
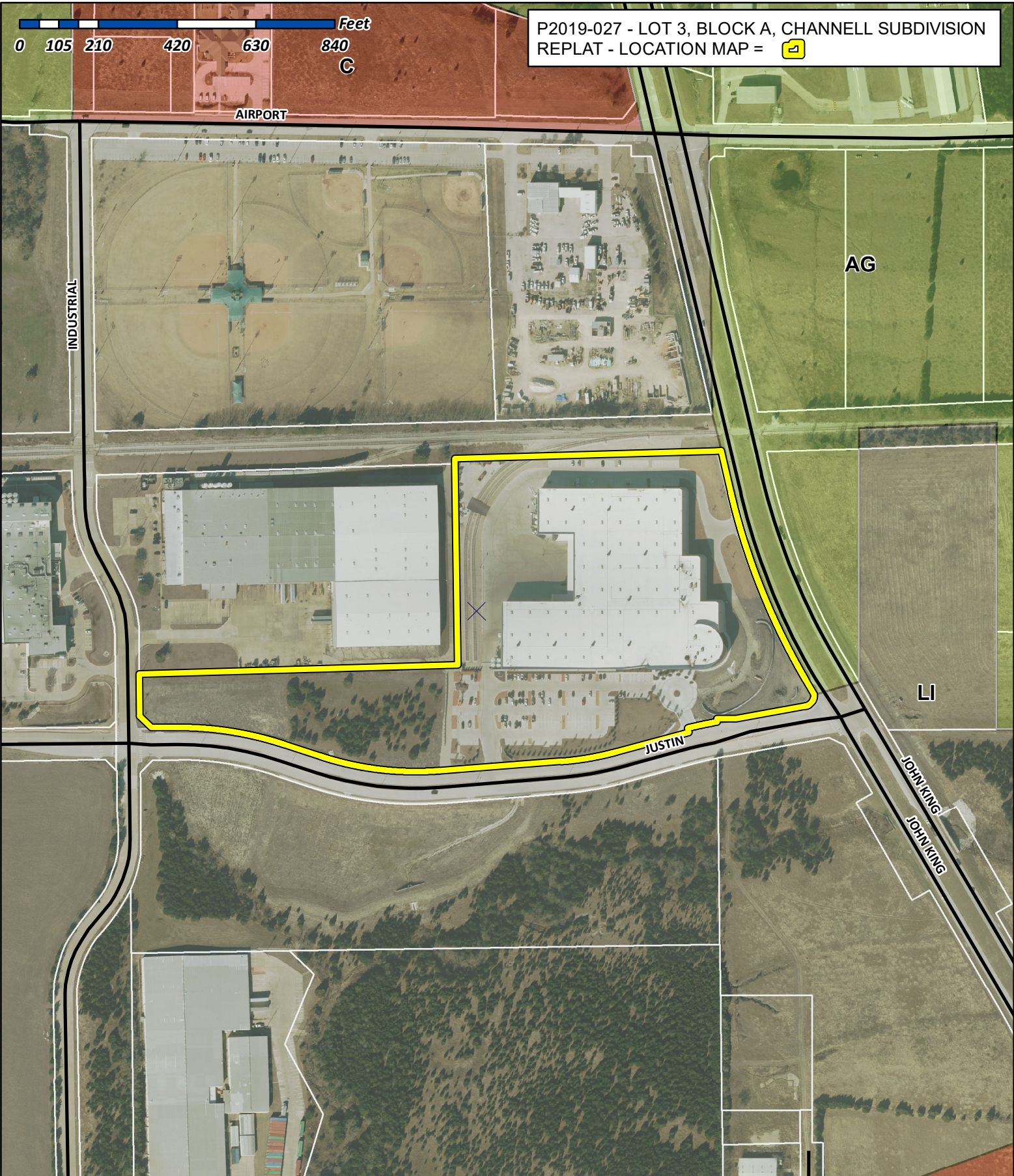


0 105 210 420 630 840 Feet
C

P2019-027 - LOT 3, BLOCK A, CHANNELL SUBDIVISION
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.



Name: Lot 1 Block A

North: 7025547.61' East: 2605450.75'

Segment #1 : Line

Course: N88°07'13"E Length: 850.17'

North: 7025575.49' East: 2606300.46'

Segment #2 : Line

Course: N1°03'38"W Length: 550.29'

North: 7026125.69' East: 2606290.28'

Segment #3 : Line

Course: N88°10'00"E Length: 693.99'

North: 7026147.89' East: 2606983.91'

Segment #4 : Line

Course: N88°16'13"E Length: 16.20'

North: 7026148.38' East: 2607000.10'

Segment #5 : Line

Course: S13°13'35"E Length: 112.68'

North: 7026038.69' East: 2607025.88'

Segment #6 : Curve

Length: 540.49' Radius: 1810.00'

Delta: 17°06'33" Tangent: 272.27'

Chord: 538.48' Course: S21°54'26"E

Course In: N76°38'51"E Course Out: S59°32'18"W

RP North: 7026456.69' East: 2608786.96'

End North: 7025539.09' East: 2607226.79'

Segment #7 : Line

Course: S30°27'42"E Length: 46.15'

North: 7025499.31' East: 2607250.19'

Segment #8 : Curve

Length: 43.46' Radius: 29.50'

Delta: 84°24'20" Tangent: 26.75'

Chord: 39.63' Course: S37°35'03"W

Course In: S85°22'53"W Course Out: S10°12'47"E

RP North: 7025496.94' East: 2607220.79'

End North: 7025467.91' East: 2607226.02'

Segment #9 : Line

Course: S79°47'13"W Length: 186.63'

North: 7025434.82' East: 2607042.35'

Segment #10 : Line

Course: S89°47'13"W Length: 50.50'

North: 7025434.63' East: 2606991.85'

Segment #11 : Line

Course: S0°38'16"E Length: 8.89'

North: 7025425.74' East: 2606991.95'

Segment #12 : Line

Course: S79°47'13"W Length: 10.22'

North: 7025423.93' East: 2606981.89'

Segment #13 : Curve

Length: 70.23' Radius: 904.50'

Delta: 4°26'56" Tangent: 35.13'

Chord: 70.22' Course: S77°33'45"W

Course In: S10°12'47"E Course Out: N14°39'43"W

RP North: 7024533.76' East: 2607142.26'

End North: 7025408.80' East: 2606913.32'

Segment #14 : Line

Course: S14°39'43"E Length: 12.00'

North: 7025397.19' East: 2606916.35'

Segment #15 : Curve

Length: 8.58' Radius: 892.50'

Delta: 0°33'04" Tangent: 4.29'

Chord: 8.58' Course: S75°03'45"W

Course In: S14°39'43"E Course Out: N15°12'47"W

RP North: 7024533.76' East: 2607142.26'

End North: 7025394.98' East: 2606908.06'

Segment #16 : Line

Course: S74°47'13"W Length: 191.98'

North: 7025344.60' East: 2606722.81'

Segment #17 : Curve

Length: 149.09' Radius: 807.50'

Delta: 10°34'42" Tangent: 74.76'

Chord: 148.87' Course: S80°04'34"W

Course In: N15°12'47"W Course Out: S4°38'05"E

RP North: 7026123.81' East: 2606510.91'

End North: 7025318.95' East: 2606576.17'

Segment #18 : Line

Course: S85°21'55"W Length: 325.98'

North: 7025292.61' East: 2606251.25'

Segment #19 : Curve

Length: 322.08' Radius: 807.50'

Delta: 22°51'11" Tangent: 163.21'

Chord: 319.95' Course: N83°12'29"W

Course In: N4°38'05"W Course Out: S18°13'06"W

RP North: 7026097.47' East: 2606186.01'

End North: 7025330.45' East: 2605933.55'

Segment #20 : Line

Course: N71°46'54"W Length: 100.00'

North: 7025361.71' East: 2605838.56'

Segment #21 : Curve

Length: 289.81' Radius: 892.50'

Delta: 18°36'18" Tangent: 146.19'

Chord: 288.54' Course: N81°05'03"W

Course In: S18°13'06"W Course Out: N0°23'12"W

RP North: 7024513.95' East: 2605559.53'

End North: 7025406.43' East: 2605553.51'

Segment #22 : Line

Course: S89°36'48"W Length: 70.14'

North: 7025405.96' East: 2605483.37'

Segment #23 : Line

Course: N45°43'30"W Length: 42.68'

North: 7025435.75' East: 2605452.81'

Segment #24 : Line

Course: N1°03'48"W Length: 111.88'

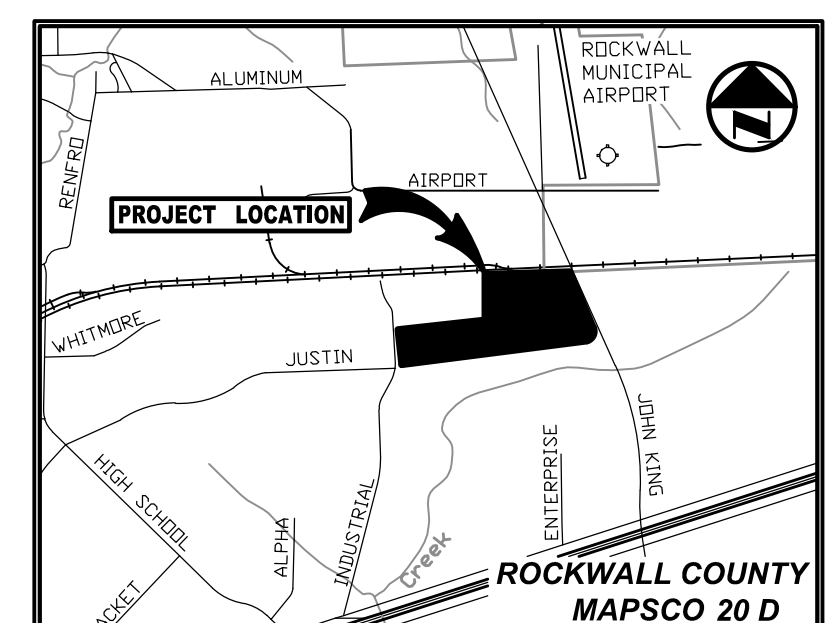
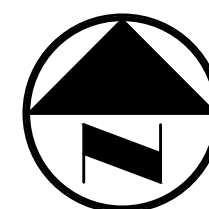
North: 7025547.61' East: 2605450.73'

Perimeter: 4804.11' Area: 817294 Sq. Ft.

Error Closure: 0.02 Course: N63°17'55"W

Error North: 0.007 East: -0.014

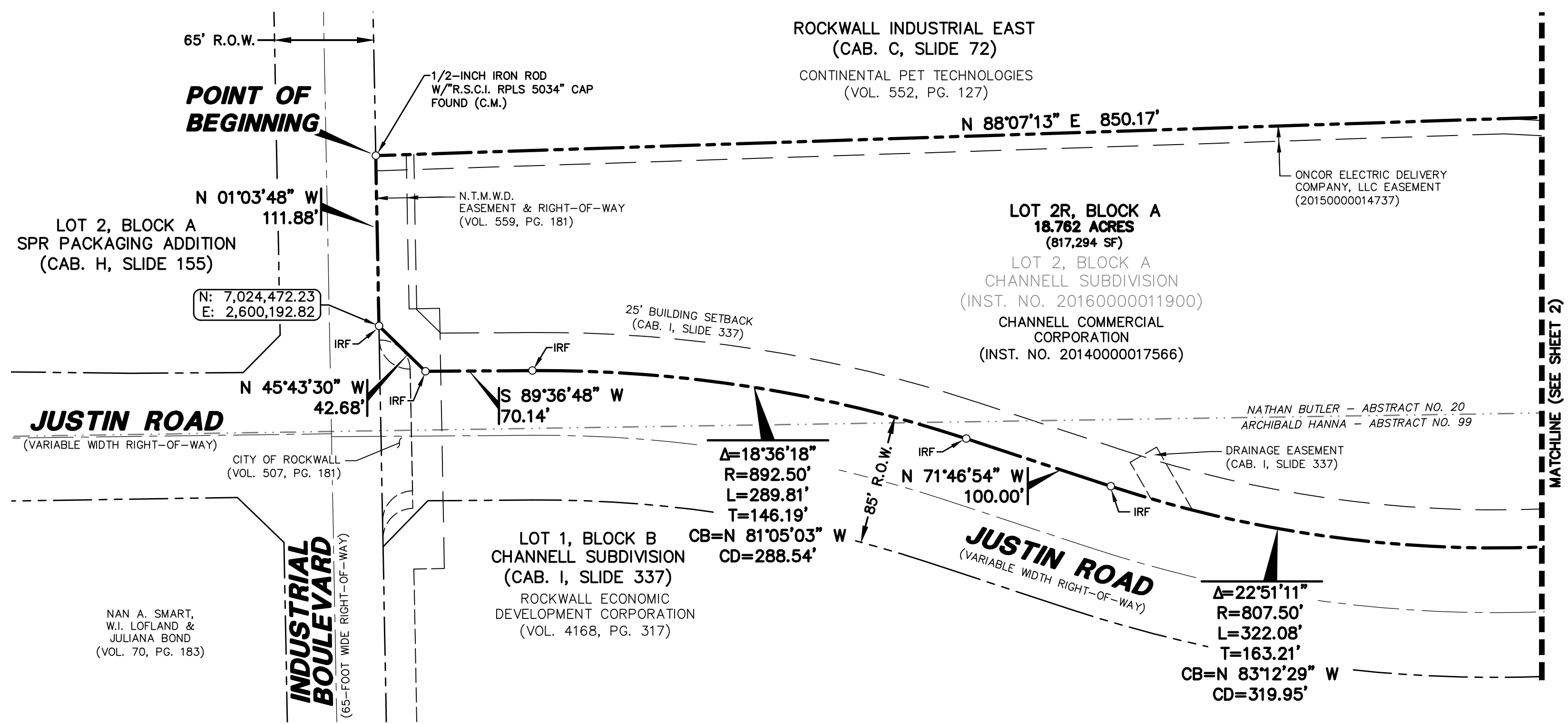
Precision 1: 239732.50



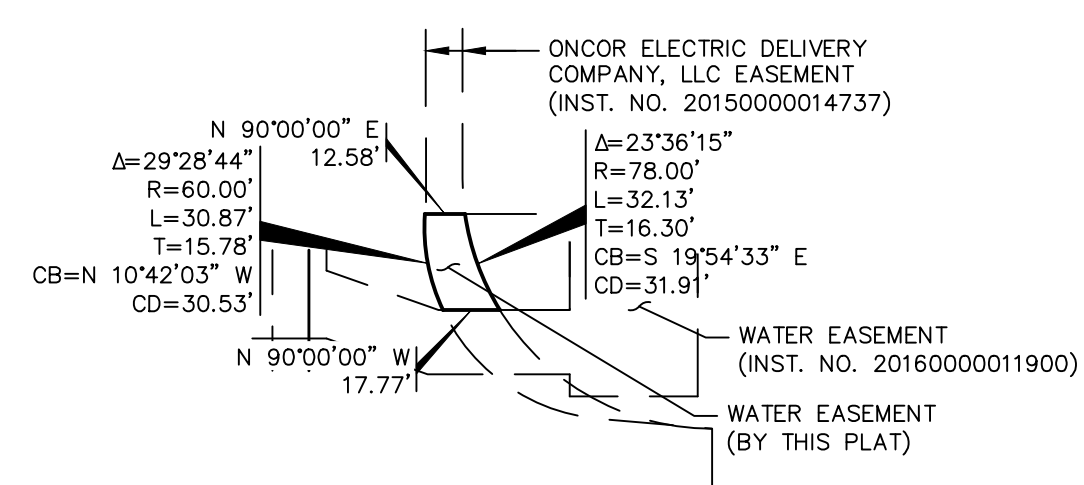
VICINITY MAP (NOT TO SCALE)

LEGEND

- IRF 1/2-INCH IRON ROD W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - SETBACK LINE
- - - ABSTRACT LINE
- - - CENTERLINE
- /// EASEMENT ABANDONED BY THIS PLAT



1 DETAIL NOT TO SCALE



- 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 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.
 - Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3

REPLAT

LOT 2R, BLOCK A, CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK A, CHANNELL SUBDIVISION

1 LOT, BEING 18.762 ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NUMBER:

Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY JAN	CHECKED BY KCH	SCALE 1"=60'	DATE JUNE 2019
		JOB NUMBER 3273-19.251	

SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
CHANNELL COMMERCIAL CORPORATION
26040 YNEZ ROAD TEMECULA, CALIFORNIA 92592
PH: 909-240-3460
CONTACT: ALTON FRAZIER

JNICHOLSON 06/13/2019 - 5:22PM M:\DWG-32\3273-19.251\DWG\SURVEY C3D 2018\3273-19.251RP.DWG

REPLAT - LOT 2R, BLOCK A, CHANNELL SUBDIVISION

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Channell Commercial Corporation, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 2, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2016000011900 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Channell Commercial Corporation recorded in Instrument No. 2014000017566 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 2 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

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 the LOT 2R, BLOCK A, CHANNELL 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 2R, BLOCK A, CHANNELL SUBDIVISION have been notified and signed this plat.

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

William H. Channell, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William H. Channell, 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:

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 _____, 2016.

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

Signature of Party with Mortgage or Lien Interest

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

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, 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. RELEASED 6/13/19.

Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266
kharris@pkce.com

Date

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kyle Coleman Harris, 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:

SHEET 3 OF 3

REPLAT
LOT 2R, BLOCK A,
CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK A, CHANNELL SUBDIVISION
1 LOT, BEING 18.762 ACRES
AND BEING OUT OF
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER:

Table with 5 columns: DRAWN BY (JAN), CHECKED BY (KCH), SCALE (1"=60'), DATE (JUNE 2019), JOB NUMBER (3273-19.251). Includes Pacheco Koch logo and contact information.