
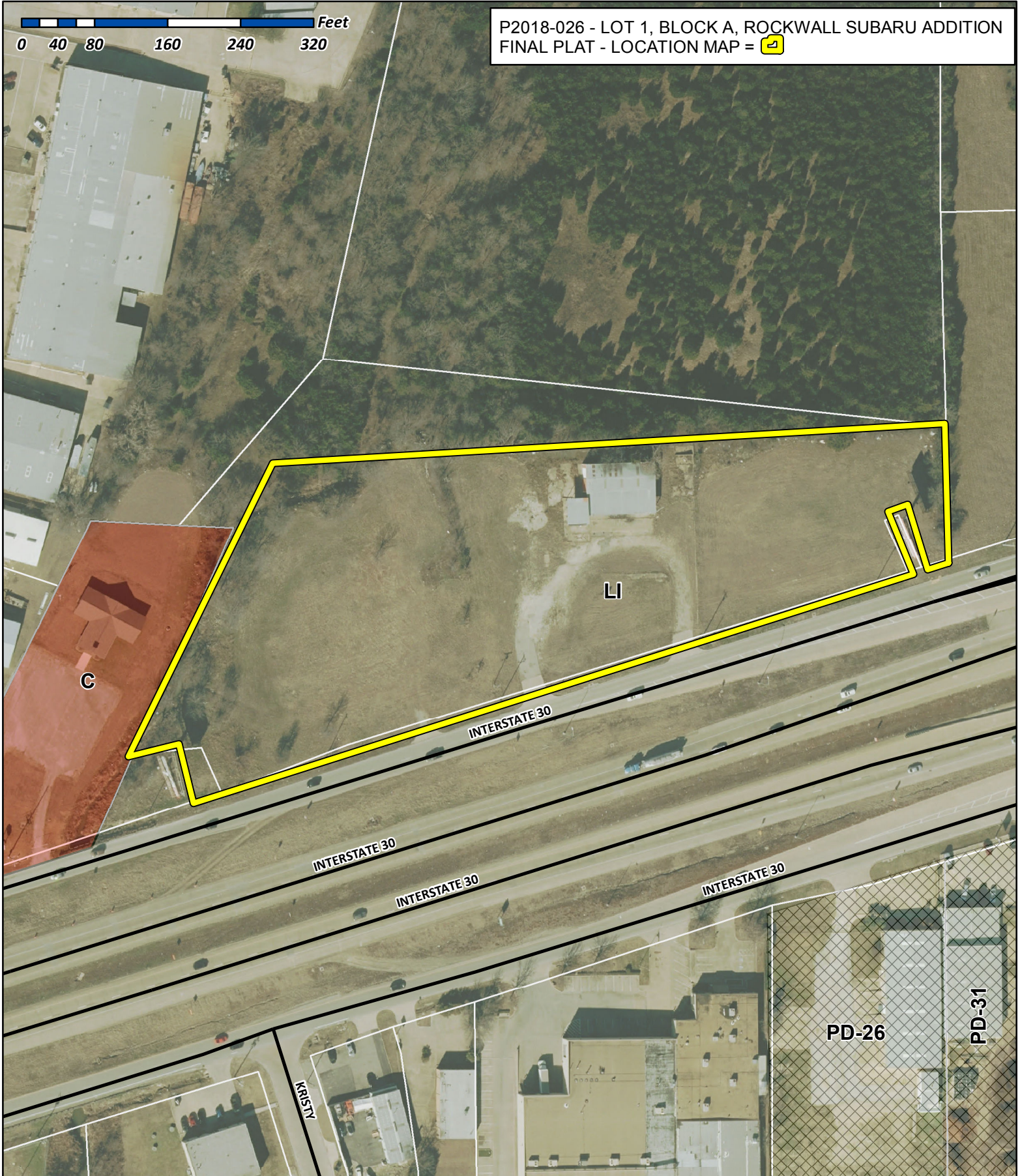


0 40 80 160 240 320 Feet

P2018-026 - LOT 1, BLOCK A, ROCKWALL SUBARU 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.



OWNERS DEDICATION

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 ROCKWALL SUBARU 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. 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. Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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 Addition 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.

ROCKWALL RENTAL PROPERTIES, LP

Representative:

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 _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Rockwall Rental Properties, LP, is the owner of a tract of land out of the A. Hanna Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, Being all of a 4.862 acre tract of land to Rockwall Rental Properties, LP as recorded in Volume 5067, Page 22 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the southeast corner of said 4.862 acre tract and the southwest corner of Lot 1, Block 1, Sparks Office Plaza, an addition to The City of Rockwall as recorded in Cabinet C, Page 162 of the Plat Records of Rockwall, Texas;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 23.83 feet to a 1/2 inch iron rod found for corner at the southeast corner of a tract of land to Terry B. Kafka, called Tract 3 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 3 the following courses and distances;

North 16 degrees 43 minutes 58 seconds West, a distance of 74.51 feet to a 1/2 inch iron rod found for corner;

South 70 degrees 31 minutes 03 seconds West, a distance of 23.04 feet to a 1/2 inch iron rod found for corner;

South 22 degrees 04 minutes 14 seconds East, a distance of 73.88 feet to a 1/2 inch iron rod found for corner lying on the previously mentioned north right-of-way line of Interstate Highway No. 30, same being the southwest corner of said Tract 3;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 828.46 feet to a 1/2 inch iron rod found for the southwest corner of said 4.862 acre tract, same being the southeast corner of a tract of land to Terry B. Kafka, called Tract 1 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE North 13 degrees 23 minutes 57 seconds West departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 1, a distance of 66.69 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1;

THENCE South 76 degrees 36 minutes 03 seconds West continuing along the common line of said 4.862 acre tract and said Tract 1, a distance of 57.02 feet to a point in a creek lying on the east line of a tract of land to Church of Christ as recorded in Volume 1812, Page 84 of the Deed Records of Rockwall County, Texas, same being the west corner of said 4.862 acre tract;

THENCE North 26 degrees 34 minutes 44 seconds East along the common line of said Church of Christ tract and said 4.862 acre tract, a distance of 358.02 feet to a 3/4 inch iron pipe found for corner lying on the south line of a tract of land to Rockwall Steel Co. as recorded in Volume 752, Page 28 of the Deed Records of Rockwall County, Texas, said point also being the northwest corner of said 4.862 acre tract and the northeast corner of said Church of Christ Tract;

THENCE North 86 degrees 56 minutes 55 seconds East along the common line of said 4.862 acre tract and said Rockwall Steel tract, a distance of 737.89 feet to a 1/2 inch iron rod found for corner lying on the west line of aforementioned Lot 1, Block 1 Sparks Office Plaza, said point also being the northeast corner of said 4.862 acre tract;

THENCE South 01 degrees 08 minutes 30 seconds East along the common line of said 4.862 acre tract and said Lot 1, Block 1 Sparks Office Plaza, a distance of 152.92 feet to the POINT OF BEGINNING containing 211,159 square feet, or 4.848 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018

BRIAN J. MADDOX, R.P.L.S. NO. 5430

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 _____, 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 the ____ day of _____, 2018.

Mayor, City of Rockwall

City Secretary

City Engineer

**FINAL PLAT
ROCKWALL SUBARU ADDITION**

LOT 1, BLOCK A

211,159 SQUARE FEET
4.848 ACRES GROSS

206,232 SQUARE FEET
4.621 ACRES NET AFTER RIGHT OF WAY DEDICATION

SITUATED IN THE A. HANA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO ROCKWALL RENTAL PROPERTIES, LP AS RECORDED IN
VOLUME 5067, PAGE 22 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

PROJECT INFORMATION
Project No.: FCU 18243
Date: August 10, 2018
Drawn By: GSG
Scale: 1"=60'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



F C Cuny Corporation

#2 Horizon Court • Suite 500 • Heath, TX 75032
Tel: 469-402-7700 • Fax: 469-402-0700
email: crc@fccuny.com

August 16, 2018

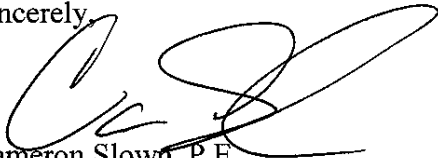
Amy Williams
City of Rockwall
Engineering Department
385 S. Goliad St.
Rockwall, TX 75087

Dear Ms. Williams

I am writing this letter to request the option of supplying an escrow payment for the cost of half of the future road along the extents of the Subaru site, a 5 foot sidewalk that runs along the extents of the Subaru property adjacent to the future road and a 12 inch water line that runs along the future road adjacent to the Subaru site. This escrow payment will be for 115% of the normal rate as shown in the attached cost estimate.

If there are any questions or you need any additional information please feel free to call me.

Sincerely,



Cameron Slown, P.E.

FC Cuny Corporation

**T H E
MORGAN
GROUP**

General Contractors
972.772.9089
1551 E IH 30 Suite 100
Rockwall, Texas 75087

Cost Estimate 201821-1

Invoice # 8/9/2018

Date

Project Randall Noe Subaru -
City Improvements
1501 W. I-H 30
Rockwall, TX 75087

To: Cameron Slown
FC Cuny Corp.
No. 2 Horizon Court
Suite 500
Heath, TX 75032

Description

Amount

Provide the necessary material, labor, tools & equipment to provide the following:

	QTY	UNIT	COST	EXT COST
165 feet of 6" thick 3600 psi road 22.5 feet wide	415	SY	35	\$ 14,525.00
6" Lime Stabilization	460	SY	3.75	\$ 1,725.00
Lime Material (28 lbs/SY)	6.44	TN	155	\$ 998.20
177 feet of 5' sidewalk	885	SF	4.5	\$ 3,982.50
10' curb inlet	1	EA	3100	\$ 3,100.00
18" RCP storm pipe	23	LF	53	\$ 1,219.00
165 feet - 12" water.	165	LF	24	\$ 3,960.00
12"X16" tapping sleeve and valve assembly	1	EA	4500	\$ 4,500.00
12" bend	1	EA	275	\$ 275.00
12" cap	1	EA	150	\$ 150.00

TOTAL \$ 34,434.70

O.H.&P. @ 10% \$ 3,443.47

Subtotal \$ 37,878.17

This estimate is based on current material & labor pricing

Thank you for the opportunity!

Sales Tax:	Included on material
Estimate Total:	\$ 37,878.17