


0 15 30 60 90 120 Feet

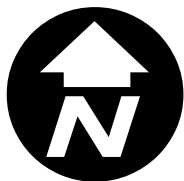
P2019-009 - LOT 1, BLOCK A, BRAKES PLUS ADDITION
REPLAT - LOCATION MAP = 

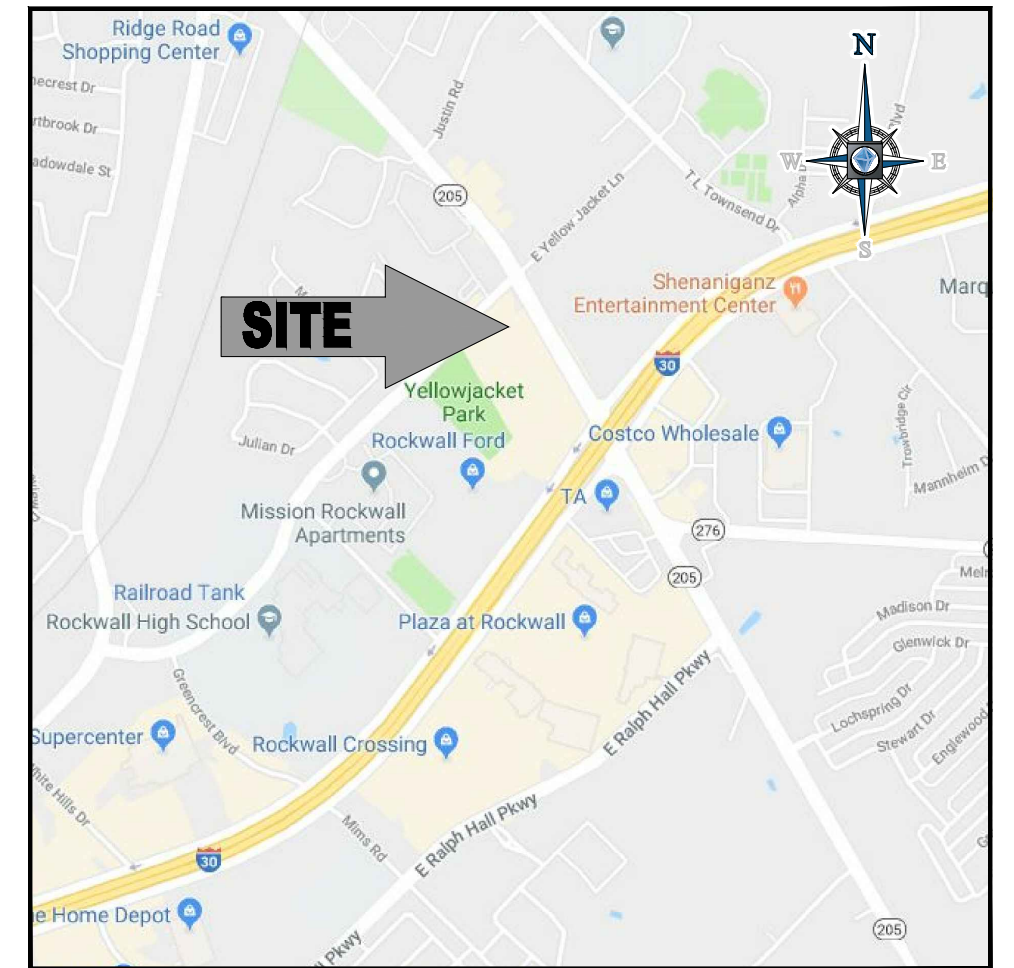


City of Rockwall

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

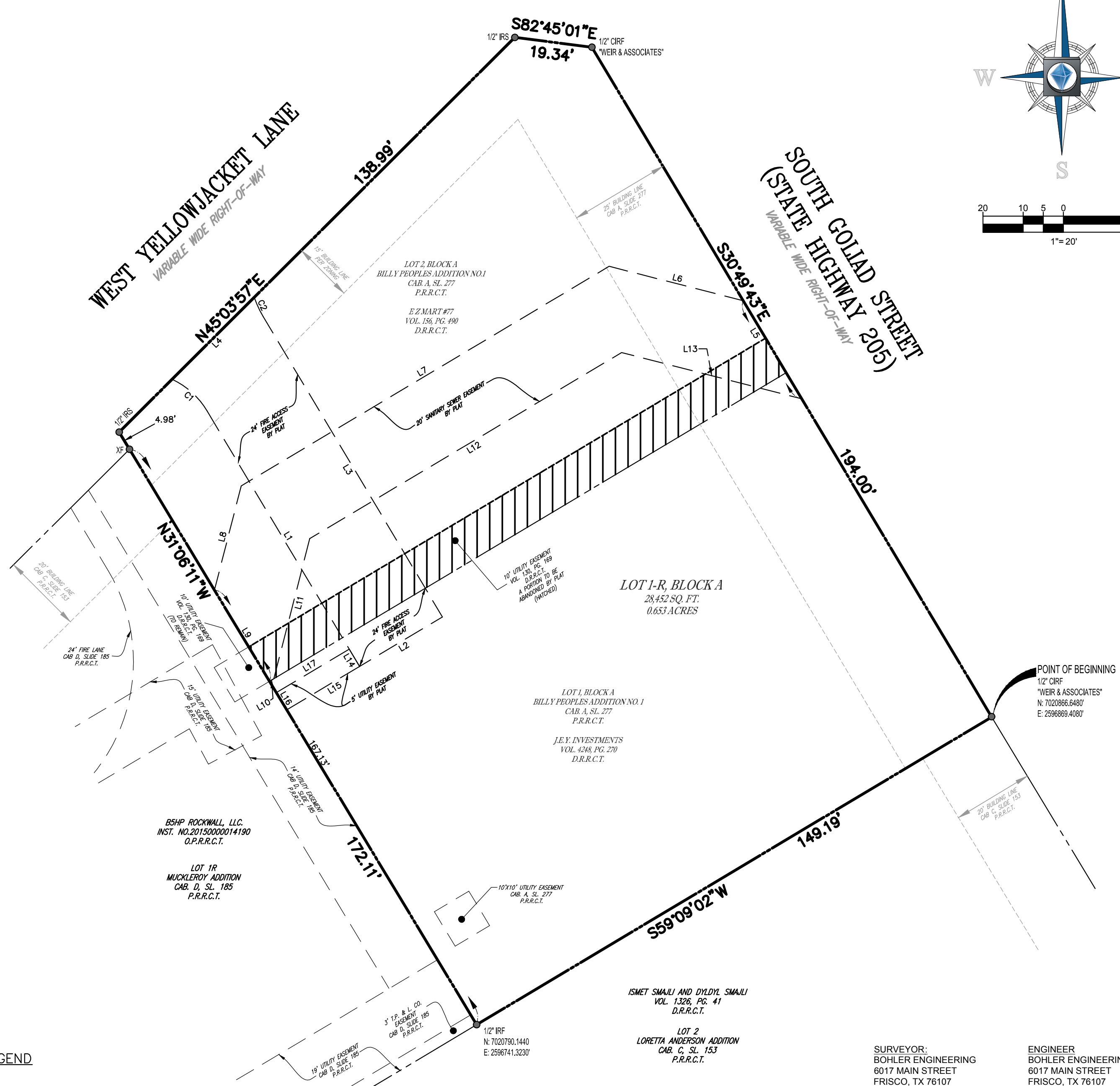
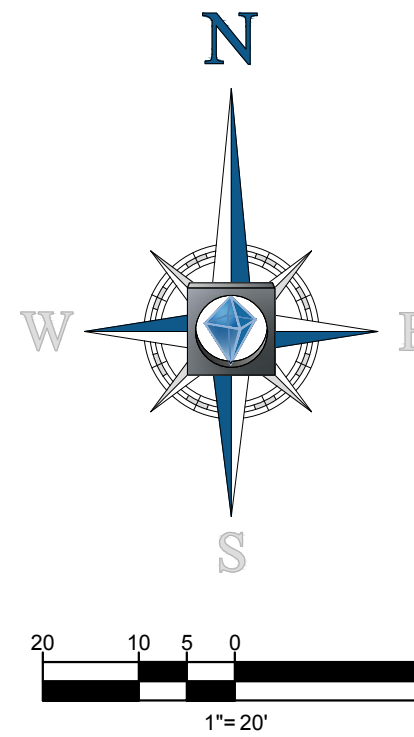
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LOCATION MAP

SCALE: N.T.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°49'43"E	68.49'
L2	N59°10'17"E	24.00'
L3	N30°49'43"W	81.46'
L4	N45°03'57"E	28.87'
L5	N30°49'43"W	28.40'
L6	N75°35'41"W	34.42'
L7	S59°10'17"W	106.57'
L8	S14°24'19"W	26.74'
L9	S31°05'51"E	26.50'

LINE TABLE		
NO.	BEARING	LENGTH
L10	N59°09'19"E	1.25'
L11	N14°24'19"E	35.97'
L12	N59°10'17"E	90.31'
L13	S75°35'41"E	46.25'
L14	S30°49'43"E	5.00'
L15	S59°10'17"W	21.10'
L16	N31°06'11"W	5.00'
L17	N59°10'17"E	21.12'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	11.90'	034°04'50"	20.00'	6.13'	S47°52'08"E	11.72'
C2	5.31'	012°10'02"	25.00'	2.66'	N24°44'42"W	5.30'

CITY PROJECT NO. FP ---
REPLAT
BRAKES PLUS

LOT 1R, BLOCK A
BEING ALL OF LOT 1 AND LOT 2, BLOCK A
BILLY PEOPLES ADDITION NO. 1
CAB A, PG 277.

0.653 ACRES OUT OF THE
JAMES CADLE SURVEY, ABSTRACT NO. 65;
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LEGEND

- POB POINT OF BEGINNING
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY

SURVEYOR:
BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458 - 7300
 CONTACT: BILLY LOGSDON

ENGINEER:
BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458-7300
 CONTACT: MATHIAS HAUBERT

OWNER:
JEY INVESTMENTS
 602 FALVEY AVE
 TEXARKANA, TX 75501
 PHONE: (903) 832-6502

OWNER:
EZ MART #77
 PO BOX 1426
 TEXARKANA, TX 75504
 PHONE: (903) 832 - 6502

APPLICANT:
EXPRESS OIL CHANGE, LLC
 1800 SOUTHPARK DR
 BIRMINGHAM, AL 35244
 PHONE: (205) 397-1164
 CONTACT: JOHN DAVIS

BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TEXAS 75034
 469.458.7300
 www.bohlerengineering.com
 TBPE No. 18065
 TBPLS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	1" = 20'	1 OF 2

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OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, EZ MART #77 and J.E.Y. INVESTMENTS being the owners of a tract of land situated in the City of Rockwall, Rockwall County, Texas, a part of the James Cadle Survey, Abstract Number 65, being all of Lot 1 and a part of Lot 2, Block A, Billy People's Addition No. 1, an Addition to the City of Rockwall, as recorded in Cabinet A, Slide 277, Plat Records Rockwall County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "Weir & Associates" found at the east corner of said Lot 1, said point being the north corner of Lot 2, Loretta Anderson Addition, an Addition to the City of Rockwall, as recorded in Cabinet C, Slide 153, Plat Records Rockwall County, Texas and said point being in the southwest line of South Goliad Street a.k.a State Highway 205 (a variable width right-of-way);

THENCE South 59 degrees 09 minutes 02 seconds West, 149.19 feet along the southeast line of said Lot 1 (Billy People's Addition No. 1) and along the northwest line of said Lot 2 (Loretta Anderson Addition) to a one-half inch iron rod found at the south corner of said Lot 1 (Billy People's Addition No. 1), said point being the east corner of Lot 1R, Muckleroy Addition, an Addition to the City of Rockwall, as recorded in Cabinet D, Slide 185, Plat Records Rockwall County, Texas;

THENCE North 31 degrees 06 minutes 11 seconds West, along the northeast line of said Lot 1R, at 167.13 feet passing an "X" cut found marking the north corner of said Lot 1R, continuing along the southwest line of said Lot 2 (Billy People's Addition No. 1) in all a total distance of 172.11 feet to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west corner of said Lot 2 (Billy People's Addition No. 1), said point being in the southeast line of West Yellowjacket Lane (a variable width right-of-way);

THENCE North 45 degrees 03 minutes 57 seconds East, 138.99 feet along the northwest line of said Lot 2 (Billy People's Addition No. 1) and along the southeast line of West Yellowjacket Lane to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west end of a corner clip at the intersection of the southeast line of West Yellowjacket Lane with the southwest line of South Goliad Street a.k.a State Highway 205;

THENCE South 82 degrees 45 minutes 01 seconds East, 19.34 feet along said corner clip to a one-half inch iron rod with cap stamped "Weir & Associates" found in the northeast line of said Lot 2 (Billy People's Addition No. 1), said point being in the southwest line of South Goliad Street a.k.a State Highway 205;

THENCE South 30 degrees 49 minutes 43 seconds East, 194.00 feet along the southwest line of South Goliad Street a.k.a State Highway 205 to the POINT OF BEGINNING and containing 28,452 square feet or 0.653 of an acre of land.

KNOW ALL MEN THESE PRESENTS:

That I, Billy M. Logsdon, Jr, do hereby certify that I prepared this plat and the field notes made a part thereof 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".

Billy M. Logsdon, Jr.
Registered Professional Land Surveyor No. 6487
FEBRUARY 14, 2019

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR, Land Surveyor, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public in and for The State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRAKES PLUS 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. I (we) further certify that all other parties who have a mortgage or lien interest in the BRAKES PLUS subdivision have been notified and signed this plat. I (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. I (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 such that 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Property Owner Signature
EZ Mart #77

Date

Property Owner Signature
J.E.Y. Investments

Date

GENERAL NOTES:

1. All corners are one-half inch iron rods with yellow cap stamp "Prop Cor Bohler" unless otherwise noted.
2. The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
3. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. 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.
5. According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), 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.
6. Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.
7. The zoning of the subject tract is General Retail (GR) according to City of Rockwall Zoning Map.

STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires

STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 2019.

Notary Public in and for 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 _____, 2019.

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 & Zoning

City Engineer

**CITY PROJECT NO. FP ___-____
REPLAT
BRAKES PLUS**


LOT 1R, BLOCK A

BEING ALL OF LOT 1 AND LOT 2, BLOCK A
BILLY PEOPLES ADDITION NO. 1
CAB A, PG 277.

0.653 ACRES OUT OF THE
JAMES CADLE SURVEY, ABSTRACT NO. 65;

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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 BOHLER ENGINEERING		6017 MAIN STREET FRISCO, TEXAS 75034 469.458.7300 www.bohlerengineering.com				
		TBPE No. 18065 TBPLS No. 10194413				
SITE CIVIL AND CONSULTING ENGINEERING						
LAND SURVEYING	PROGRAM MANAGEMENT	LANDSCAPE ARCHITECTURE				
SUSTAINABLE DESIGN	PERMITTING SERVICES	TRANSPORTATION SERVICES				
FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	NA	2 OF 2

Geometric Closure Report

Client:

Express Oil Change, LLC
Lots 1 and 2, Block A
Billy Peoples Addition No. 1

Prepared by:

Aaron Andree
Bohler Engineering
6017Main Street

Date: 2/26/2019 8:35:12 AM

Parcel Name: Site 1 - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,021,624.5346'

East: 2,596,776.7198'

Segment# 1: Line

Course: S59° 09' 02"W

Length: 149.19'

North: 7,021,548.0324'

East: 2,596,648.6375'

Segment# 2: Line

Course: N31° 06' 11"W

Length: 172.11'

North: 7,021,695.3998'

East: 2,596,559.7291'

Segment# 3: Line

Course: N45° 03' 57"E

Length: 138.99'

North: 7,021,793.5676'

East: 2,596,658.1228'

Segment# 4: Line

Course: S82° 45' 01"E

Length: 19.34'

North: 7,021,791.1270'

East: 2,596,677.3082'

Segment# 5: Line

Course: S30° 49' 43"E

Length: 194.00'

North: 7,021,624.5384'

East: 2,596,776.7277'

Perimeter: 673.63'
Error Closure: 0.0087
Error North : 0.00374

Area: 28,452.22Sq.Ft.
Course: N64° 33' 28"E
East: 0.00787

Precision 1: 77,428.74