
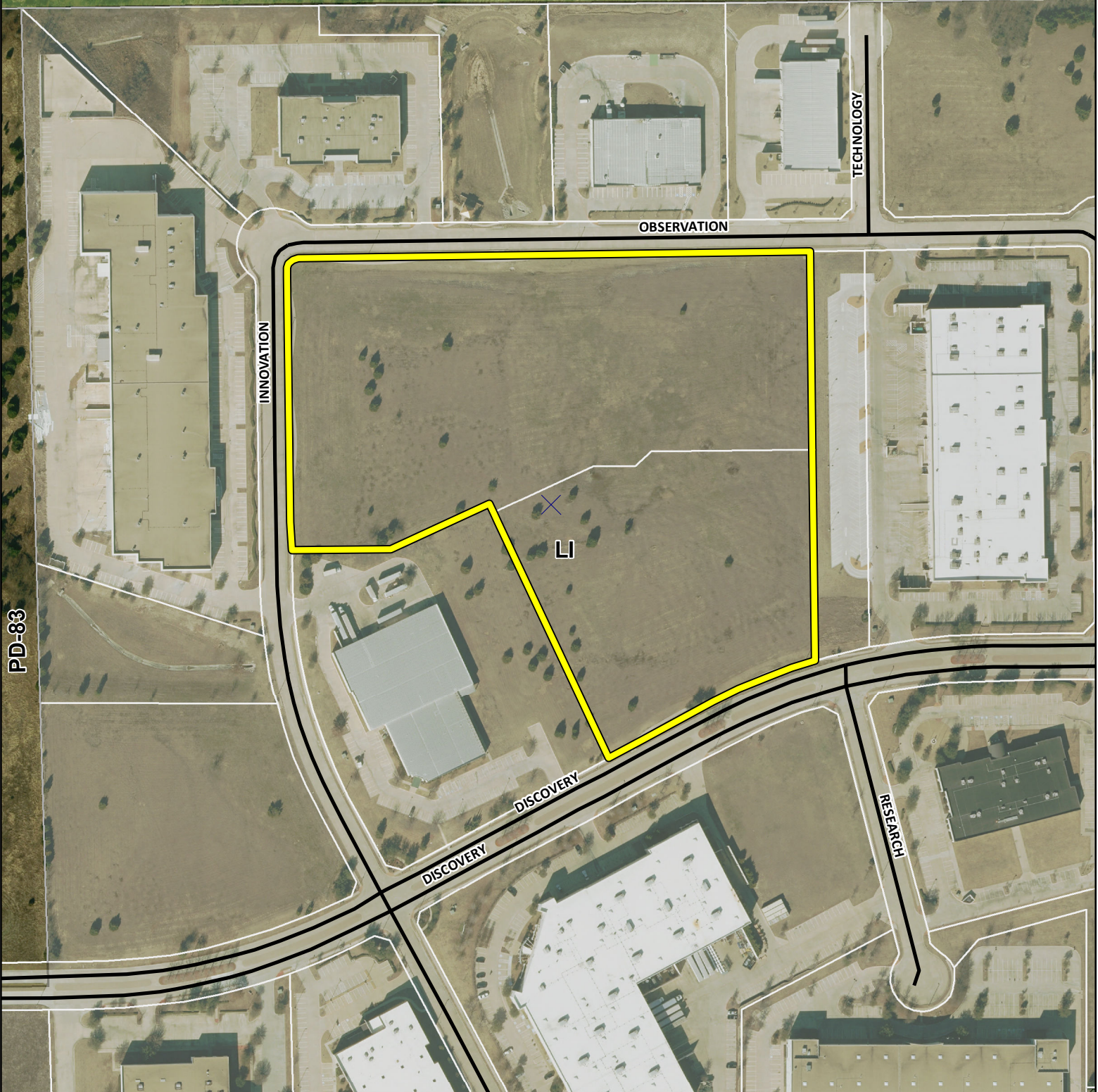


0 80 160 320 480 640 Feet

P2018-020 - LOTS 8 & 9, BLOCK D, ROCKWALL TECHNOLOGY PARK
REPLAT - LOCATION MAP = 

AG

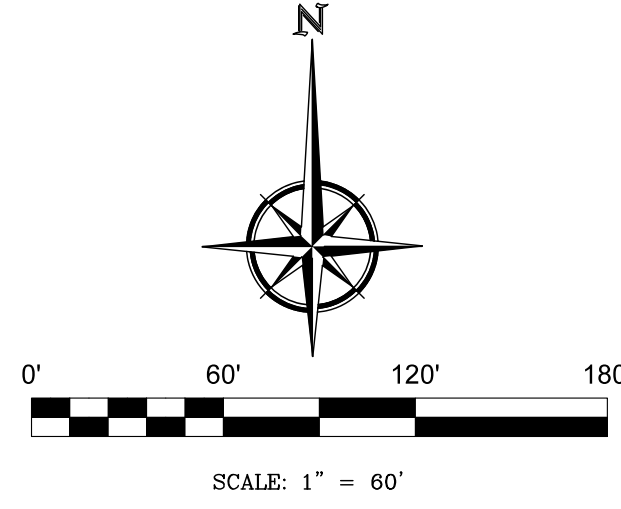


City of Rockwall

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.





$D=90^{\circ}00'00''$
 $R=20.50'$
 $L=32.20'$
 $CB=N 44^{\circ}11'52'' E$
 $CL=28.99'$

OBSERVATION TRAIL

POINT OF BEGINNING
 X" In Concrete

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°35'14"	25.00'	16.40'	S 17°45'10" W	16.11'
C2	89°45'41"	30.00'	47.00'	S 45°55'17" E	42.34'
C3	90°00'00"	54.00'	84.82'	S 45°48'08" E	76.37'
C4	90°00'00"	54.00'	84.82'	S 44°11'52" W	76.37'
C5	36°44'53"	25.00'	16.03'	S 70°49'26" W	15.76'
C6	105°11'03"	20.00'	36.72'	N 51°47'23" E	31.77'
C7	90°00'00"	54.00'	84.82'	N 44°11'52" E	76.37'
C8	87°50'53"	30.00'	46.00'	N 45°16'26" E	41.62'
C9	40°13'46"	30.00'	21.07'	N 21°54'06" W	20.64'
C10	40°43'05"	30.00'	21.32'	S 20°04'08" W	20.87'
C11	87°21'06"	30.00'	45.74'	S 47°07'35" E	41.43'
C12	90°14'19"	30.00'	47.25'	N 44°04'43" E	42.51'
C13	36°58'38"	25.00'	16.13'	N 19°31'46" W	15.86'
C14	90°00'00"	30.00'	47.12'	S 45°48'08" E	42.43'
C15	90°00'00"	30.00'	47.12'	N 45°48'08" W	42.43'
C16	90°00'00"	30.00'	47.12'	N 45°48'08" E	42.43'
C17	90°00'00"	30.00'	47.12'	N 44°11'52" E	42.43'

LINE	BEARING	DISTANCE
L1	S 01°02'27" E	2.93'
L2	N 01°02'27" W	2.93'
L3	S 00°48'02" E	48.01'
L4	N 00°48'02" W	48.02'
L5	S 00°48'08" E	12.68'
L6	S 89°11'52" W	20.00'
L7	N 00°48'08" W	12.68'
L8	S 00°48'08" E	12.68'
L9	S 89°11'52" W	20.00'
L10	N 00°48'08" W	12.68'
L11	S 00°48'08" E	12.68'
L12	S 89°11'52" W	20.00'
L13	N 00°48'08" W	12.68'
L14	S 00°48'08" E	12.68'
L15	S 89°11'52" W	20.00'
L16	N 00°48'08" W	12.68'
L17	S 89°12'05" W	25.21'
L18	N 89°12'05" E	28.75'
L19	N 00°48'08" W	8.42'
L20	N 89°11'52" E	20.00'
L21	S 00°48'08" E	8.42'
L22	N 00°48'08" E	8.42'
L23	N 89°11'52" E	20.00'
L24	S 00°48'08" E	8.42'
L25	S 30°48'08" E	77.63'
L26	S 89°11'52" W	20.00'
L27	N 30°48'08" W	89.18'
L28	N 44°09'48" E	42.66'
L29	N 00°59'00" W	17.86'
L30	S 00°59'00" E	17.86'
L31	S 45°42'23" E	42.72'

AREA NOTE:
 The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:
 The bearings shown hereon are reference to North 89 deg. 11 min. 52 sec. East along the South right-of-way line of Observation Trail and the North line of Lot 7, Block D of Rockwall Technology Park, according to the plat recorded in Cabinet 1, Page 169, Plat Records, Rockwall County, Texas

FLOOD ZONE NOTE:
 This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0045L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

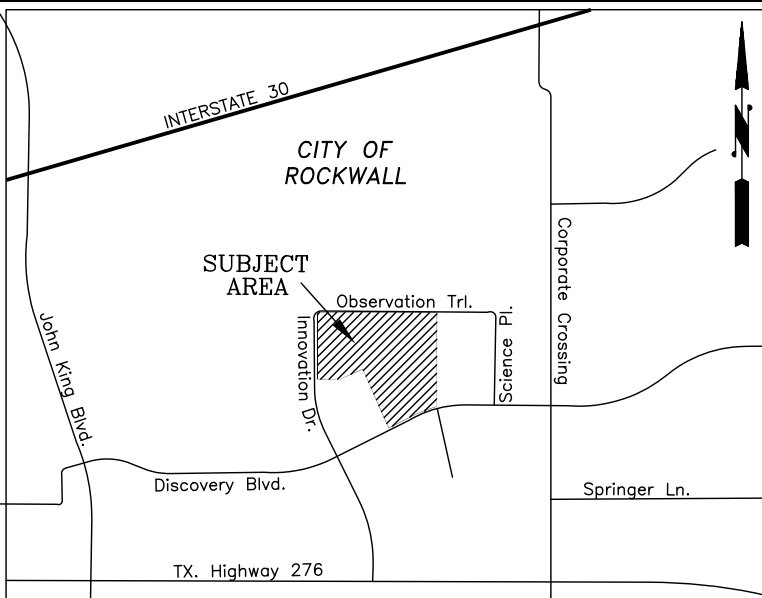
MONUMENT NOTE:
 All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:
 The purpose of this Amending Plat is to re-locate the Lot Line between Lots 6 & 7 and add easements for the development of the Lots.

COMPLIANCE NOTE:
 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.

MAINTENANCE NOTE:
 Property owner is responsible for all maintenance, repair, and replacing of all drainage systems on-site.

VICINITY MAP
 Not To Scale



ABBREVIATIONS
 Vol. = Volume
 Pg. = Page
 Doc. No. = Document Number
 P.R.R.C.T. = Plat Records, Rockwall County, Texas
 D.R.R.C.T. = Deed Records, Rockwall County, Texas
 CM = Controlling Monument
 IRF = Iron Rod Found

LOT 7R BLOCK D
 485,858 Sq. Feet
 11.153 Acres
 ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
 Vol. 1410, Pg. 247
 D.R.R.C.T.

TOTAL ACREAGE
 660,955 Sq. Feet
 15.173 Acres

LOT 6R BLOCK D
 175,097 Sq. Feet
 4.020 Acres

OWNER
 J R FLEMING INVESTMENTS, LLC
 Contact: Jeff R. Fleming
 10355 Sanden Drive
 Dallas, Texas 75238

SURVEYOR
 RINGLEY & ASSOCIATES, INC.
 Contact: Lawrence H. Ringley
 701 S. Tennessee Street
 McKinney, Texas 75069
 972-542-1266
 LHR@Ringley.com

AMENDING PLAT
 ROCKWALL TECHNOLOGY PARK
 LOTS 6R & 7R, BLOCK D
 15.173 Acres
 being a replat of Rockwall Technology Park, Lots 6 & 7, Block D, recorded in Cabinet 1, Page 169, Plat Records of Rockwall County, Texas, and situated in the
James M. Allen Survey, Abstract No. 2
 City of Rockwall
 Rockwall County, Texas

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stead	03/16/18	1" = 60'	17091	17091-AP.DWG	1 of 2

OWNER'S CERTIFICATION

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

WHEREAS, ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of that certain tract of land situated in the City of Rockwall, in the James M. Allen Survey, Abstract No. 2 of Rockwall County, Texas and being all of LOT 6 and LOT 7, BLOCK D of ROCKWALL TECHNOLOGY PARK, an addition to the City of Rockwall, according to the Replat thereof, recorded in Cabinet I, Page 169, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being a part of that original called 146.94 acre tract of land described in a deed to Rockwall Economic Development Corporation, recorded in Volume 1410, Page 247, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at an X in a concrete sidewalk, found on the south right-of-way line of Observation Trail (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the northeast corner of the above described Lot 7, Block D and same being the northwest corner of Lot 5, Block D;

THENCE: South 00 deg. 48 min. 08 sec. East, departing from Observation Trail, along the common line of said Lots 5, 6 and 7, Block D, a distance of 759.33 feet to an X in a concrete sidewalk, found on the north right-of-way line of Discovery Boulevard (a 85' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the southeast corner of said Lot 6 and the southwest corner of said Lot 5 and said point being in a non-tangent curve to the left, having a radius of 1,142.50 feet, a central angle of 11 deg. 21 min. 41 sec. and a chord that bears South 67 deg. 36 min. 51 sec. West - 226.18 feet;

THENCE: Along the northern right-of-way line of said Discovery Boulevard and the south line of said Lot 6 and with said curve to the left, an arc distance of 226.55 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for corner at the end of said curve;

THENCE: South 61 deg. 56 min. 03 sec. West, continuing along the common line of said Lot 6 and Discovery Boulevard, a distance of 197.21 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of Lot 6 and the southeast corner of Lot 3, Block D of Rockwall Technology Park, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Page 41, P.R.R.C.T.;

THENCE: North 24 deg. 50 min. 05 sec. West, departing from Discovery Boulevard, along the common line of said Lots 3 and 6, Block D, a distance of 520.28 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5034", found for the northeast corner of said Lot 3 and an inside ell corner of said Lot 7;

THENCE: South 65 deg. 09 min. 55 sec. West, along the common line of said Lots 3 and 7, Block D, a distance of 201.88 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for an angle corner;

THENCE: South 89 deg. 11 min. 52 sec. West, continuing along said common line, a distance of 182.50 feet to a point to an X in a concrete sidewalk, found on the east right-of-way line of Innovation Drive (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the westerly southwest corner of said Lot 7 and the northwest corner of said Lot 3;

THENCE: North 00 deg. 48 min. 08 sec. West, along the common line of said Innovation Drive and Lot 7, a distance of 519.41 feet to an X found in a concrete sidewalk for corner at the beginning of a curve to the right, having a radius of 20.50 feet, a central angle of 90 deg. 00 min. 00 sec. and a chord that bears North 44 deg. 11 min. 52 sec. East -28.99 feet;

THENCE: Continuing along the common line of said Innovation Drive and Lot 7 and with said curve to the right, an arc distance of 32.20 feet to an X in a concrete sidewalk, found for corner at the end of said curve, on the south right-of-way line of the above mentioned Observation Trail;

THENCE: North 89 deg. 11 min. 52 sec. East, along the common line of said Observation Trail and Lot 7, a distance of 943.89 feet to the POINT OF BEGINNING and containing 660,955 square feet or 15.173 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

WE, the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, LOTS 6R & 7R, BLOCK D, 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 ROCKWALL TECHNOLOGY PARK 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 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 suchthat 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.

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, 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.

KEN KEETON, President & CEO
Rockwall Economic Development Corporation

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

Before me, the undersigned authority, on this day personally appeared Ken Keeton, 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 My Commission Expires:

NOTE: 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

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2018.

Lawrence H. Ringley
State of Texas, No. 4701

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 LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

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

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning City Engineer

OWNER
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
Contact: Ken Keeton
2610 Observation Trail
Rockwall, Texas 75032
972-772-0025

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

AMENDING PLAT
ROCKWALL TECHNOLOGY PARK
LOTS 6R & 7R, BLOCK D
15.173 Acres
being a replat of Rockwall Technology Park, Lots 6 & 7, Block D, recorded in Cabinet I, Page 169, Plat Records of Rockwall County, Texas, and situated in the James M. Allen Survey, Abstract No. 2 City of Rockwall Rockwall County, Texas
RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266
Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet

Deed Name: Plat Legal

Starting Coordinates: Northing 7021276.61, Easting 2603463.26

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 00°48'08" E	759.33	LINE					
S 67°36'51" W	226.18	CURVE L	1142.50	226.55	11°21'41"	113.65	
							Rad-In: S 16°42'18" E Rad-Out: S 28°04'00" E
S 61°56'03" W	197.21	LINE					
N 24°50'05" W	520.28	LINE					
S 65°09'55" W	201.88	LINE					
S 89°11'52" W	182.50	LINE					
N 00°48'08" W	519.41	LINE					
N 44°11'52" E	28.99	CURVE R	20.50	32.20	89°59'40"	20.50	
							Rad-In: N 89°12'02" E Rad-Out: S 00°48'18" E
N 89°11'52" E	943.89	LINE					

Ending Coordinates: Northing 7021276.61, Easting 2603463.26

Area: 660954.61 S.F., 15.1734 Acres

Total Perimeter Distance> 3583.25

Closure Error Distance> 0.0006 Error Bearing> N 28°06'11" E

Closure Precision> 1 in 5867335.5