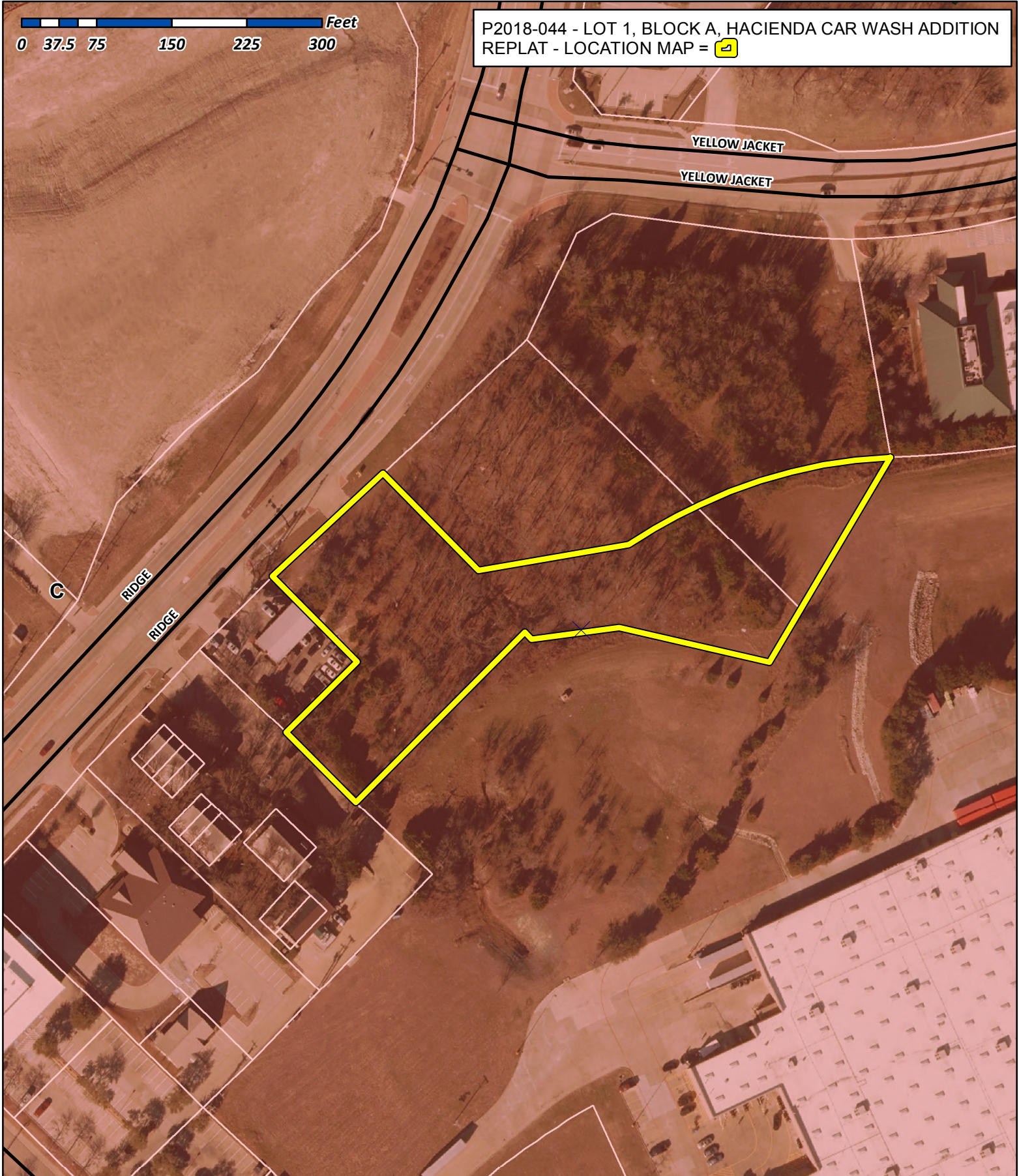


0 37.5 75 150 225 300 Feet

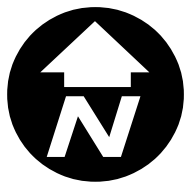
P2018-044 - LOT 1, BLOCK A, HACIENDA CAR WASH ADDITION
REPLAT - LOCATION MAP = 

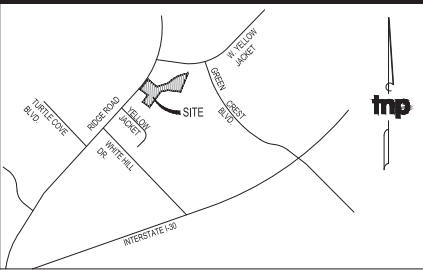


City of Rockwall

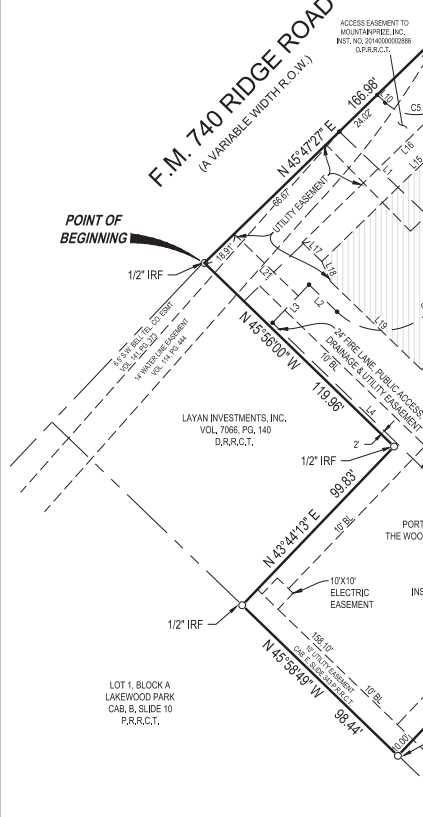
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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
NTS



BOUNDARY CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	536.81'	30°19'15"	284.08'	N 72°10'42" E	280.77'
C2	772.78'	0°07'47"	1.75'	N 87°16'31" E	1.75'

EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	180°37'27"	94.58'	S 43°49'57" W	60.00'
C2	30.00'	89°31'54"	46.88'	N 01°10'03" W	42.25'
C3	54.00'	79°02'20"	74.49'	N 04°04'44" E	68.72'
C4	20.00'	81°13'53"	28.36'	N 05°10'31" E	26.04'
C5	20.00'	87°48'27"	30.65'	S 89°41'41" W	27.74'
C6	55.79'	29°26'08"	28.68'	S 12°29'00" W	28.35'

EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
L1	55.94'	S46°24'06"E
L2	17.76'	N45°56'00"W
L3	24.00'	S43°35'54"W
L4	120.00'	S45°56'00"E
L5	24.00'	N43°35'54"E
L6	18.25'	N45°56'00"W
L7	0.69'	N43°35'54"E
L8	36.08'	N45°47'27"E
L9	37.19'	S45°47'27"W
L10	5.10'	N46°24'06"W
L11	14.69'	N45°47'27"E
L12	22.52'	S44°12'33"E
L13	20.00'	N45°47'27"E
L14	22.52'	N44°12'33"W
L15	93.56'	N45°47'27"E
L16	128.82'	N45°47'27"E
L17	12.41'	N45°56'00"W
L18	9.94'	N23°26'00"W
L19	57.58'	N45°56'00"W
L20	130.01'	S45°47'27"W
L21	40.49'	N45°56'00"W
L22	20.00'	S45°56'00"E

EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
L23	16.75'	N44°04'00"E
L24	9.82'	S54°01'12"W
L25	15.00'	S51°33'28"E
L26	13.23'	S71°31'10"E
L27	12.47'	S29°04'31"E
L28	12.47'	S19°24'25"E
L29	16.79'	S61°01'33"W
L30	8.24'	S18°28'17"E
L31	9.47'	S27°12'04"W
L32	22.51'	N12°31'12"W
L33	107.37'	N73°56'01"E
L34	25.26'	N16°03'59"W
L35	16.73'	N29°41'10"E
L36	19.92'	N51°14'59"E
L37	29.17'	N61°37'08"E
L38	28.35'	N69°46'37"E
L39	13.69'	N75°12'10"E
L40	39.89'	S21°34'41"E
L41	116.03'	N68°25'19"E

**FINAL PLAT
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
87,469 SQUARE FEET
2.008 ACRES**

SITUATED IN THE E.P. GAINS SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF LOT 1, BLOCK A AND LOT 2, BLOCK A OF THE WOODS AT ROCKWALL
ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT
RECORDED IN CABINET E, SLIDE 343 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
FRANK RUSSELL
15 Pringle Lane
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: DPH 18326
Date: November 30, 2018
Drawn By: GSG
Scale: 1"=60'
SHEET 1 of 2



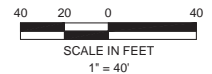
SURVEYOR
TEAGUE HALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnplnc.com

LEGEND

- (C/M) - CONTROLLING MONUMENT
- CRF - CAPPED IRON ROD FOUND
- IRF - IRON ROD FOUND
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- NTS - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- INST. - INSTRUMENT
- CAB. - CABINET
- VOL. - VOLUME
- NO. - NUMBER
- PG. - PAGE
- SF - SQUARE FEET
- AC - ACRES
- D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY. (COMBINED SCALE FACTOR OF 0.99995475)
- 2) BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN NON-SHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48397C00401, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL COORDINATES SHOWN ARE GRID COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. (4202).



Drawing: C:\Users\jmadrox\AppData\Local\Temp\AcPublish_12284\2018 11 30 DPH 18326 FINAL PLAT.dwg of Nov 30, 2018 - 1:26pm by jmadrox

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 HACIENDA CAR WASH 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/Detention 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.

Frank Russell

Owner:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Frank Russell, 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)

Being a tract of land situated in the E.P. Gaines Survey, Abstract No. 64, and being a portion of Lot 1, Block A and Lot 2, Block A of The Woods At Rockwall Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet E, Slide 343 of the Plat Records of Rockwall County, Texas, same being all of a tract of land to Frank Russell as recorded in Instrument Number 2017000002484 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the southeast line of F.M. 740 a variable width right-of-way at the northwest corner of said Woods At Rockwall Addition, same being the northwest corner of said Russell tract ;

THENCE North 45 degrees 47 minutes 27 seconds East along the southeast line of said F.M. 740 and the northwest line of said Lot 1, Block A, a distance of 166.98 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northwest corner of a tract of land described by deed to Mountainprize, Inc. recorded in Instrument No. 2014000002884 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 11 minutes 03 seconds East, along the westerly said Mountainprize tract, a distance of 128.95 feet to a 1/2 inch iron rod with cap stamped "TXHS" found at an angle point in same;

THENCE North 80 degrees 45 minutes 15 seconds East, along the southerly line of said Mountainprize tract, a distance of 137.61 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the beginning of a non-tangent curve to the right having a radius of 536.81 feet, a central angle of 30 degrees 19 minutes 15 seconds, and a chord which bears North 72 degrees 10 minutes 42 seconds East, 280.77 feet;

THENCE continuing along the southerly line of said Mountainprize tract and said non-tangent curve to the right, an arc distance of 284.08 feet to a 1/2 inch iron rod found for the beginning of a reverse curve to the left having a radius of 772.78 feet, a central angle of 00 degree 07 minutes 47 seconds, and a chord which bears North 87 degrees 16 minutes 31 seconds East, 1.75 feet;

THENCE along said reverse curve to the left, an arc distance of 1.75 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northeast corner of said Russell tract, and the northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE South 29 degrees 20 minutes 09 seconds West, along the northwest line of said Wal-Mart Supercenter Addition, a distance of 237.93 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 found for corner lying on the northerly line of same;

THENCE along the northerly line of said Wal-Mart Super Center Addition the following courses and distances:

North 78 degrees 10 minutes 56 seconds West, a distance of 154.03 feet to a 1/2 inch iron rod found for corner;

South 81 degrees 08 minutes 41 seconds West, a distance of 87.98 feet to a 1/2 inch iron rod found for corner;

North 46 degrees 24 minutes 06 seconds West, a distance of 9.80 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for corner;

South 43 degrees 35 minutes 54 seconds West, a distance of 239.43 feet to a 3/8 inch iron rod found for the northwest corner of said Wal-Mart Supercenter Addition and the south corner of said Lot 1, Block A, also lying on the northeast line of Lot 1, Block A of Lakewood Park, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 10 of the Plat Records of Rockwall County, Texas;

THENCE North 45 degrees 58 minutes 49 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Lot 1, Block A, Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for the south corner of a tract of land described by deed to Layan Investments, Inc., recorded in Volume 7086, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE North 43 degrees 44 minutes 13 seconds East along the southeast line of said Layan Investments tract, a distance of 99.83 feet to a 1/2 inch iron rod found for the east corner of same, also for an ell corner of said Lot 1, Block A, Woods At Rockwall Addition;

THENCE North 45 degrees 56 minutes 00 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Layan Investments tract, a distance of 119.96 feet to the PLACE OF BEGINNING, and containing 87,469 square feet or 2.008 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 as recorded 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
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
 87,469 SQUARE FEET
 2.008 ACRES

SITUATED IN THE E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF LOT 1, BLOCK A AND LOT 2, BLOCK A OF THE WOODS AT ROCKWALL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 343 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
 FRANK RUSSELL
 15 Pringle Lane
 Rockwall, Texas 75087

PROJECT INFORMATION
 Project No. - DPH 18326
 Date - November 30, 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.tnplinc.com

DPH 18326 Boundary Closure Report

N 45°47'27" E 166.98

S 44°11'03" E 128.95

N 80°45'15" E 137.61

Radius: 536.81 Chord: 280.77 Degree: 10°40'24" Dir: Right

Length: 284.08 Delta: 30°19'15" Tangent: 145.45

Chord BRG: N 72°10'42" E Rad-In: S 32°58'56" E Rad-Out: S 02°39'41" E

Radius: 772.78 Chord: 1.75 Degree: 7°24'51" Dir: Left

Length: 1.75 Delta: 0°07'47" Tangent: 0.875

Chord BRG: N 87°16'31" E Rad-In: N 02°39'35" W Rad-Out: N 02°47'22" W

S 29°20'09" W 237.93

N 78°10'56" W 154.03

S 81°08'41" W 87.98

N 46°24'06" W 9.80

S 43°35'54" W 239.43

N 45°58'49" W 98.44

N 43°44'13" E 99.83

N 45°56'00" W 119.96

Closure Error Distance > 0.00000

Total Distance > 1766.774

Polyline Area: 87,469 sq ft, 2.008 acres