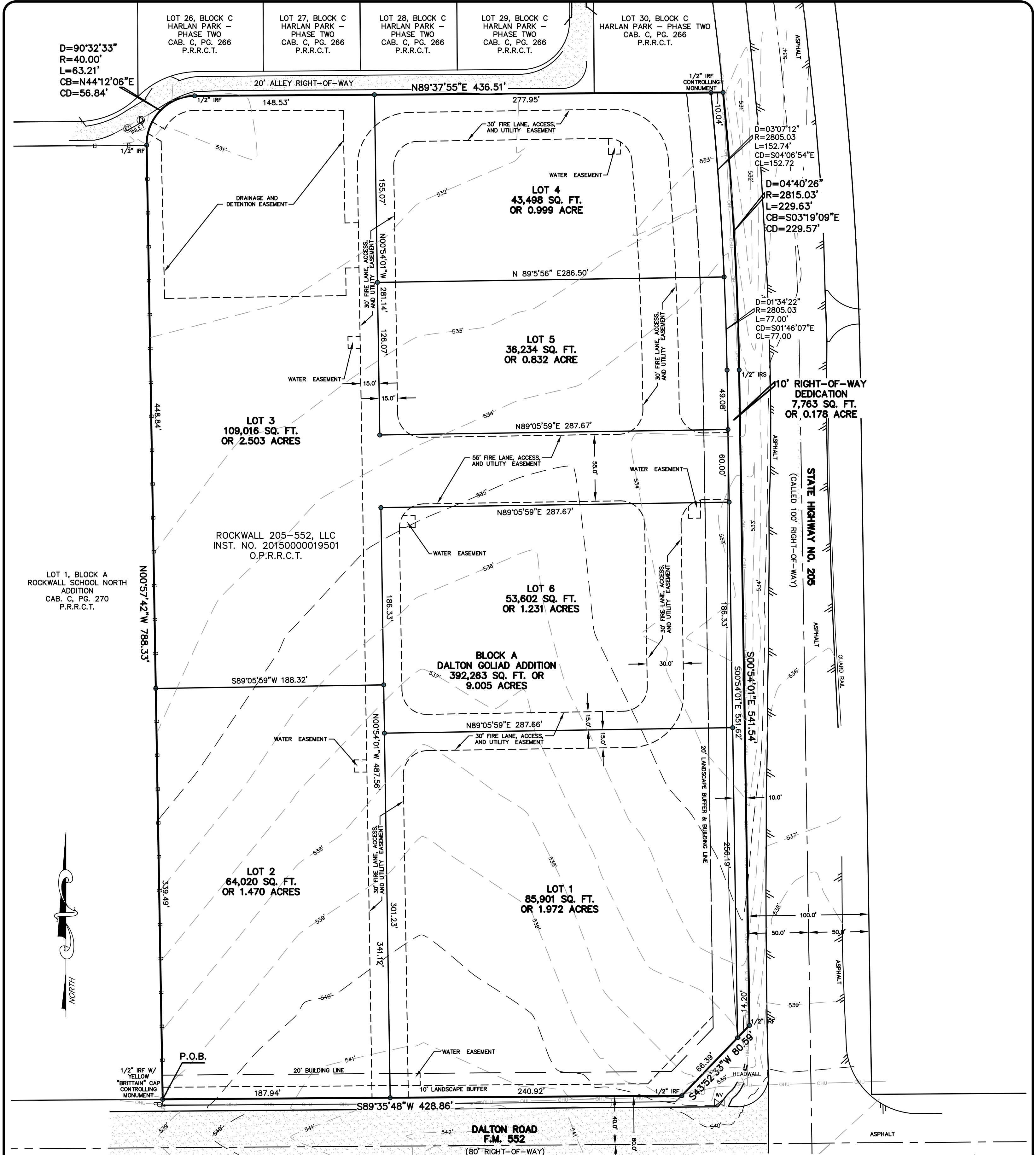


City of Rockwall

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.





D=90°32'33"
R=40.00'
L=63.21'
CB=N44°12'06"E
CD=56.84'

LOT 26, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, PG. 266
P.R.R.C.T.

LOT 27, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, PG. 266
P.R.R.C.T.

LOT 28, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, PG. 266
P.R.R.C.T.

LOT 29, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, PG. 266
P.R.R.C.T.

LOT 30, BLOCK C
HARLAN PARK - PHASE TWO
CAB. C, PG. 266
P.R.R.C.T.

D=03°07'12"
R=2805.03
L=152.74'
CD=S04°06'54"E
CL=152.72'

D=04°40'26"
R=2815.03'
L=229.63'
CB=S03°19'09"E
CD=229.57'

D=01°34'22"
R=2805.03
L=77.00'
CD=S01°46'07"E
CL=77.00'

ROCKWALL 205-552, LLC
INST. NO. 20150000019501
O.P.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL SCHOOL NORTH
ADDITION
CAB. C, PG. 270
P.R.R.C.T.

BLOCK A
DALTON GOLIAD ADDITION
392,263 SQ. FT. OR
9.005 ACRES

LOT 2
64,020 SQ. FT.
OR 1.470 ACRES

LOT 1
85,901 SQ. FT.
OR 1.972 ACRES

10' RIGHT-OF-WAY
DEDICATION
7,763 SQ. FT.
OR 0.178 ACRE

STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

DALTON ROAD
F.M. 552
(80' RIGHT-OF-WAY)

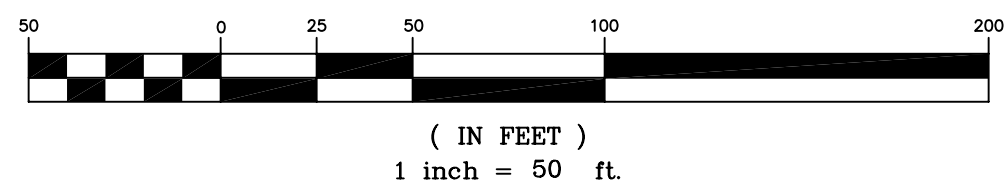
PRELIMINARY PLAT
DALTON GOLIAD ADDITION
LOTS 1-6, BLOCK A

BEING 9.183 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2016

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	CONTOUR LINE
	OVERHEAD SERVICE LINE
	IRON FENCE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

GRAPHIC SCALE



LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

JOB NO.:	15-1216
DATE:	1/14/2016
FIELD DATE:	1/8/2016
SCALE:	1" = 50'
FIELD:	A.R.M.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

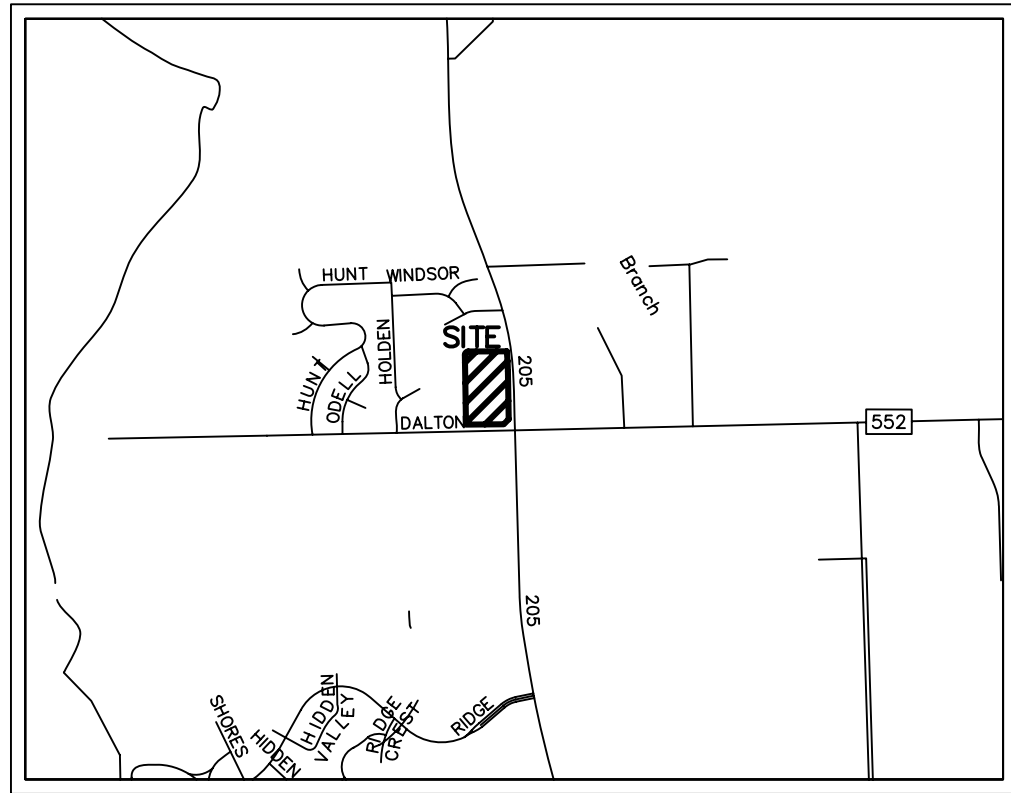
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE



tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977

SHEET
1
OF
2

VICINITY MAP
N.T.S.



NOTES:

1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
4. P.O.B. – Point of Beginning.
5. O.P.R.D.C.T. – Official Public Records, Collin County, Texas.
6. D.R.C.C.T. – Deed Records, Collin County, Texas.
7. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2016.

Mayor, City of Rockwall City Secretary
City Engineer

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

1/14/2016

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **DALTON GOLIAD ADDITION** 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 further certify that all other parties who have a mortgage or lien interest in the **DALTON GOLIAD ADDITION** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City

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

WITNESS MY HAND, this _____ day of _____, 2016

ROCKWALL 205-552, LLC

By: OWNER

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ

OWNER:

ROCKWALL 205-552, LLC
1408 QUAREM DRIVE
SUITE 160
DALLAS, TX 75254

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205-552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwal County, Texas, and being all of that certain tract of land conveyed to ROCKWALL 205-552, LLC in Warranty Deed recorded under Instrument Number 2015000019501, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with yellow "Brittain" cap found for the Southwest corner of said Rockwall 205 tract, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, same being in the North right-of-way line of Dalton Road (F.M. 552) (80 foot right-of-way);

THENCE North 00 deg. 57 min. 42 sec. West, along the common line of said Rockwall 205 tract and said Rockwall School North Addition, a distance of 788.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Rockwall 205 tract, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park – Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet;

THENCE along the common line of said Rockwall 205 tract and said Block C as follows:

Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;

North 89 deg. 37 min. 55 sec. East, a distance of 436.51 feet to a 1/2 inch iron rod found for the Northeast corner of said Rockwall 205 tract, same being the Southeast corner of said Block C, same being in the westerly right-of-way line of State Highway No. 205 (called 100' right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 2815.03 feet, a central angle of 04 deg. 40 min. 26 sec., and a chord bearing and distance of South 03 deg. 19 min. 09 sec. East, 229.57 feet;

THENCE along the common line of said Rockwall 205 tract and said State Higwhay No. 205 as follows:

Along said non-tangent curve to the right, an arc distance of 229.63 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

South 00 deg. 54 min. 01 sec. East, a distance of 541.54 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Rockwall 205 tract, same being the North end of a corner clip in the intersection of said State Highway No. 205 and aforesaid Dalton Road;

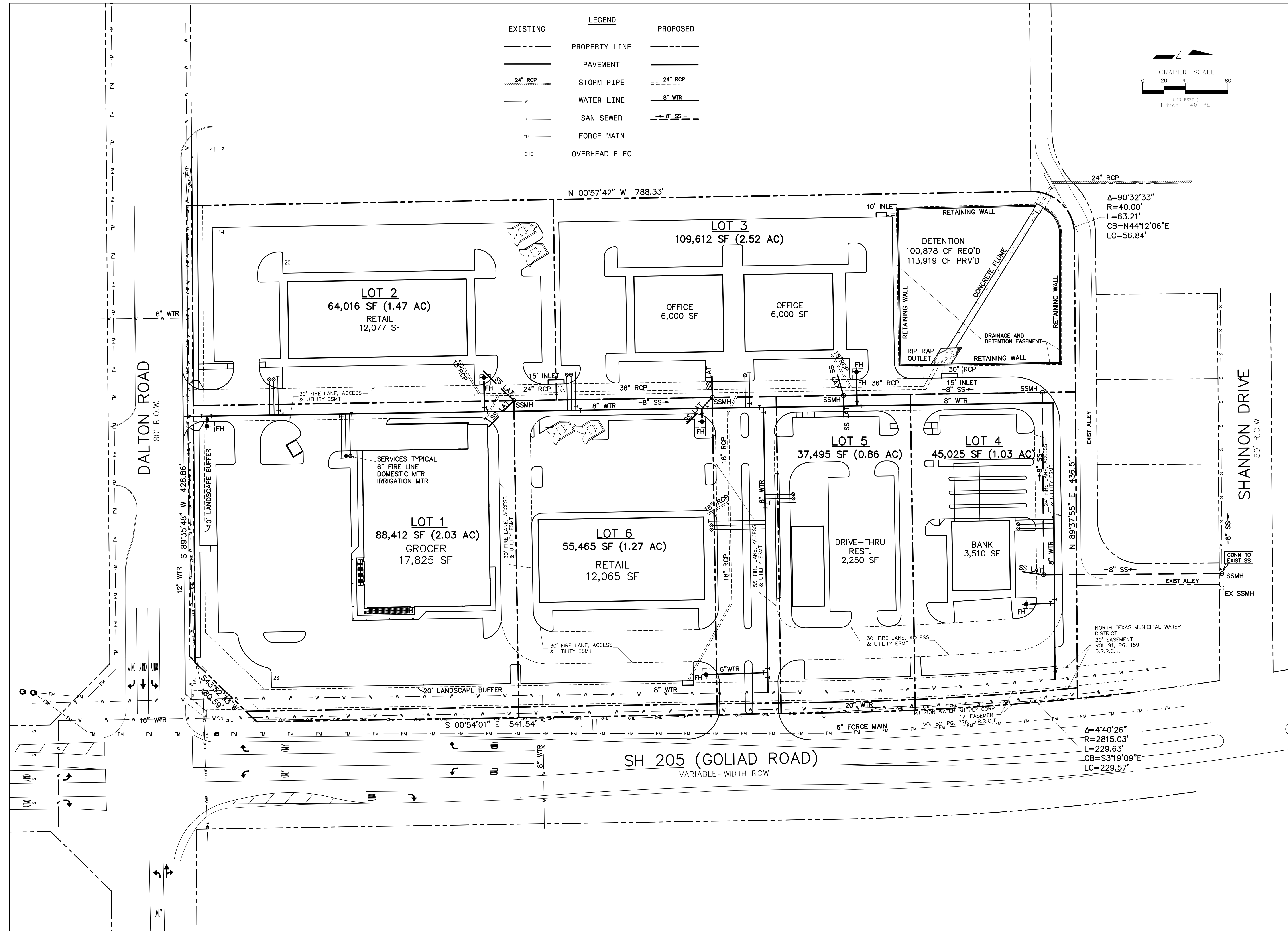
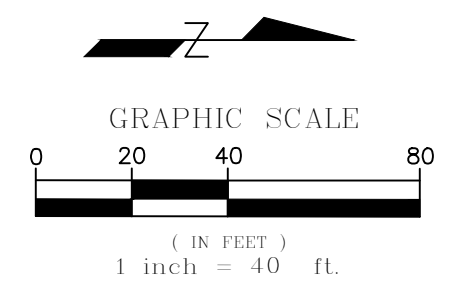
THENCE South 43 deg. 52 min. 33 sec. West, along the common line of said Rockwall 205 tract and said corner clip, a distance of 80.59 feet to a 1/2 inch iron rod found for the most southerly Southeast corner of said Rockwall 205 tract, same being the South end of said corner clip;

THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Rockwall 205 tract and said Dalton Road, a distance of 428.86 feet to the POINT OF BEGINNING and containing 400,026 square feet or 9.183 acre of computed land, more or less.

**PRELIMINARY PLAT
DALTON GOLIAD ADDITION
LOTS 1-6, BLOCK A**
BEING 9.183 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2016

JOB NO.:	15-1216	 PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	 Texas Society of Professional Surveyors Member Since 1977	SHEET
DATE:	1/14/2016					2
FIELD DATE:	1/8/2016					OF
SCALE:	1" = 50'					2
FIELD:	A.R.M.					
DRAWN:	J.B.W.					
CHECKED:	T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00			

LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
--- 24" RCP	STORM PIPE	--- 24" RCP
--- W	WATER LINE	--- 8" WTR
--- S	SAN SEWER	--- 8" SS
--- FM	FORCE MAIN	---
--- OHE	OVERHEAD ELEC	---



APP. DATE NO. DATE

VASQUEZ ENGINEERING, L.L.C.
 1919 South Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Ph: 972-278-2948
 TX Registration # F-12286

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION PERMITTING OR BIDDING PURPOSES WITHOUT THE WRITTEN CONSENT OF VASQUEZ ENGINEERING, L.L.C. DATED 01/14/2016. VASQUEZ ENGINEERING, L.L.C. TX REG. F-12286

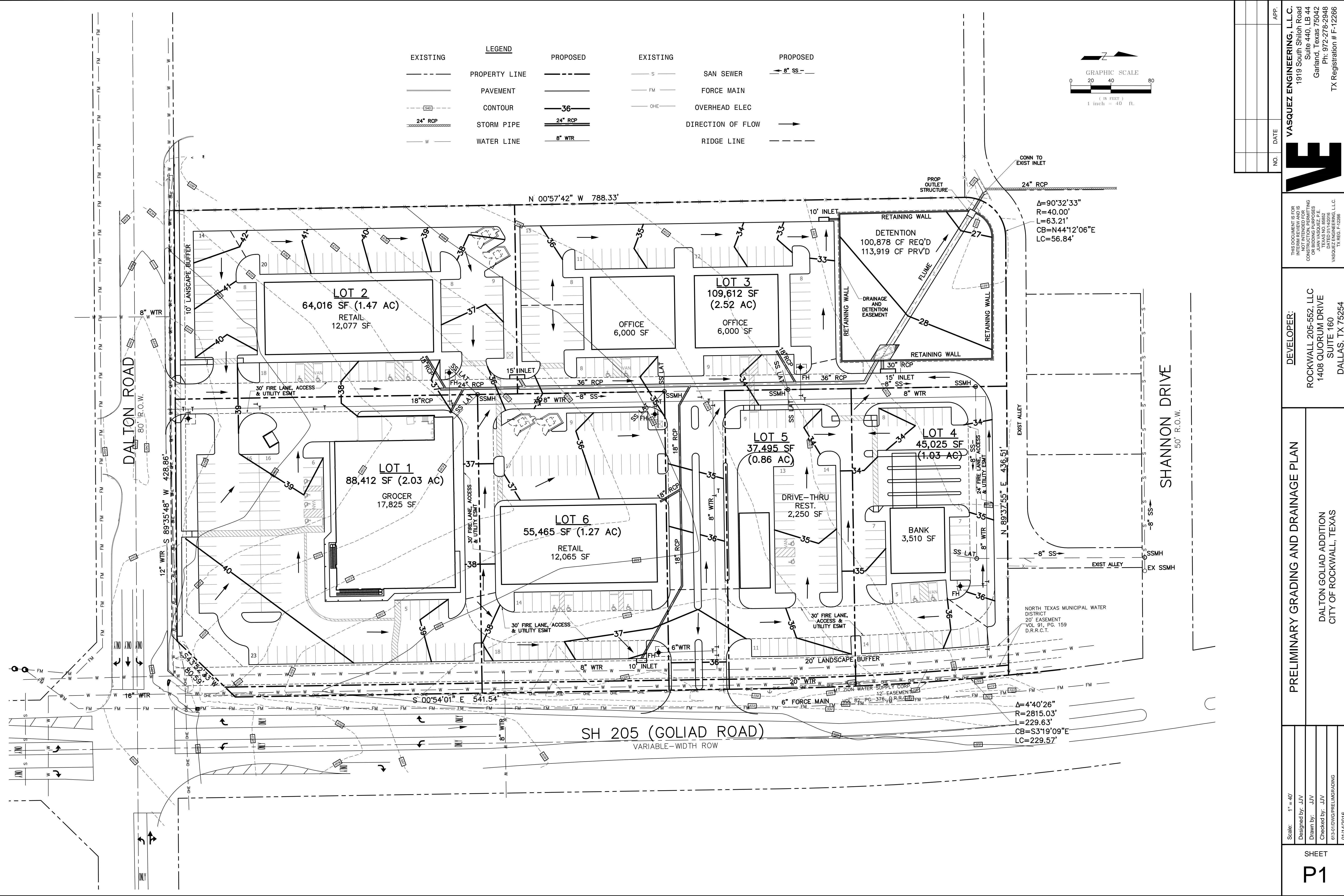
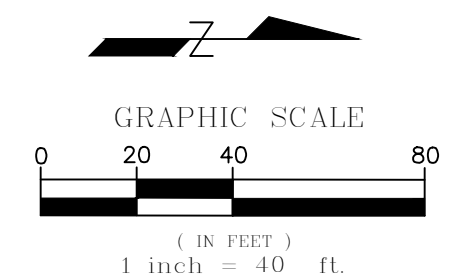
DEVELOPER:
 ROCKWALL 205-552, LLC
 1408 QUORUM DRIVE
 SUITE 160
 DALLAS, TX 75254

PRELIMINARY UTILITY PLAN
 DALTON GOLIAD ADDITION
 CITY OF ROCKWALL, TEXAS

Scale: 1" = 40'
 Designed by: JUV
 Drawn by: JUV
 Checked by: JUV
 813-01-DWG-PRELIM-GRADING
 01/14/2016

SHEET
P2

EXISTING		PROPOSED		EXISTING		PROPOSED	
	PROPERTY LINE				SAN SEWER		
	PAVEMENT				FORCE MAIN		OVERHEAD ELEC
	CONTOUR				OVERHEAD ELEC		DIRECTION OF FLOW
	STORM PIPE				WATER LINE		RIDGE LINE



APP. DATE NO. DATE NO. DATE NO. DATE NO.

VASQUEZ ENGINEERING, L.L.C.
 1919 South Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Ph: 972-278-2948
 TX Registration # F-12266

DEVELOPER:
 ROCKWALL 205-552, LLC
 1408 QUORUM DRIVE
 SUITE 160
 DALLAS, TX 75254

PRELIMINARY GRADING AND DRAINAGE PLAN
 DALTON GOLIAD ADDITION
 CITY OF ROCKWALL, TEXAS

Scale: 1" = 40'
 Designed by: JUV
 Drawn by: JUV
 Checked by: JUV
 813-01-DWG-PRELIM-GRADING
 01/14/2016

SHEET
P1