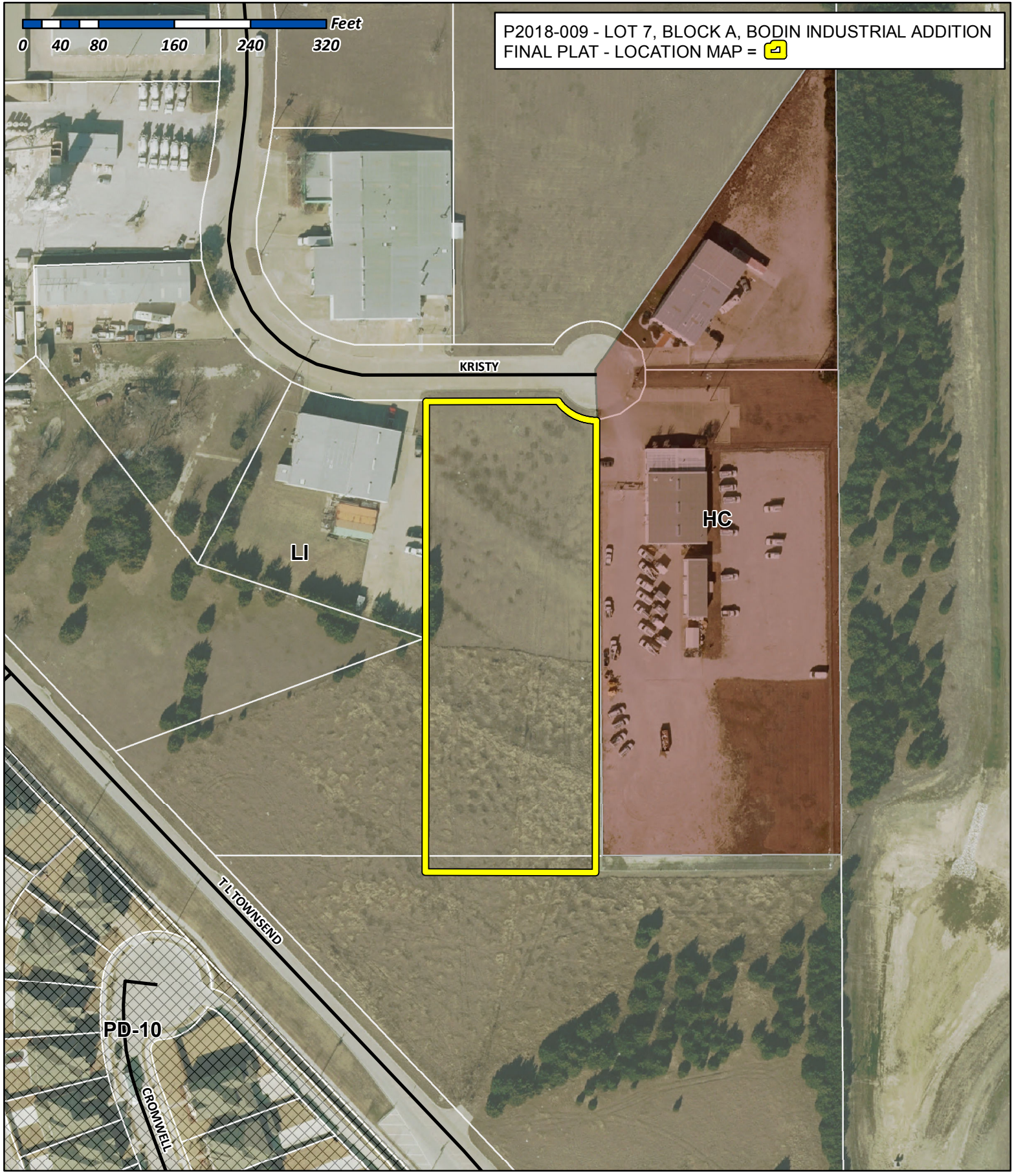


P2018-009 - LOT 7, BLOCK A, BODIN INDUSTRIAL ADDITION  
FINAL PLAT - LOCATION MAP =



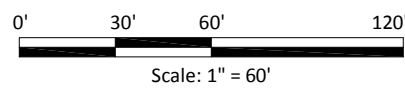
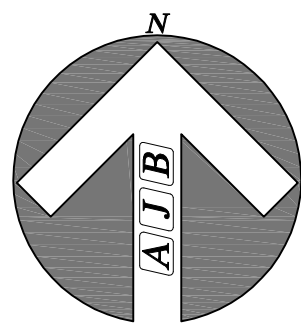
# City of Rockwall

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

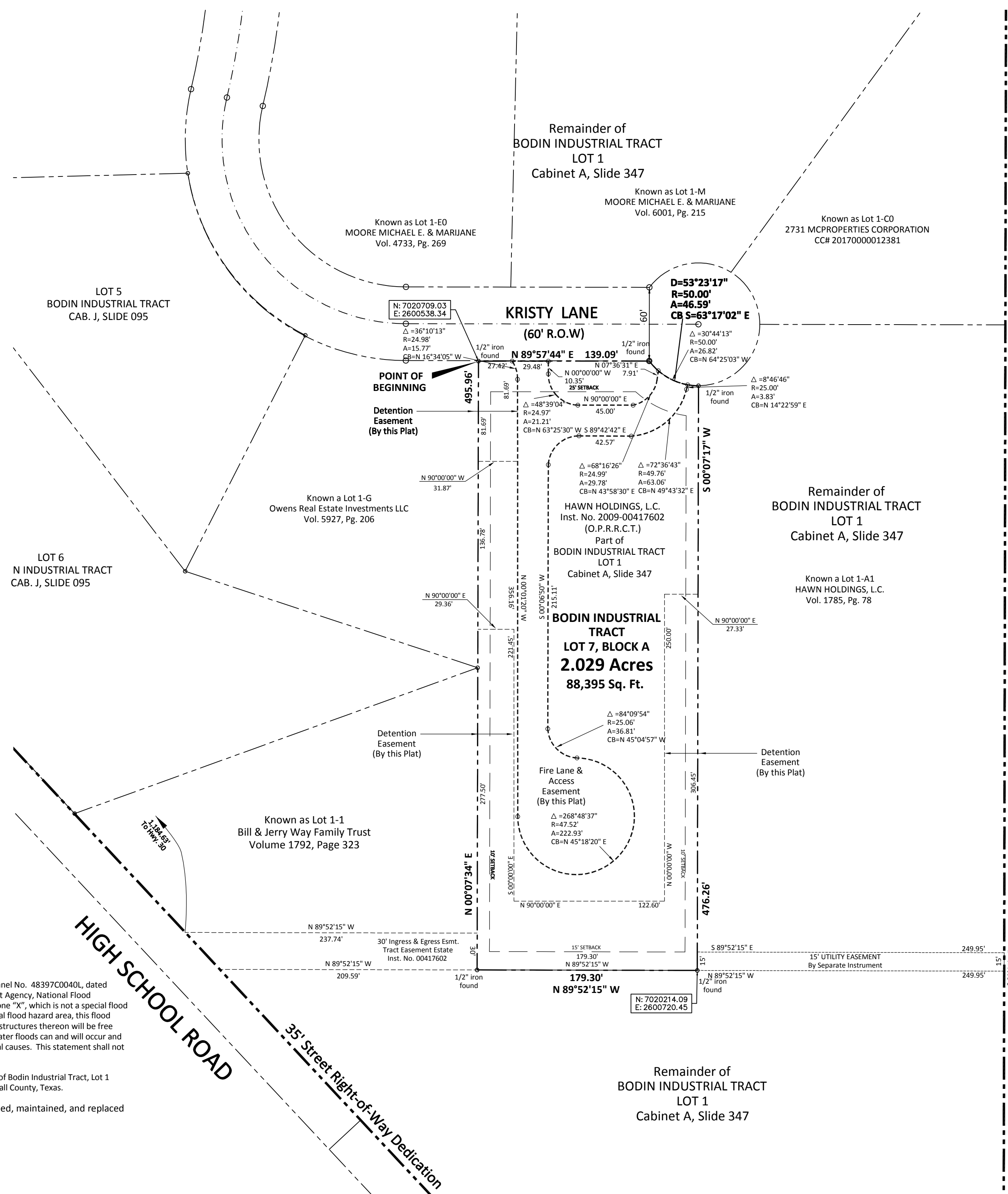
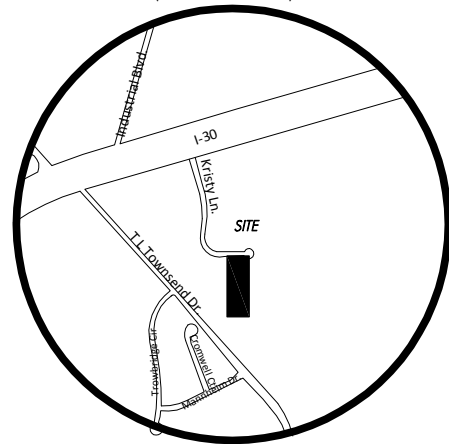
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







Vicinity Map  
(Not to Scale)



NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
2. BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
3. All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

**BODIN INDUSTRIAL TRACT  
LOT 7, BLOCK A  
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A  
BODIN INDUSTRIAL TRACT  
CABINET A, SLIDE 347  
2.029 ACRES OR 88,395 SQ. FT.  
(1 LOT)  
N.M. BALLARD SURVEY, ABSTRACT NO. A-24  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. PO BOX 1688 ROCKWALL, TEXAS 75087	Engineer: ERIC L. DAVIS ENGINEERING, INC. 120 EAST MAIN STREET FORNEY, TEXAS 75126
--	--

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.C.: Cryer/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No. 636-001
	GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 1  
of: 2

**Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPS REG#10118200

N:\MALL FILES\JOVWERS REAL ESTATE\JOVWERS PROPERTY\BODIN INDUSTRIAL LOT 7.dwg, 4/12/2018 1:32:05 PM, Nitro PDF Creator (Reader 3)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. are the owners of a 2.029 acre tract of land situated in the N.M. Ballard Survey, Abstract No. A-24 and being part of LOT 1 of BODIN INDUSTRIAL TRACT according to the plat recorded in Cabinet A, Page 347 of the Plat Records of Rockwall County Texas and being all of Tract 1 (Fee Parcel) conveyed to Hawn Holdings, L.C. according to the deed recorded in Document 2009-00417602 of the Official Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 2.029 acre tract of land and being located in the south line of Kristy Lane (60' wide);

THENCE along the south line of said Kristy Lane, NORTH 89°57'44" EAST a distance of 139.09 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet and a chord bearing of South 63°17'02" East;

THENCE continuing with the south line of said Kristy Lane with said non-tangent curve to the left through a central angle of 53°23'17" for and arc length of 46.59 feet to a 1/2 inch iron rod found for the northeast corner of said 2.029 acre tract of land;

THENCE departing the south line of said Kristy Lane, SOUTH 00°07'17" WEST a distance of 476.26 feet to a 1/2 inch iron rod found for the southeast corner of said 2.029 acre tract of land;

THENCE NORTH 89°52'15" WEST a distance of 179.30 feet to a 1/2 inch iron rod found for the southwest corner of said 2.029 acre tract of land;

THENCE NORTH 00°07'34" EAST a distance of 495.96 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.029 acres or 88,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

*"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."*

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

NOTES:

- FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

We, HAWN HOLDINGS, L.C., the undersigned owner of the land shown on this plat, and designated herein as the BODIN INDUSTRIAL TRACT 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 BODIN INDUSTRIAL TRACT 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:

- No buildings or structures shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for maintenance, repair, and replacement of the detention/drainage and storm drain improvements.
- 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.
- 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;
- The property owner is responsible for the maintenance, repair, and replacement of the drainage and detention systems and easements.

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

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

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

HAWN HOLDING, L.C.

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

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 \_\_\_\_\_, 2018

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

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LOT 7, BLOCK A  
2.029 ACRES

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Owner: HAWN HOLDINGS, L.C. PO BOX 1688 ROCKWALL, TEXAS 75087  
Engineer: ERIC L. DAVIS ENGINEERING, INC. 120 EAST MAIN STREET FORNEY, TEXAS 75126

Scale: 1" = 60'  
Date: November 17, 2017  
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P.C.: Cryer/Spradling  
File: BODIN INDUSTRIAL LOT 7  
Technician: Spradling  
Job. No. 636-001  
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GF No. \_\_\_\_\_

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet:  
2  
Of: 2



Northing	Easting	Bearing	Distance
6999728.354	2656511.395		
		N 89°57'44" E	139.090
6999728.446	2656650.485		
Radius: 50.000	Chord: 44.923	Degree: 114°35'30" Dir: Left	
Length: 46.590	Delta: 53°23'17"	Tangent: 25.141	
Chord BRG: S 63°17'02" E Rad-In: N 53°24'36" E Rad-Out: N 00°01'19" E			
Radius Point: 6999758.250,2656690.631			
6999708.250	2656690.612		
		S 00°07'17" W	476.260
6999231.991	2656689.603		
		N 89°52'15" W	179.300
6999232.395	2656510.304		
		N 00°07'34" E	495.960
6999728.354	2656511.395		

Closure Error Distance> 0.00000

Total Distance> 1337.200

Polyline Area: 88394.8 sq ft, 2.03 acres