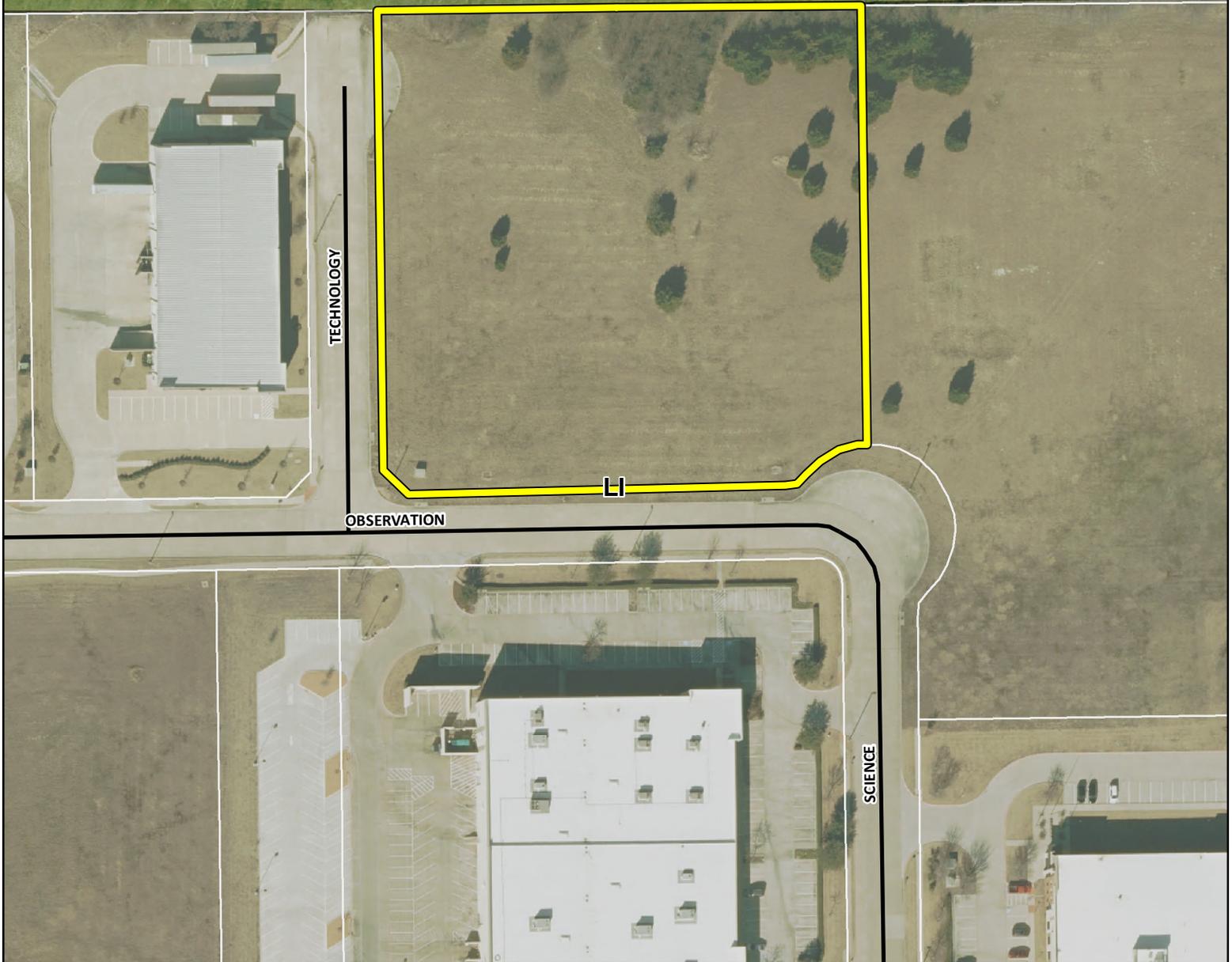




P2019-015 - LOT 4, BLOCK E, ROCKWALL TECNOLOGY PARK ADDITION
REPLAT - LOCATION MAP = 

AG

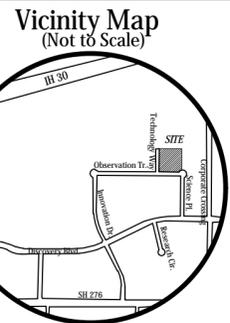
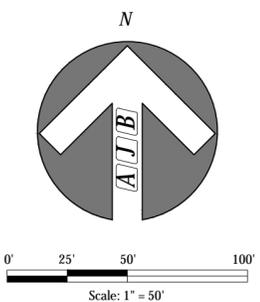


City of Rockwall

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.





GENERAL NOTES:

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 therefor 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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Rockwall Technology Park Addition recorded in Cabinet G, Slide 377, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", 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.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

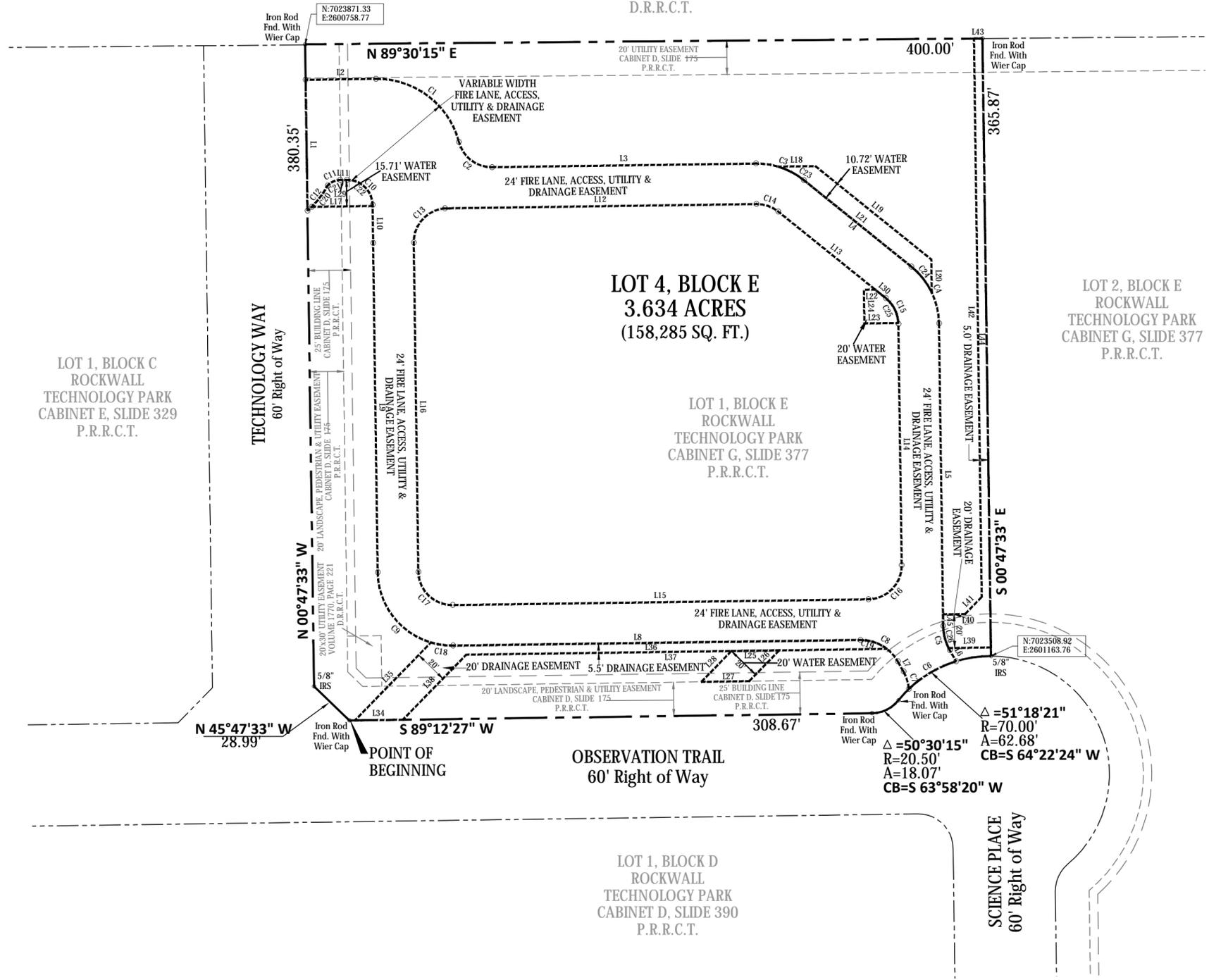
**HITT FAMILY
LIMITED PARTNERSHIP
VOLUME 1875, PAGE 238
D.R.R.C.T.**

EASEMENTS LINE & CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
L1	N 00°47'33" W	77.56'	C1	76°11'13"	50.00'	66.49'	S 52°41'57" E
L2	N 89°12'27" E	41.43'	C2	76°11'13"	20.00'	26.59'	S 52°41'57" E
L3	N 89°12'27" E	155.80'	C3	39°42'36"	44.00'	30.50'	S 70°56'15" E
L4	S 51°04'57" E	81.62'	C4	50°17'24"	44.00'	38.62'	S 25°56'15" E
L5	S 00°47'33" E	179.30'	C5	28°42'49"	30.00'	15.03'	S 15°08'57" E
L6	S 29°30'22" E	7.54'	C6	26°43'11"	70.00'	32.64'	S 59°30'39" W
L7	N 29°30'22" W	6.90'	C7	25°00'43"	25.00'	10.91'	N 17°00'00" W
L8	S 89°12'27" W	240.45'	C8	61°17'11"	25.00'	26.74'	N 60°08'57" W
L9	N 00°47'33" E	195.11'	C9	90°00'00"	44.00'	69.12'	N 45°47'33" W
L10	N 00°47'33" W	22.66'	C10	90°00'00"	15.00'	23.56'	N 45°47'33" W
L11	S 89°12'27" W	4.01'	C11	47°42'38"	10.00'	8.33'	S 65°21'08" W
L12	S 89°12'27" W	184.12'	C12	21°55'40"	50.07'	19.16'	S 38°35'35" W
L13	N 51°04'57" W	81.62'	C13	94°01'50"	20.00'	32.82'	S 46°13'22" W
L14	N 00°47'33" W	142.91'	C14	39°42'36"	20.00'	13.86'	N 70°56'15" W
L15	N 89°12'27" E	245.50'	C15	50°17'24"	20.00'	17.55'	N 25°56'15" W
L16	S 00°47'33" E	195.11'	C16	90°00'00"	20.00'	31.42'	N 44°12'27" E
L17	N 89°12'27" E	35.93'	C17	90°00'00"	20.00'	31.42'	S 45°47'33" E

L17	N 89°12'27" E	35.93'	C20	17°59'58"	50.08'	15.73'	S 36°37'48" W
L18	N 89°12'27" E	21.97'	C21	47°42'38"	10.00'	8.33'	S 65°21'08" W
L19	S 51°04'57" E	88.01'	C22	90°00'00"	15.00'	23.56'	N 45°47'33" W
L20	S 00°47'33" E	19.59'	C23	22°22'07"	44.00'	17.18'	N 62°16'00" W
L21	N 51°04'57" W	81.62'	C24	25°40'12"	44.00'	19.71'	N 38°14'51" W
L22	S 89°12'27" W	6.65'	C25	48°47'39"	20.00'	17.03'	N 26°41'08" W
L23	N 89°12'27" E	20.05'					
L24	S 00°47'33" E	20.00'					
L25	S 89°12'27" W	28.27'					
L26	N 44°10'29" E	25.45'					
L27	N 89°12'27" E	28.27'					
L28	S 44°10'29" W	25.45'					
L29	S 89°12'27" W	4.01'					
L30	N 51°04'57" W	8.04'					

L34	S 89°12'27" W	28.28'	C18	17°23'29"	44.00'	13.36'	S 82°05'49" E
L35	N 44°12'27" E	64.37'	C19	38°44'22"	25.00'	16.90'	S 71°25'22" E
L36	N 89°12'27" E	240.45'	C26	25°55'04"	30.00'	13.57'	S 13°45'05" E
L37	S 89°12'27" W	248.47'					
L38	S 44°12'27" W	53.74'					
L39	N 89°12'27" E	24.98'					
L40	S 89°12'27" W	13.00'					
L41	S 44°12'27" W	14.14'					
L42	S 00°47'33" E	330.80'					
L43	S 89°30'15" W	5.00'					
L44	N 00°47'33" W	360.77'					
L45	S 00°47'33" E	6.89'					



Case No.: P _____

**REPLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E**

1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK
ADDITION 3.634 ACRES (158,285 SQUARE FEET)
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Economic Development
697 East Interstate 30, PO Box 968
Rockwall, Texas 75087

Engineer: Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 50'
Date: March 5, 2019
Technician: Bedford
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: LOT 1 BLOCK E LIME MEDIA PLAT
Job No. 552-172
GF No.

301 N. Alamo Rd. - Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 1
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL TECHNOLOGY PARK\LOT 1 BLOCK E LIME MEDIA PLAT.dwg, REPLAT, 3/5/2019, 12:31:49 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 3.634 acre tract of land situated in the J.M Allen Survey, Abstract Number 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block E of Rockwall Technology Park according to the plat recorded in Cabinet G, Slide 377 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly southwest corner of said Lot 1 and being the southerly corner of a corner cut-off line for the northerly line of Observation Trail (60' wide) with the easterly line of Technology Way (60' wide);

THENCE with easterly line of said Technology Way, **NORTH 45°47'33" WEST** a distance of 28.99 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the east line of said Technology Way, **NORTH 00°47'33" WEST** a distance of 380.35 feet to an iron rod with cap found for the northwest corner of said Lot 1;

THENCE departing the east line of said Technology Way, **NORTH 89°30'15" EAST** a distance of 400.00 feet to an iron rod with cap found for the northeast corner of said Lot 1;

THENCE SOUTH 00°47'33" EAST a distance of 365.87 feet to a 5/8 inch iron rod set in the north line of said Observation Trail and being in a non-tangent curve to the left having a radius of 70.00 feet and a chord bearing of South 64°22'24" West;

THENCE along the north line of said Observation Trail with said non-tangent curve to the left through a central angle of **51°18'21"** for an arc length of 62.68 feet to an iron rod with cap found for the beginning of a reverse curve to the right to having a radius 20.50 feet a chord bearing of South 63°58'20" West;

THENCE continuing with the north line of said Observation Trail with said reverse curve to the right through a central angle of **50°30'15"** for an arc length of 18.07 feet to an iron with cap found for corner;

THENCE continuing with the north line of said Observation Trail, **SOUTH 89°12'27" WEST** a distance of 308.67 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.634 acres or 158,285 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 STATE OF TEXAS §
 COUNTY OF ROCKWALL §

We, ROCKWALL ECONOMIC DEVELOPMENT, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK 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 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;

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, my (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 ECONOMIC DEVELOPMENT

Name: _____
 Title: _____

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 _____, 2019

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

"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"

Austin J. Bedford
 Registered Professional Land Surveyor No. 4132
 A.J. Bedford Group, Inc.
 301 North Alamo Road
 Rockwall, Texas 75087

Case No.: P _____

REPLAT
 ROCKWALL TECHNOLOGY PARK ADDITION
 LOT 4, BLOCK E

1 LOT TOTALING 3.634 ACRES
 BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK
 ADDITION 3.634 ACRES (158,285 SQUARE FEET)
 J.M. ALLEN SURVEY, ABSTRACT NO. 2
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Economic Development 697 East Interstate 30, PO Box 968 Rockwall, Texas 75087
 Engineer: Clay Moore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021

Scale: 1" = 50'	Checked By: A.J. Bedford
Date: March 5, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 1 BLOCK E LIME MEDIA PLAT
Drawn By: Bedford	Job No. 552-172
	GF No.

301 N. Alamo Rd. - Rockwall, Texas 75087
 (972) 722-0225 - www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 2
 Of: 2



TBPLS REG#10118200

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ 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 _____, 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.

WITNESS OUR HANDS, this _____ day of _____, 2019.

 Mayor, City of Rockwall

 City Secretary

 City Engineer

C:\Users\jbedford\OneDrive\Desktop\REPLAT_3/5/2019_12:50:13 PM\STATE FILES\556-CLAYMOORE ENGINEERING\ROCKWALL TECHNOLOGY PARK\LOT 1 BLOCK E LIME MEDIA PLAT.dwg, REPLAT_3/5/2019_12:50:13 PM