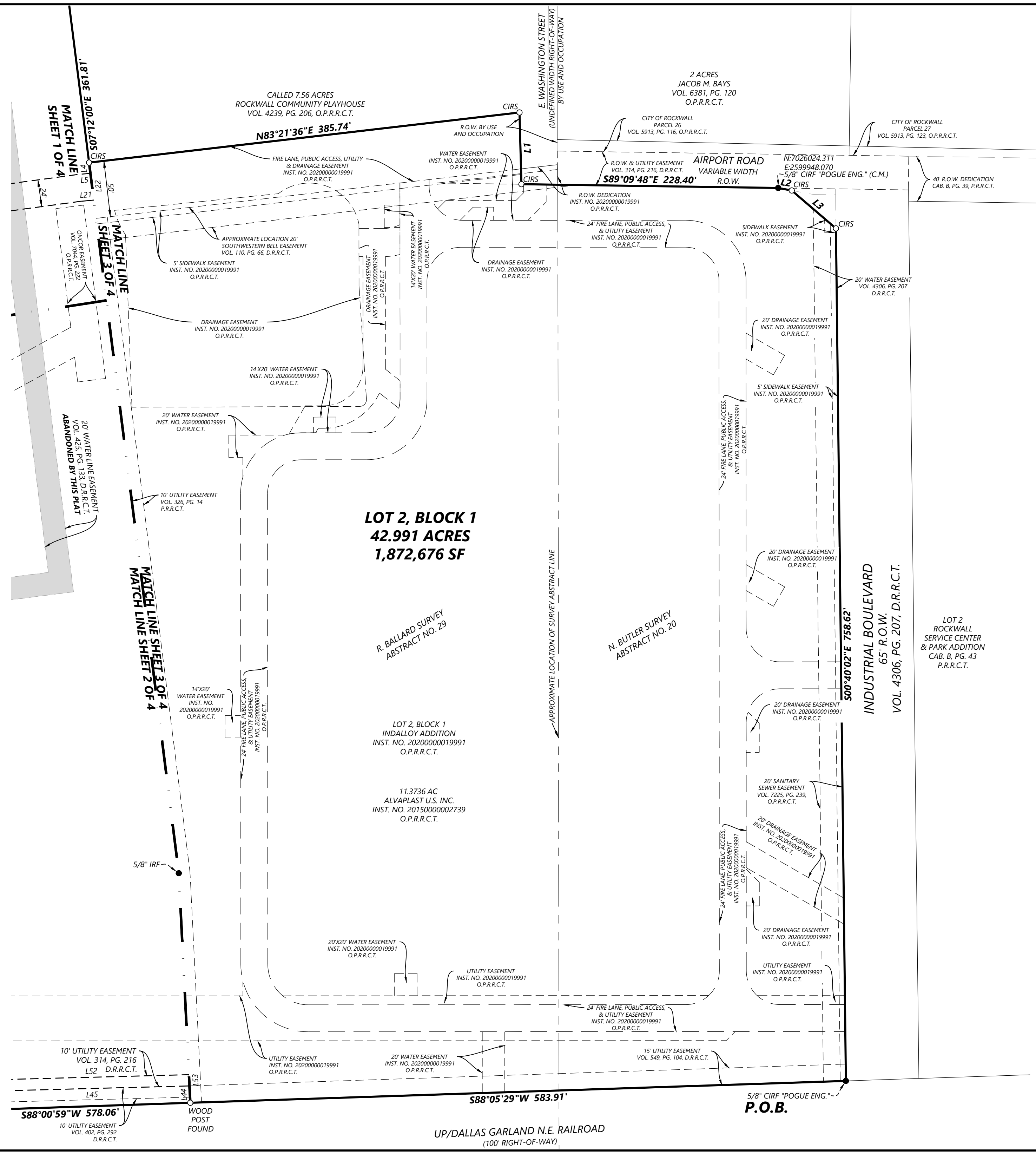
- NOTES:**
- BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011, NAVD 1988.
 - ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0040L DATED 09/26/2008 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS IN ZONE A AND ZONE X AS AMENDED BY LOMR UNDER CASE NO. 21-06-1013P, WITH AN EFFECTIVE DATE OF 02/07/2022.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
 - 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.

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

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR
Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

**FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

CASE NO. XXXX-XX
42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

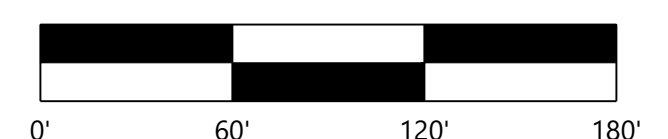


Line Table		
Line #	Length	Direction
L1	63.84	S01°33'33"E
L2	12.43	S79°29'46"E
L3	51.84	S49°24'24"E
L4	9.64	S07°12'00"E
L5	11.47	S84°47'18"W
L6	9.69	N80°03'26"E
L7	20.00	N09°56'34"W
L8	10.00	S80°03'26"W
L9	10.00	N80°03'26"E
L10	20.00	N09°56'34"W
L11	10.01	N80°03'26"E
L12	21.62	N09°56'34"W
L13	9.37	N10°04'14"E
L14	41.73	N83°55'16"W
L15	11.23	S09°44'15"E
L16	20.00	S80°15'45"W
L17	11.23	S09°44'15"E
L18	13.22	S37°25'53"W
L19	112.11	S05°23'58"E
L20	11.24	N84°47'18"E
L21	24.01	N07°12'00"W
L22	7.00	N80°25'20"E
L23	20.00	N09°56'34"W
L24	53.45	N83°55'16"W
L25	56.01	S05°23'58"E
L26	10.00	N80°03'26"E
L27	20.00	S09°56'34"E
L28	10.00	S80°03'26"W
L29	7.00	S80°03'26"W
L30	7.00	S80°03'26"W
L31	7.00	S80°03'26"W
L32	20.00	N09°56'34"W
L33	95.98	S80°03'26"W
L34	15.00	N09°56'34"W
L35	40.90	N80°03'26"E
L36	80.70	S09°56'34"E
L37	95.89	S20°36'16"W
L38	97.38	S09°25'46"W
L39	10.02	S01°17'55"E
L40	11.47	S85°30'35"W
L41	91.87	N09°25'46"E
L42	99.40	N20°36'16"E
L43	86.16	N09°56'34"W
L44	14.98	N02°53'25"W
L45	173.70	S88°30'36"W
L46	95.32	N79°16'25"W
L47	101.09	S87°27'35"W
L48	93.05	N62°15'25"W
L49	90.34	S62°15'25"E
L50	98.38	N87°27'35"E
L51	95.32	S79°16'25"E
L52	173.46	N88°30'10"E
L53	10.03	S02°53'25"E
L54	44.72	N09°56'34"W
L55	82.52	S00°01'40"E
L56	20.00	N89°58'20"E
L57	84.26	N00°01'40"W
L58	53.00	N09°56'34"W
L59	20.00	S85°21'44"W
L60	26.44	N09°56'34"W
L61	7.00	N80°03'26"E
L62	20.00	N09°56'34"W
L63	7.00	S80°03'26"W
L64	7.00	N80°03'26"E
L65	20.00	N09°56'34"W
L66	4.78	N09°56'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.83	45.00	027°47'43"	N 83°50'43" W	21.62
C2	15.71	30.00	029°59'41"	N 84°56'42" W	15.53
C3	78.54	50.00	089°59'59"	N 54°56'33" W	70.71
C4	19.94	30.00	038°05'02"	N 28°59'05" W	19.58
C5	20.28	20.00	058°05'50"	N 18°58'41" W	19.42
C6	40.82	30.00	077°57'08"	S 57°06'10" W	37.74
C7	20.43	74.00	015°48'58"	S 88°10'14" W	20.36
C8	115.33	205.00	032°14'00"	S 78°22'25" E	113.81
C9	24.58	310.00	004°32'36"	S 7°40'16" E	24.58
C10	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C11	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C12	22.06	45.00	028°05'18"	S 85°53'55" E	21.84
C13	14.71	30.00	028°05'05"	S 85°53'49" E	14.56
C14	13.73	30.00	026°13'31"	N 66°56'40" E	13.61
C15	22.32	45.00	028°25'29"	N 68°02'40" E	22.10
C16	64.56	50.00	073°58'39"	N 46°55'55" W	60.17
C17	13.80	50.00	015°48'58"	S 88°10'14" W	13.76
C18	74.75	50.00	085°39'43"	S 37°25'53" W	67.98
C19	15.86	200.00	004°32'36"	S 7°40'16" E	15.86
C20	67.45	50.00	077°17'27"	S 61°17'50" E	62.45
C21	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C22	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C23	47.12	30.00	090°00'00"	N 35°03'26" E	42.43
C24	28.70	310.00	005°18'19"	S 7°17'25" E	28.69
C25	26.85	290.00	005°18'19"	N 7°17'25" W	26.84
C26	43.74	205.00	012°13'25"	N 85°23'08" W	43.65
C27	45.15	195.00	013°16'00"	N 85°54'25" W	45.05
C28	109.70	195.00	032°14'00"	N 78°22'25" W	108.26
C29	47.47	205.00	013°16'00"	S 85°54'25" E	47.36
C30	41.60	195.00	012°13'25"	S 85°23'08" E	41.52
C31	44.85	30.00	085°39'43"	S 37°25'53" W	40.79
C32	17.76	224.00	004°32'36"	S 7°40'16" E	17.76



1"=60'



OWNER:
 ALVAPLAST U.S. INC.
 ALVAPLAST U.S. DEVELOPMENT, LLC
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
 ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.
 TBPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
 OF
INDALLOY ADDITION
LOT 2, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK 1
 INDALLOY ADDITION
 42.991 ACRES OF LAND
 N. BUTLER SURVEY, ABSTRACT NO. 20
 R. BALLARD SURVEY, ABSTRACT NO. 29A
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Alvaplast U.S. Development, LLC and Alvaplast U.S. Inc. are the sole owners of a 42.991 acre tract of land situated in the R. Ballard Survey, Abstract No. 29A and the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1, Indalloy Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2020000019991, of the Plat Records, Rockwall County, Texas and being all of a tract of land described in Tracts 1 and 2 conveyed to Alvaplast U.S. Development, LLC by deed of record in Instrument No. 2017000020975 of the Official Public Records of Rockwall County, Texas, and being all of a 11.3736 acre tract of land conveyed to Alvaplast U.S. Inc., by deed of record in Instrument Number 2015000002739, of said Official Public Records; said 42.991 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "POGUE ENG." found at the intersection of the west right-of-way line of Industrial Boulevard, a 65-foot right-of-way and the north right-of-way line of UP/Dallas Garland N.E. Railroad, a 100-foot railroad right-of-way; said point being at the southeast corner of said Lot 2, Block 1;

THENCE along the said north line of the UP/Dallas Garland N.E. Railroad and the south line of said Lot 2, Block 1, the following courses and distances:

South 88 degrees 05 minutes 29 seconds West, a distance of 583.91 feet to a wood post found at an angle point;
South 88 degrees 00 minutes 59 seconds West, a distance of 578.06 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 00 degrees 58 minutes 12 seconds, a radius of 21,774.77 feet, and an arc length of 368.69 feet (chord bears South 87 degrees 35 minutes 17 seconds West, 368.68 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 87 degrees 34 minutes 15 seconds West, a distance of 100.98 feet to a 1/2" iron rod found at the southwest corner of said Lot 2, Block 1, and being the southeast corner of Alley A, a variable width alley right-of-way;

THENCE departing the said north line of the UP/Dallas Garland N.E. Railroad and the south line of Lot 2, Block 1, along the easterly line of said Alley A and the westerly line of said Lot 2, Block 1, the following courses and distances;

North 09 degrees 56 minutes 34 seconds West, at a distance of 534.64 feet passing a 1/2" iron rod found for reference, continuing in all a total distance of 1,039.22 feet to a 1/2" iron rod found at an angle point;

North 05 degrees 23 minutes 58 seconds West, a distance of 206.89 feet to a 1/2" iron rod found at the southwest corner of Lot 1, Block A, Park Station, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000021178, of said Plat Records, and being at the northwest corner of said Lot 2, Block 1;

THENCE departing the said easterly line of said Alley A and the westerly line of said Lot 2, Block 1, along the common line between said Lot 1, Block A and said Lot 2, Block 1, the following courses and distances:

North 80 degrees 56 minutes 02 seconds East, a distance of 407.89 feet to a 3" (pinched) fence corner post at an angle point;
South 83 degrees 54 minutes 27 seconds East, a distance of 274.71 feet to a 1/2" iron rod found at an angle point;

South 86 degrees 07 minutes 57 seconds East, a distance of 435.47 feet to a 1/2" iron rod found for corner in the west line of a called 7.56 acre tract of land conveyed to Rockwall Community Playhouse, by deed of record in Volume 4239, Page 206, of said Official Public Records; said point being at the southeast corner of said Lot 1, Block A, and being at a northeast corner of said Lot 2, Block 1;

THENCE South 07 degrees 12 minutes 00 seconds East, departing the said common line between said Lot 1, Block A and Lot 2, Block 1, along the common line between said Lot 2, Block 1 and said Rockwall Community Playhouse tract, a distance of 361.81 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1 and the southwest corner of said Rockwall Community Playhouse tract;

THENCE North 83 degrees 21 minutes 36 seconds East, continuing along the said common line between Lot 2, Block 1 and the Rockwall Community Playhouse tract, a distance of 385.74 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said Lot 2, Block 1;

THENCE South 01 degrees 33 minutes 33 seconds East, departing the said common line between Lot 2, Block 1 and Rockwall Community Playhouse tract, along an east line of said Lot 2, Block 1, a distance of 63.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1; said point being in the south line of Airport Road, a variable width right-of-way;

THENCE South 89 degrees 09 minutes 48 seconds East, departing the said east line of Lot 2, Block 1, along the said south line of Airport Road and a north line of said Lot 2, Block 1, a distance of 228.40 feet to a 5/8" iron rod with a yellow plastic camp stamped "POGUE ENG." found at an angle point;

THENCE South 79 degrees 29 minutes 46 seconds East, continuing along the said south line of Airport Road and said north line of Lot 2, Block 1, a distance of 12.43 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Airport Road and the said west line of Industrial Boulevard; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 49 degrees 24 minutes 24 seconds East, departing the said south line of Airport Road and the said north line Lot 2, Block 1, along said right-of-way corner clip, a distance of 51.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Industrial Boulevard, at the south end of said corner clip; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 00 degrees 40 minutes 02 seconds East, departing the said right-of-way corner clip, along the said west line of Industrial Boulevard and an east line of said Lot 2, Block 1, a distance of 758.62 feet to the POINT-OF-BEGINNING, containing 1,872,676 square feet or 42.991 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 2, Block 1, Indalloy Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for all maintenance, repair, and reconstruction of all systems in drainage and detention easements.

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

Alvaplast U.S. Inc.
Alvaplast U.S. Development, LLC

NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

Dated this the ___ day of _____, 2023.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2023.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

Approved

I hereby certify that the above and foregoing plat of an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 20__.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29A
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX
42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

Closure Sheet
LOT 2, BLOCK 1 INDALLOY ADDITION

SEGMENT LINE

South 88°05'29" West 583.91'

SEGMENT LINE

South 88°00'59" West 578.06'

SEGMENT CURVE

DIRECTION South 87°35'17" West 368.68'

ARC LENGTH 368.69'

RADIUS 21,774.77'

CENTRAL ANGLE 00°58'12"

SEGMENT LINE

South 87°34'15" West 100.98'

SEGMENT LINE

North 09°56'34" West 1,039.22'

SEGMENT LINE

North 05°23'58" West 206.89'

SEGMENT LINE

North 80°56'02" East 407.89'

SEGMENT LINE

South 83°54'27" East 274.71'

SEGMENT LINE

South 86°07'57" East 435.47'

SEGMENT LINE

South 07°12'00" East 361.81'

SEGMENT LINE

North 83°21'36" East 385.74'

SEGMENT LINE

South 01°33'33" East 63.84'

SEGMENT LINE

South 89°09'48" East 228.40'

SEGMENT LINE

South 79°29'46" East 12.43'

SEGMENT LINE

South 49°24'24" East 51.84'

SEGMENT LINE

South 00°40'02" East 758.62'

Containing 1,872,676 square feet or 42.991 acres, more or less.

PRECISION: 1:585,848,542,659

PERIMETER: 5,858.4854'

ERROR OF CLOSURE: 0.0000'



DATE: September 13, 2023

TO: Arlyn Samuelson
2901 Dallas Parkway, Suite 400
Plano, TX 75093

CC: Carolina Molina
1480 Justin Road
Rockwall, TX 75087

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2023-028; *Replat for Lot 3, Block 1, Indalloy Addition*

Mr. Samuelson:

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 September 5, 2023. 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 August 29, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.

City Council

On September 5, 2023, the City Council approved a motion to approve the Replat by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1st* and *December 31st*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department