

P2015-017 - DAIRY QUEEN
 FINAL PLAT - LOCATION MAP =



City of Rockwall

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

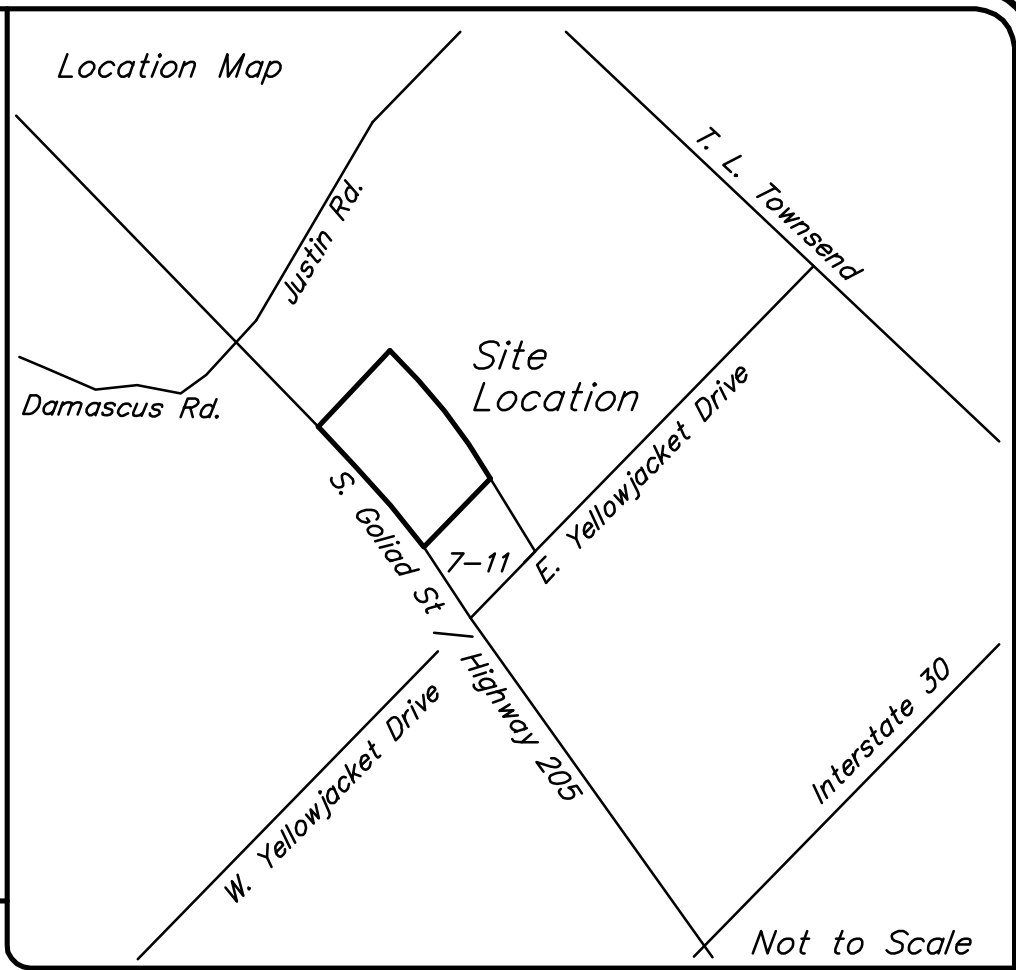
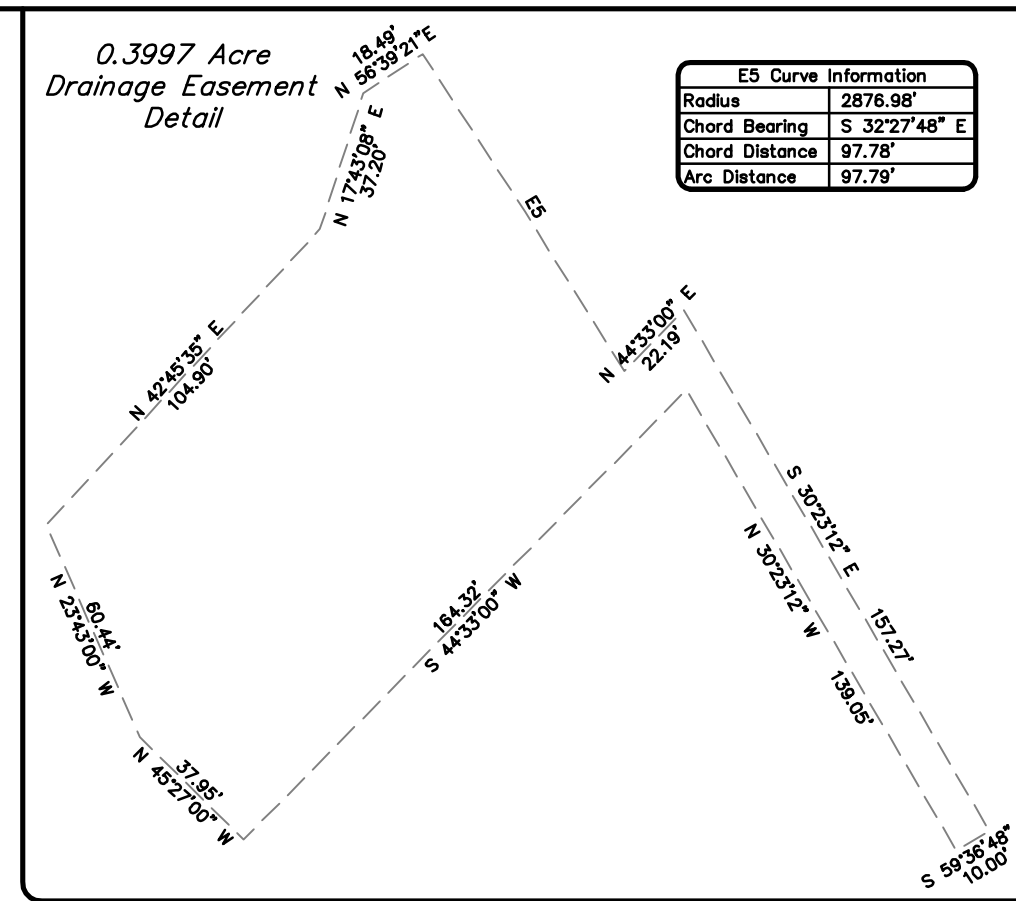
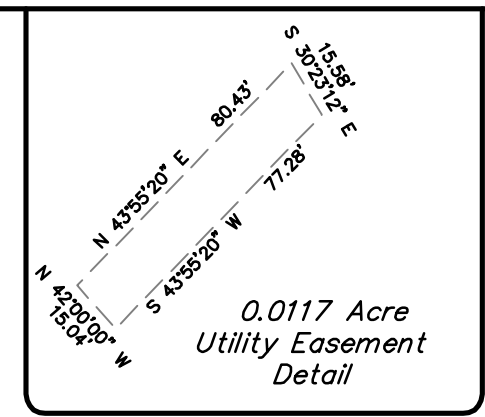
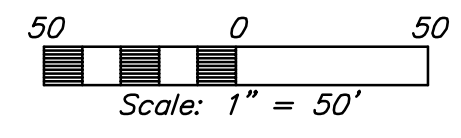
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LEGEND

- = Concrete
- = Water Meter
- = Power Pole
- = Fire Hydrant
- = Water Line
- = Sewer Line
- = Over Head Electric
- = Fire Lane
- = 1/2" Iron Rod Found
- = 1/2" Iron Rod Set

C1 Curve Information	
Radius	2923.79'
Chord Bearing	N 38°27'39" W
Chord Distance	411.31'
Arc Distance	411.65'
C2 Curve Information	
Radius	2864.79'
Chord Bearing	S 35°22'50" E
Chord Distance	419.77'
Arc Distance	420.15'
C3 Curve Information	
Radius	2926.75'
Chord Bearing	N 36°44'44" W
Chord Distance	236.63'
Arc Distance	236.70'
C4 Curve Information	
Radius	2864.79'
Chord Bearing	S 33°35'41" E
Chord Distance	241.48'
Arc Distance	241.55'
C5 Curve Information	
Radius	2864.79'
Chord Bearing	S 37°47'46" E
Chord Distance	178.56'
Arc Distance	178.60'
C6 Curve Information	
Radius	2928.97'
Chord Bearing	N 40°46'54" W
Chord Distance	174.92'
Arc Distance	174.95'



OWNERS CERTIFICATE

STATE OF TEXAS;
COUNTY OF ROCKWALL;

WHEREAS, Rockwall Ice Cream Holdings, LLC, is the owner of a tract located in the B.J.T. LEWIS Survey A-225, in the City of Rockwall, being all of the same land being called 2 acres conveyed to Horace L. Williams as described and recorded in Volume 56 Page 150 of the Deed Records of Rockwall County, Texas, less and except a called 0.0192 acre tract conveyed to the State of Texas as described and recorded in Document Number 2006-365493 of the Deed Records of Rockwall County, Texas, said 2.0638 acre tract to be more particularly described as follows;

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

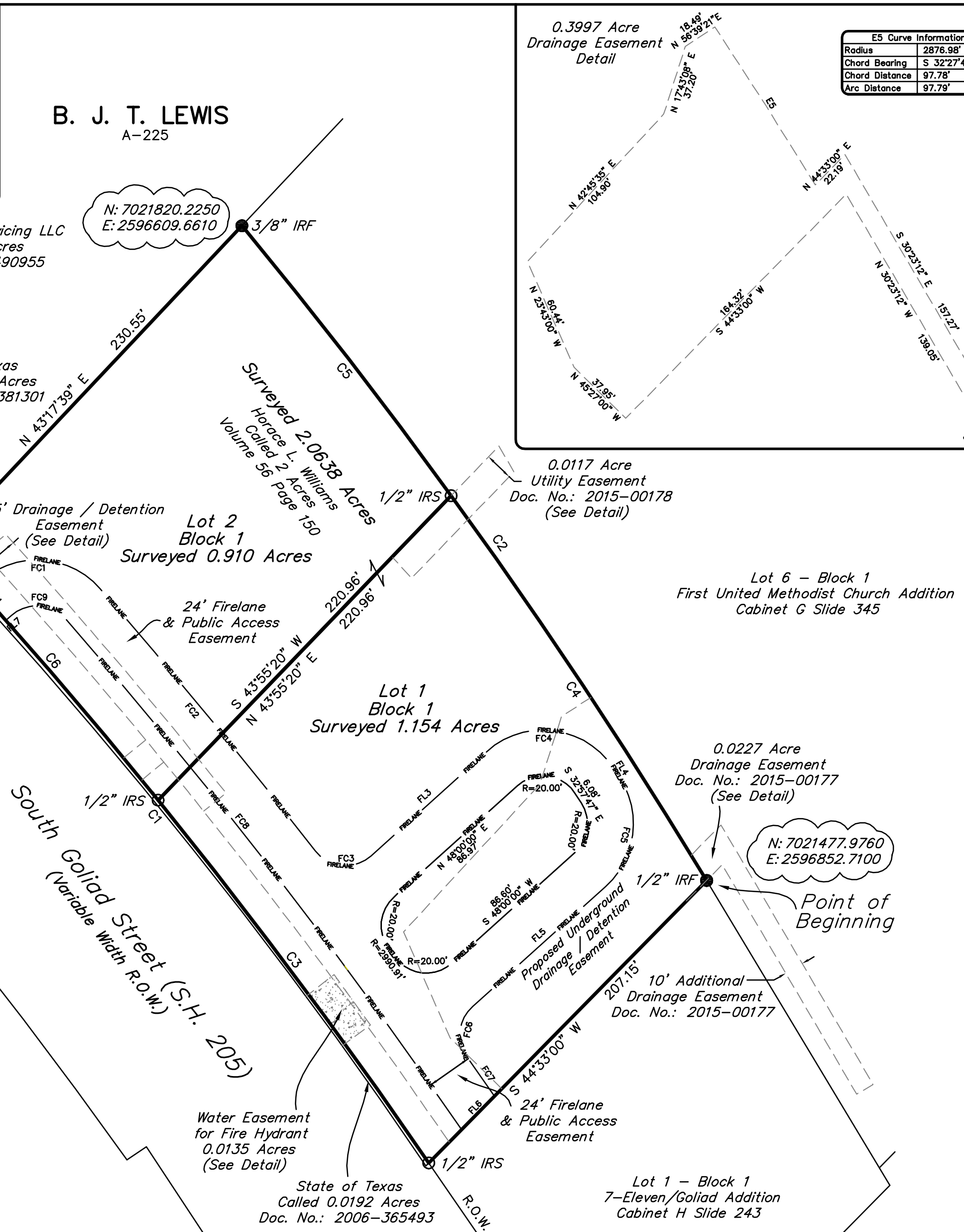
BEGINNING at a 1/2" iron rod found for the Southeast corner of the herein described tract, same point also being the Northeast corner of Lot 1, Block 1 of the 7-Eleven/Goliad Addition as recorded in Cabinet H, Slide 243 of the Plat Records of Rockwall County, Texas, same point also being on the Southwest line of Lot 6, Block 1 of the First United Methodist Church Addition as recorded in Cabinet G, Slide 345 of the Plat Records of Rockwall County, Texas;

THENCE South 44°33'00" West along and with the Northwest line of said Lot 1 Block 1 of the 7-Eleven/Goliad Addition a distance of 207.15 feet to a 1/2" iron rod set for corner, same point being the Southwest corner of said Lot 1, Block 1 7-Eleven/Goliad Addition, same point being the Southeast corner of said called 0.0192 acre tract, same point also being on the East line of South Goliad Street, also known as S.H. 205 having a variable width R.O.W., same point also being the beginning of a curve to the left;

THENCE along and with the East line of South Goliad Street, also being said curve to the left having a radius of 2923.79 feet, said curve also having a chord bearing of North 38°27'39" West and having a chord distance of 411.31 feet, and having an arc distance of 411.65 feet to a 1/2" iron rod set for corner, same point being on the East line of South Goliad Street, same point also being the Northeast corner of said called 0.0192 acre tract, same point also being the Southeast corner of a called 0.0045 acre tract conveyed to the State of Texas as described and recorded in Document Number 2007-381301 of the Deed Records of Rockwall County, Texas, same point also being the Southwest corner of the residue of a called 1.922 acre tract conveyed to Bayview Loan Servicing LLC as described and recorded in Document Number 2013-490955 of the Deed Records of Rockwall County, Texas;

THENCE North 43°17'39" East along and with the Southeast line of said called 1.922 acre tract a distance of 230.55 feet to a 3/8" iron rod found for corner, same point being on the South line of said called 1.922 acre tract, same point also being the Northwest corner of said Lot 6, Block 1, of the First United Methodist Addition, same point also being the beginning of a curve to the right;

THENCE along and with the West line of said Lot 6, Block 1 of the First United Methodist Church Addition, also being said curve to the right having a radius of 2864.79 feet, said curve also having a chord bearing of South 35°22'50" East and having a chord distance of 419.77 feet, and having an arc distance of 420.15 back to the PLACE OF BEGINNING and containing 2.0638 acres of land.



FIRE LANE INFORMATION

NO.	Bearing	DIST.
FL1	N 41°42'51" W	24.00'
FL2	N 48°06'45" E	3.76'
FL3	N 48°00'00" E	81.43'
FL4	S 32°57'47" E	6.08'
FL5	S 48°00'00" W	93.65'
FL6	S 44°33'00" W	24.44'
FL7	S 48°06'45" W	3.84'

F1 Curve Information

Radius	44.00'
Chord Bearing	S 86°28'24" E
Chord Distance	62.67'
Arc Distance	69.75'

F2 Curve Information

Radius	2990.91'
Chord Bearing	S 39°21'41" E
Chord Distance	177.20'
Arc Distance	177.23'

F3 Curve Information

Radius	20.00'
Chord Bearing	S 84°49'54" E
Chord Distance	29.33'
Arc Distance	32.93'

F4 Curve Information

Radius	44.00'
Chord Bearing	S 82°28'54" E
Chord Distance	66.93'
Arc Distance	76.06'

F5 Curve Information

Radius	44.00'
Chord Bearing	S 07°31'06" W
Chord Distance	57.13'
Arc Distance	62.18'

F6 Curve Information

Radius	20.00'
Chord Bearing	S 06°26'58" W
Chord Distance	26.53'
Arc Distance	29.01'

F7 Curve Information

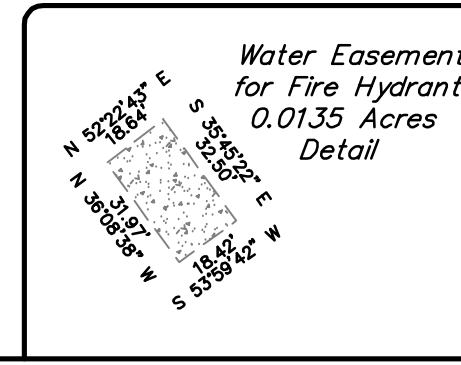
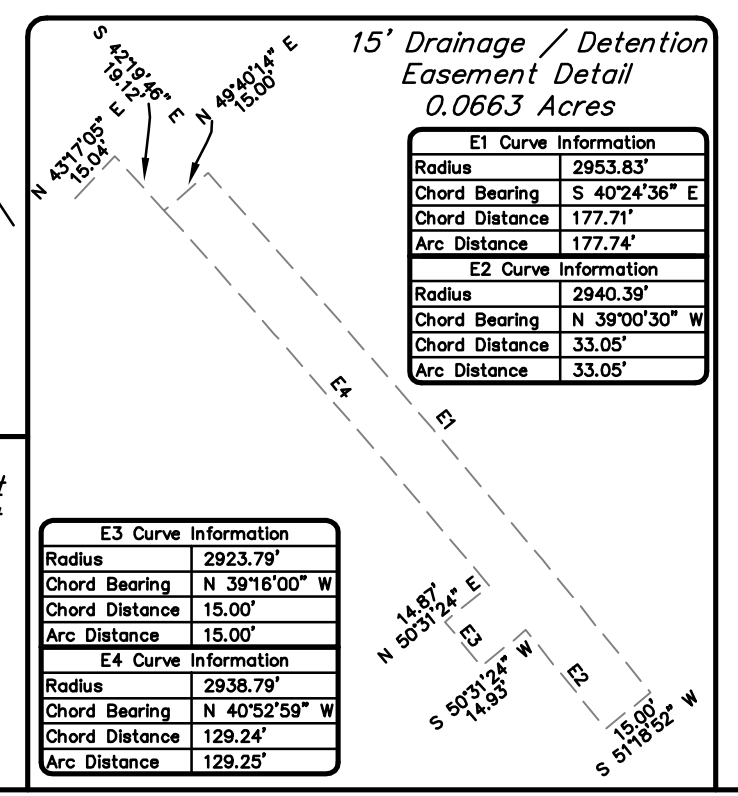
Radius	2990.91'
Chord Bearing	S 34°51'39" E
Chord Distance	25.11'
Arc Distance	25.11'

F8 Curve Information

Radius	2966.91'
Chord Bearing	N 37°47'43" W
Chord Distance	337.82'
Arc Distance	338.00'

F9 Curve Information

Radius	20.00'
Chord Bearing	N 86°28'24" W
Chord Distance	28.49'
Arc Distance	31.71'



**WALKER & ASSOCIATES
SURVEYING INC.**

10819 HWY 69 N. - TYLER, TEXAS 75706
PHONE: 903-534-9000 - FAX: 903-534-9616
www.walkersurvey.com - TBPLS Firm No.: 10025300

FINAL PLAT
HJG Plaza
LOT 1 & 2, BLOCK 1
OUT OF THE B.J.T. LEWIS A-225
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DRAWN BY: C.H.J.	DATE: DECEMBER 11, 2014
FB./PG.: COLLECTOR	JOB NO.: J10747
G: J10747\REPLAT.DWG	SHEET 1 OF 2

Owner:
Rockwall Ice Cream Holdings, LLC
121 Eagle Point Dr.
Waxahachie, TX 75165

GENERAL NOTES

STATE OF TEXAS }
COUNTY OF ROCKWALL }

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement stripes for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner had 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 the 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 or work done; or

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

I further acknowledge that the dedications and/or exactions 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; My successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Rockwall Ice Cream Holdings, LLC (Owner) Date

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 forgoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated

GIVEN MY HAND SEAL OF OFFICE this the _____ of _____, 2015.

Notary Public, State of Texas My commission expires:

- 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dennis H. Walker, 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 places under my supervision.

Dated this the _____ day of _____, 2015

Dennis H. Walker
State of Texas
R.P.L.S. No: 2117
Walker & Associates Surveying, Inc.
903-534-9000

STATE OF TEXAS }
COUNTY OF SMITH }

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated

GIVEN MY HAND SEAL OF OFFICE this the _____ of _____, 2015.

Notary Public, State of Texas My commission expires:

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and forgoing 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 _____, 2015.

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 on hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this the _____ day of _____, 2015

Mayor, City of Rockwall City Secretary City Engineer



**WALKER & ASSOCIATES
SURVEYING INC.**
10819 HWY 69 N. - TYLER, TEXAS 75706
PHONE: 903-534-9000 - FAX: 903-534-9616
www.walkersurvey.com - TBPLS Firm No.: 10025300

**FINAL PLAT
HJG Plaza
LOT 1 & 2, BLOCK 1
OUT OF THE B.J.T. LEWIS A-225
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

Owner:
Rockwall Ice Cream Holdings, LLC
121 Eagle Point Dr.
Waxahachie, TX 75165

DRAWN BY: C.H.J.	DATE: DECEMBER 11, 2014
FB./PG.: COLLECTOR	JOB NO.: J10747
G: J10747\REPLAT.DWG	SHEET 2 OF 2