

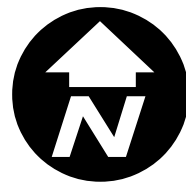
P2018-033 - LOT 1, BLOCK A, SWBC ADDITION PH. 1
 FINAL PLAT - LOCATION MAP = [icon]



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.



Hitt Family Limited Partnership
Vol. 1875, Pg. 238

PNEUMA VENTURES LTD.
2924/31
D.R.R.C.T.

Mckeown-Belaustegui Addition
Cab. E, Slide 233

50' Pipeline Easement
2015000001949

1/2" CRS (G&A)

25' TCE
2015-1949

20' S.S.E.
Vol. 1256, Pg. 314

N 7,021,767.2
E 2,603,747.9

Nissan of Rockwall Addition
Inst. No. 2015000008394

Lot 32, Block E

Lot 31, Block E

Rockwall Downes, Phase 1
Inst. No. 2015000008387

The Cambridge Companies, Inc. Trustee
Vol. 99, Pg. 1022

LOT 1, BLOCK A
21280 Acres

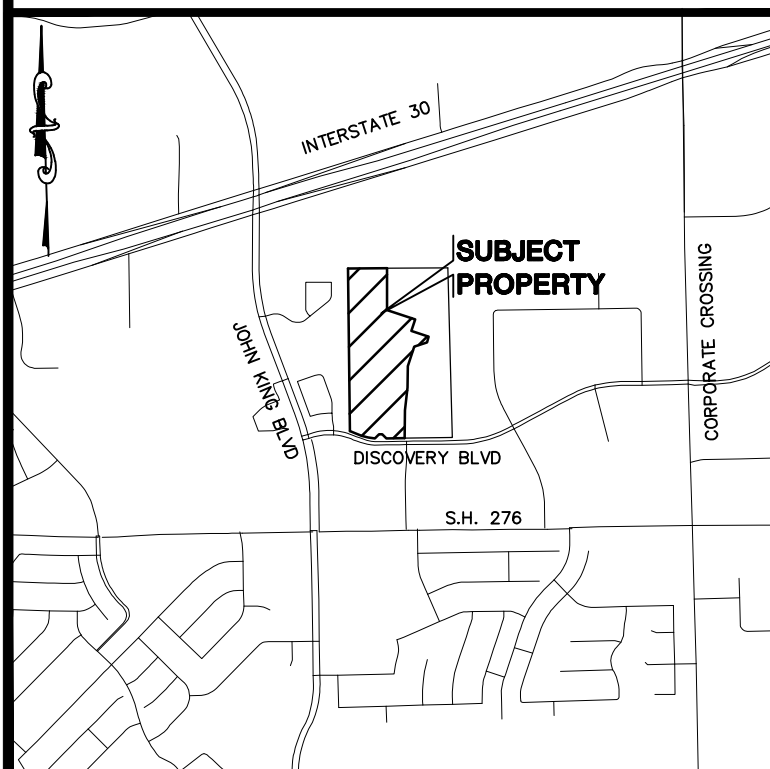
DISCOVERY BLVD.
(Variable Width R.O.V.)
City of Rockwall - Vol. 6168, Pg. 198

SEE DETAIL "F"
PAGE 2

SEE DETAIL "E"
PAGE 2

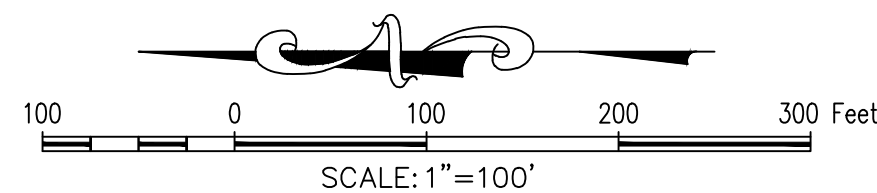
FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lots 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

VICINITY MAP 1"=2000'



LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = BUILDING LINE
- CRF = CAPPED REBAR FOUND
- POB = POINT OF BEGINNING
- UE = UTILITY EASEMENT
- MAUDE = MUTUAL ACCESS, UTILITY & DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- LS = LANDSCAPE
- PAE = PEDESTRIAN ACCESS EASEMENT



PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 9/14/18

1/3

DRAWN BY: TM DATE: 08/17/17 SCALE: 1"=100' JOB. No. 17193

OWNER/DEVELOPER
Pneuma Ventures, L.T.D.
504 Smirl Drive
Rockwall, Texas 75032

Contact: _____

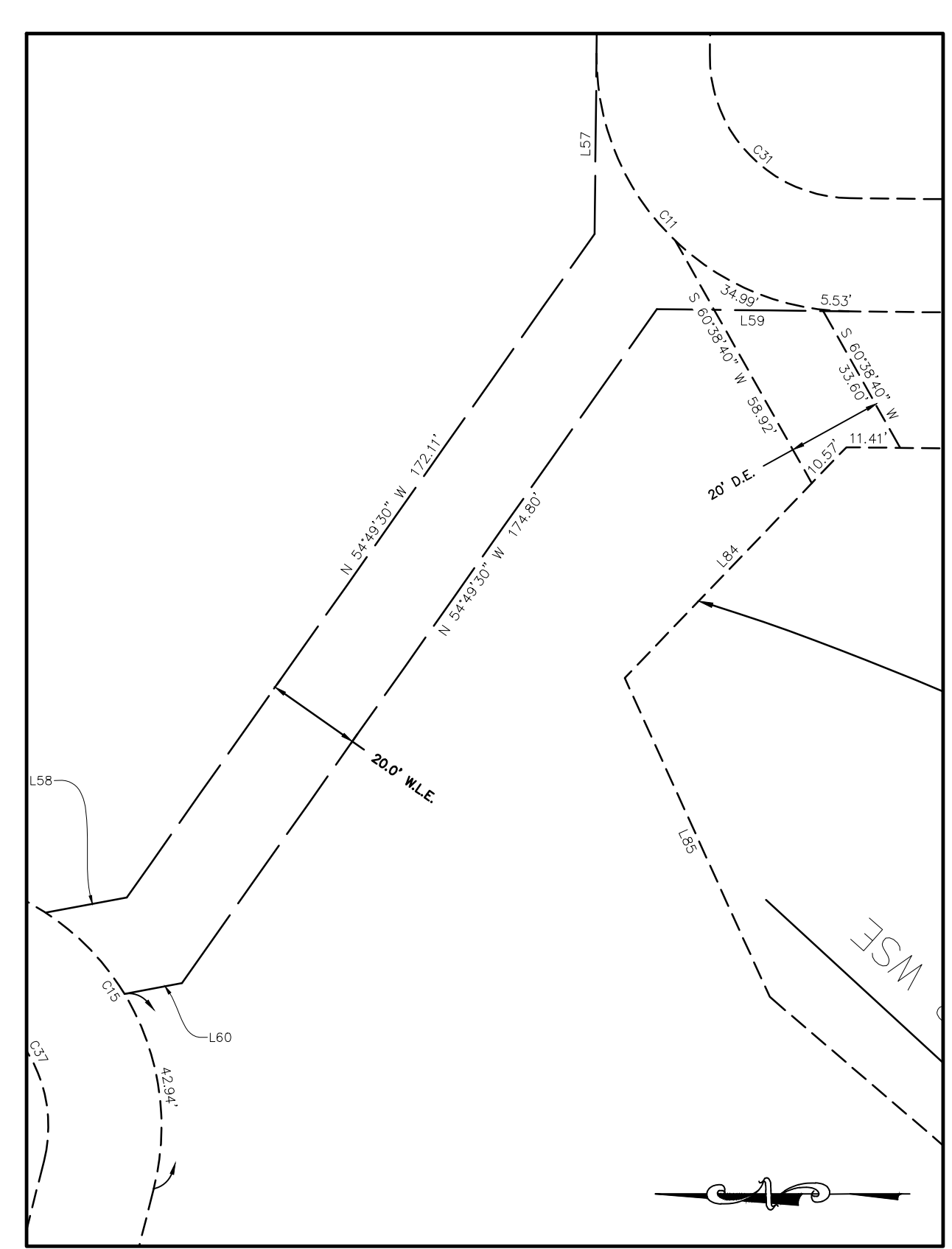


The John R. McAdams
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(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

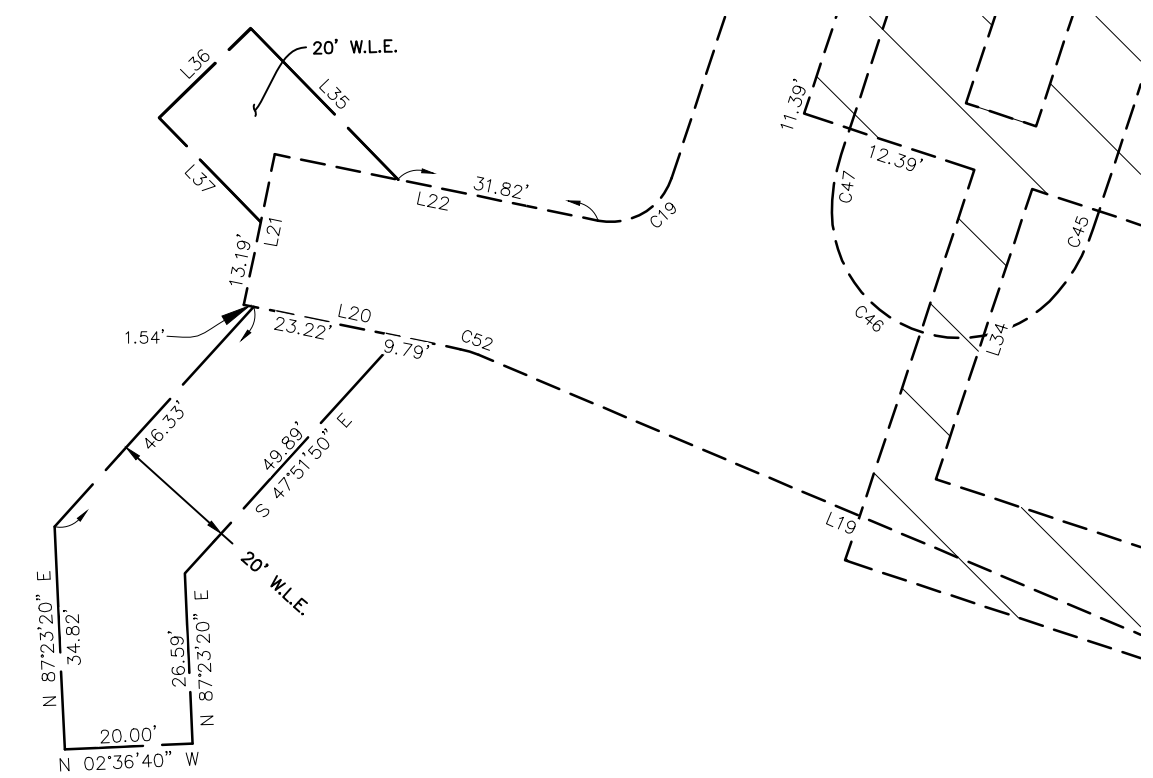
| CURVE TABLE | | | |
|-------------|---------|-------------|------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH |
| C1 | 557.50' | 21'45'33" | 211.72' |
| C2 | 642.50' | 5'25'16" | 60.79' |
| C3 | 20.00' | 69'24'58" | 24.23' |
| C4 | 30.00' | 60'58'32" | 31.93' |
| C5 | 15.00' | 45'00'00" | 11.78' |
| C6 | 15.00' | 45'00'00" | 11.78' |
| C7 | 15.00' | 45'00'00" | 11.78' |
| C8 | 15.00' | 45'00'00" | 11.78' |
| C9 | 54.00' | 72'24'25" | 68.24' |
| C10 | 54.00' | 17'35'35" | 16.58' |
| C11 | 54.00' | 90'00'00" | 84.82' |
| C12 | 30.00' | 72'19'50" | 37.87' |
| C13 | 30.00' | 90'00'00" | 47.12' |
| C14 | 30.00' | 99'35'00" | 52.14' |
| C15 | 54.00' | 95'32'10" | 90.04' |
| C16 | 54.00' | 75'05'20" | 70.77' |
| C17 | 54.00' | 89'59'55" | 84.82' |
| C18 | 30.00' | 80'24'55" | 42.11' |
| C19 | 10.00' | 83'17'24" | 14.54' |
| C20 | 44.00' | 90'00'00" | 69.12' |
| C21 | 30.00' | 107'40'10" | 56.38' |
| C22 | 54.00' | 90'00'00" | 84.82' |
| C23 | 3.00' | 52'08'54" | 2.73' |
| C24 | 20.00' | 90'00'00" | 31.42' |
| C25 | 15.00' | 45'00'00" | 11.78' |
| C26 | 15.00' | 45'00'00" | 11.78' |
| C27 | 15.00' | 45'00'00" | 11.78' |
| C28 | 15.00' | 44'59'52" | 11.78' |
| C29 | 30.00' | 72'24'25" | 37.91' |
| C30 | 30.00' | 17'35'35" | 9.21' |
| C31 | 30.00' | 90'00'00" | 47.12' |
| C32 | 30.00' | 90'00'00" | 47.12' |
| C33 | 45.00' | 48'12'23" | 37.86' |
| C34 | 2.00' | 82'13'52" | 2.87' |
| C35 | 37.00' | 62'49'34" | 40.57' |
| C36 | 30.00' | 112'31'32" | 58.92' |
| C37 | 30.00' | 95'32'10" | 50.02' |
| C38 | 30.00' | 75'05'20" | 39.32' |
| C39 | 30.00' | 89'59'55" | 47.12' |
| C40 | 30.00' | 99'35'05" | 52.14' |
| C41 | 30.00' | 90'00'00" | 47.12' |
| C42 | 30.00' | 90'00'00" | 47.12' |
| C43 | 30.00' | 90'00'00" | 47.12' |
| C44 | 30.00' | 89'59'50" | 47.12' |
| C45 | 30.00' | 21'38'10" | 11.33' |
| C46 | 20.00' | 144'24'07" | 50.41' |
| C47 | 30.00' | 13'57'44" | 7.31' |
| C48 | 30.00' | 13'49'13" | 7.24' |
| C49 | 20.00' | 144'27'06" | 50.42' |
| C50 | 30.00' | 21'43'44" | 11.38' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 18°18'50" W | 75.15' |
| L2 | S 71°41'10" E | 121.00' |
| L3 | S 18°18'50" W | 56.85' |
| L4 | S 71°41'10" E | 94.15' |
| L5 | S 06°34'20" W | 97.60' |
| L6 | S 00°38'00" W | 94.13' |
| L7 | N 45°47'43" W | 61.52' |
| L8 | S 89°12'17" W | 35.13' |
| L9 | S 44°12'17" W | 59.92' |
| L10 | N 89°21'20" W | 30.02' |
| L11 | S 45°38'40" W | 8.79' |
| L12 | N 89°21'20" W | 20.00' |
| L13 | N 44°21'20" W | 8.79' |
| L14 | S 08°43'50" W | 56.87' |
| L15 | N 71°41'15" W | 67.67' |
| L16 | N 08°43'50" E | 159.80' |
| L17 | S 81°16'15" E | 91.96' |
| L18 | N 18°18'50" E | 66.86' |
| L19 | N 22°54'55" E | 124.91' |
| L20 | N 11°36'14" E | 34.55' |
| L21 | N 78°23'46" W | 24.00' |
| L22 | N 11°36'14" E | 51.54' |
| L23 | S 83°25'40" E | 2.00' |
| L24 | S 89°21'20" E | 29.94' |
| L25 | S 44°21'20" E | 8.79' |
| L26 | S 89°21'20" E | 20.00' |
| L27 | N 45°38'40" E | 8.79' |
| L28 | S 89°21'20" E | 11.32' |
| L29 | N 06°34'20" E | 24.60' |
| L30 | S 71°41'15" E | 67.67' |
| L31 | N 81°16'15" W | 77.77' |
| L32 | N 18°18'50" E | 42.62' |
| L33 | S 18°18'50" W | 68.00' |
| L34 | N 18°18'50" E | 68.00' |
| L35 | N 45°41'10" E | 32.96' |
| L36 | N 44°18'50" W | 20.00' |
| L37 | S 45°41'10" W | 22.68' |
| L38 | S 44°12'17" W | 9.98' |
| L39 | S 18°18'50" W | 11.50' |
| L40 | S 36°50'55" W | 11.39' |
| L41 | S 71°41'10" E | 13.16' |
| L42 | N 18°18'50" E | 28.50' |
| L43 | S 71°41'10" E | 5.46' |
| L44 | N 18°18'50" E | 20.00' |
| L45 | N 71°41'10" W | 25.46' |

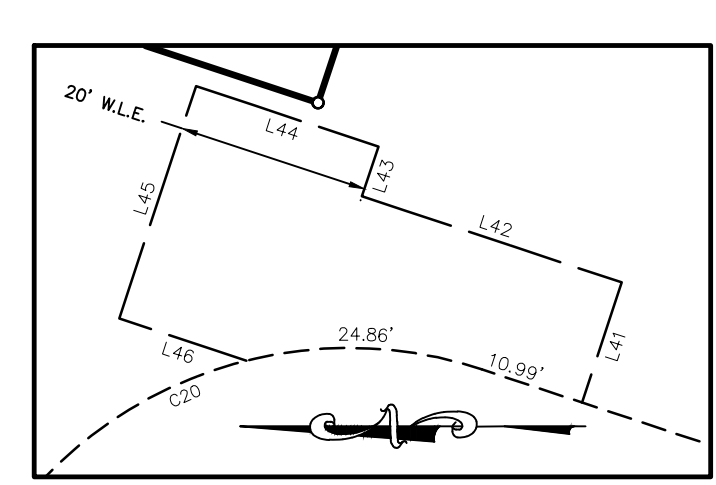
| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L46 | S 18°18'50" W | 13.95' |
| L48 | S 90°00'00" E | 20.00' |
| L49 | S 00°00'00" E | 17.61' |
| L51 | N 30°38'40" E | 20.55' |
| L52 | S 60°37'10" W | 18.79' |
| L53 | N 29°22'50" W | 20.00' |
| L54 | S 60°37'10" W | 13.44' |
| L55 | S 30°38'40" W | 51.34' |
| L56 | N 89°21'20" W | 32.97' |
| L57 | N 44°08'45" W | 34.82' |
| L58 | S 36°16'10" E | 23.73' |
| L59 | N 44°08'45" W | 27.11' |
| L60 | S 36°16'10" E | 6.62' |
| L61 | S 16°57'50" E | 20.06' |
| L62 | S 00°38'40" W | 10.00' |
| L63 | N 89°21'20" W | 20.00' |
| L64 | S 00°38'40" W | 7.39' |
| L65 | N 89°21'20" W | 14.38' |
| L66 | N 00°38'40" E | 20.00' |
| L67 | S 89°21'20" E | 10.45' |
| L68 | S 71°41'10" E | 8.50' |
| L69 | S 18°18'50" W | 20.00' |
| L70 | S 71°41'10" E | 8.50' |
| L71 | S 89°21'20" E | 9.94' |
| L72 | N 00°38'40" E | 20.00' |
| L73 | S 89°21'33" E | 10.00' |
| L74 | S 89°21'20" E | 21.00' |
| L75 | S 89°21'20" E | 21.00' |
| L76 | S 89°25'47" W | 57.27' |
| L77 | N 00°34'13" W | 20.00' |
| L78 | N 89°25'47" E | 44.47' |
| L79 | S 16°56'55" E | 71.05' |
| L80 | S 58°25'00" E | 25.53' |
| L81 | S 16°56'55" E | 154.05' |
| L82 | S 08°10'00" E | 57.02' |
| L83 | S 00°38'40" W | 142.67' |
| L84 | S 46°10'00" E | 67.81' |
| L85 | N 62°20'00" E | 84.60' |
| L86 | N 40°35'00" E | 100.51' |
| L87 | N 21°20'00" E | 68.32' |



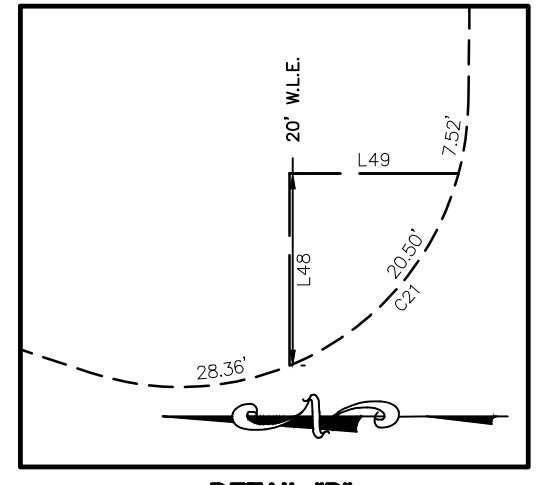
DETAIL "A"
Scale: T=30'



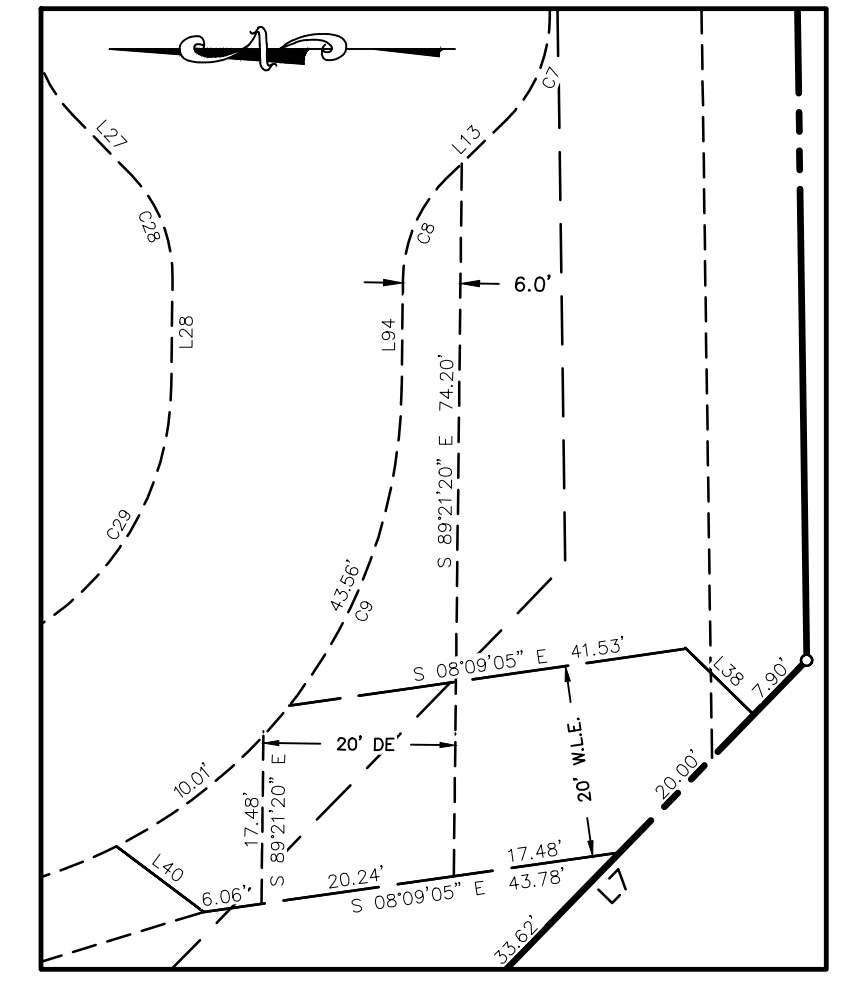
DETAIL "B"
Scale: T=30'



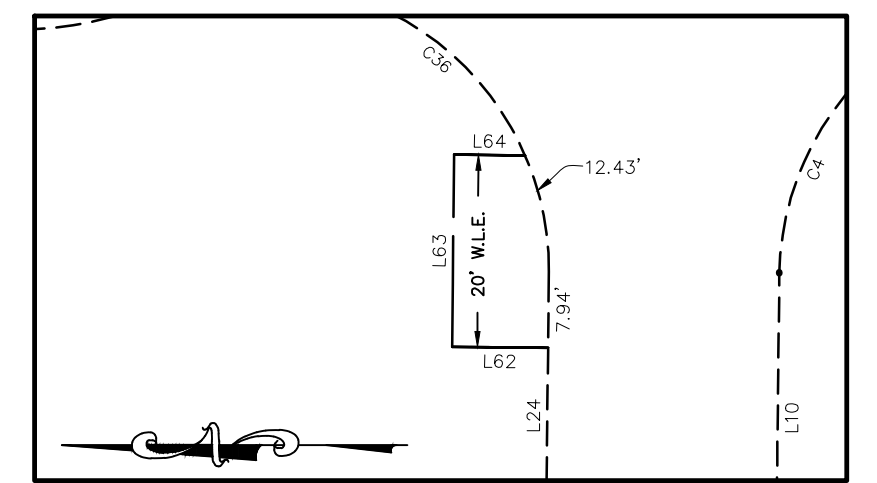
DETAIL "C"
Scale: T=20'



DETAIL "D"
Scale: T=20'



DETAIL "E"
Scale: T=20'



DETAIL "F"
Scale: T=20'

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lots 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

File: Z:\2017\17193\Drawings\FP & Const Plans\17193.FP
Plotted: 9/14/2018 12:06 PM, by Matthew St. Marie, Smead
9/14/2018 12:03 PM, by matt

LEGAL DESCRIPTION
21.280 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57,819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found with cap stamped "MADDOX 5430" in the west line of said 57,819 acre tract and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE N 00°38'35" W, with the west line of said 57,819 acre tract, a distance of 1694.41 feet to a 5/8 inch rebar found with cap stamped "MADDOX", being the northeast corner of Lot 32, Block E, Rockwall Downes, Phase 1, an addition to the City of Rockwall, according to the plat thereof recorded in Instrument No. 2015000008387, Plat Records, Rockwall County, Texas, and being in the south line of Nissan of Rockwall Addition, an addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 2015000008394, Plat Records, Rockwall County, Texas;

THENCE N 89°35'05" E, with the south line of said Nissan of Rockwall Addition, continuing with the south line of McKeown-Belaustegui Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet E, Page 233, Plat Records, Rockwall County, Texas, and the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, a distance of 357.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said Pneuma Ventures tract, the following ten (10) calls:

- S 00°03'50" W a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 232.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'40" W a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 06°34'20" W a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'00" W a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of Discovery Boulevard;

THENCE westerly with the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

- S 89°12'17" W, a distance of 203.10 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- N 45°47'43" W, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- S 89°12'17" W, a distance of 35.13 feet to a 5/8 inch rebar found with cap (unstamped);
- S 44°12'17" W, a distance of 59.92 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

Northwesterly with a curve to the right having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears N 75°36'59" W, a distance of 210.45 feet to a 5/8 inch rebar found with cap (unstamped);

Northwesterly with a curve to the left having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears N 67°26'52" W, a distance of 60.77 feet to the POINT OF BEGINNING and containing approximately 21.280 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, Pneuma Ventures, L.T.D., are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 1, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2018.

Authorized Representative

STATE OF TEXAS :

COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public

My commission expires the _____ day of _____, 2018.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

Southwest Corner (POB): N 7021767.2'; E 2603766.9'
Northwest Corner: N 7021767.2'; E 2603747.9'
COR-6: N 7025942.6'; E 2601204.0'
COR-8: N 7018063.1'; E 2609533.7'
COR-9: N 7020550.1'; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A Consultants.
5. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. HOA is to maintain flood plain/ drainage easement.

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 this _____ day of _____

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 _____

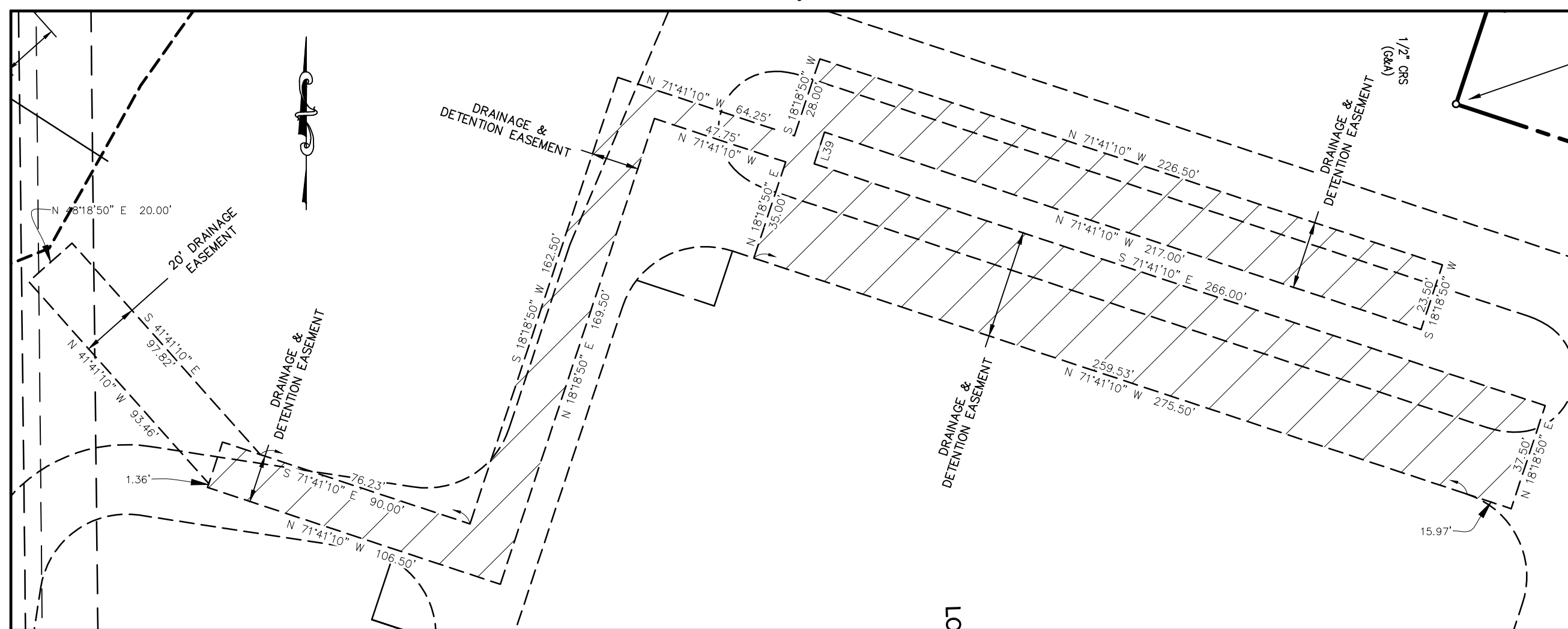
Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802 9/14/18

W. Thad Murley III
Texas Registration No. 5802



DRAINAGE & DETENTION EASEMENT DETAIL
Scale: 1"=30'


NOTES:

- 1.) Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- 2.) Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- 3.) No flood zone area analysis has been performed by The John R. McAdams Company, Inc., on the subject property.
- 4.) Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 1 & 16 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.


Southwest Corner (POB): N 7021767.2'; E 2603766.9'
Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
Northwest Corner: N 7021767.2'; E 2603747.9'
Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'

| LEGEND | | | | | |
|--------|---|--|------|---|-------------------------|
| RF | = | REBAR FOUND | SSE | = | SANITARY SEWER EASEMENT |
| CRS | = | CAPPED REBAR SET | WLE | = | WATER LINE EASEMENT |
| BL | = | BUILDING LINE | PE | = | PIPELINE EASEMENT |
| UE | = | UTILITY EASEMENT | CO | = | CLEANOUT |
| CRF | = | CAPPED REBAR FOUND | PP | = | POWER POLE |
| P.O.B. | = | POINT OF BEGINNING | LP | = | LIGHT POLE |
| CM | = | CONTROLLING MONUMENT | WV | = | WATER VALVE |
| G&A | = | G&A CONSULTANTS, INC. | WM | = | WATER METER |
| PRDCT | = | PLAT RECORDS, DENTON COUNTY, TEXAS | FH | = | FIRE HYDRANT |
| RPRDCT | = | REAL PROPERTY RECORDS DENTON COUNTY, TEXAS | SSMH | = | SANITARY SEWER MANHOLE |
| MAE | = | MUTUAL ACCESS EASEMENT | STMH | = | STORM SEWER MANHOLE |

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lots 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



3/3



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