
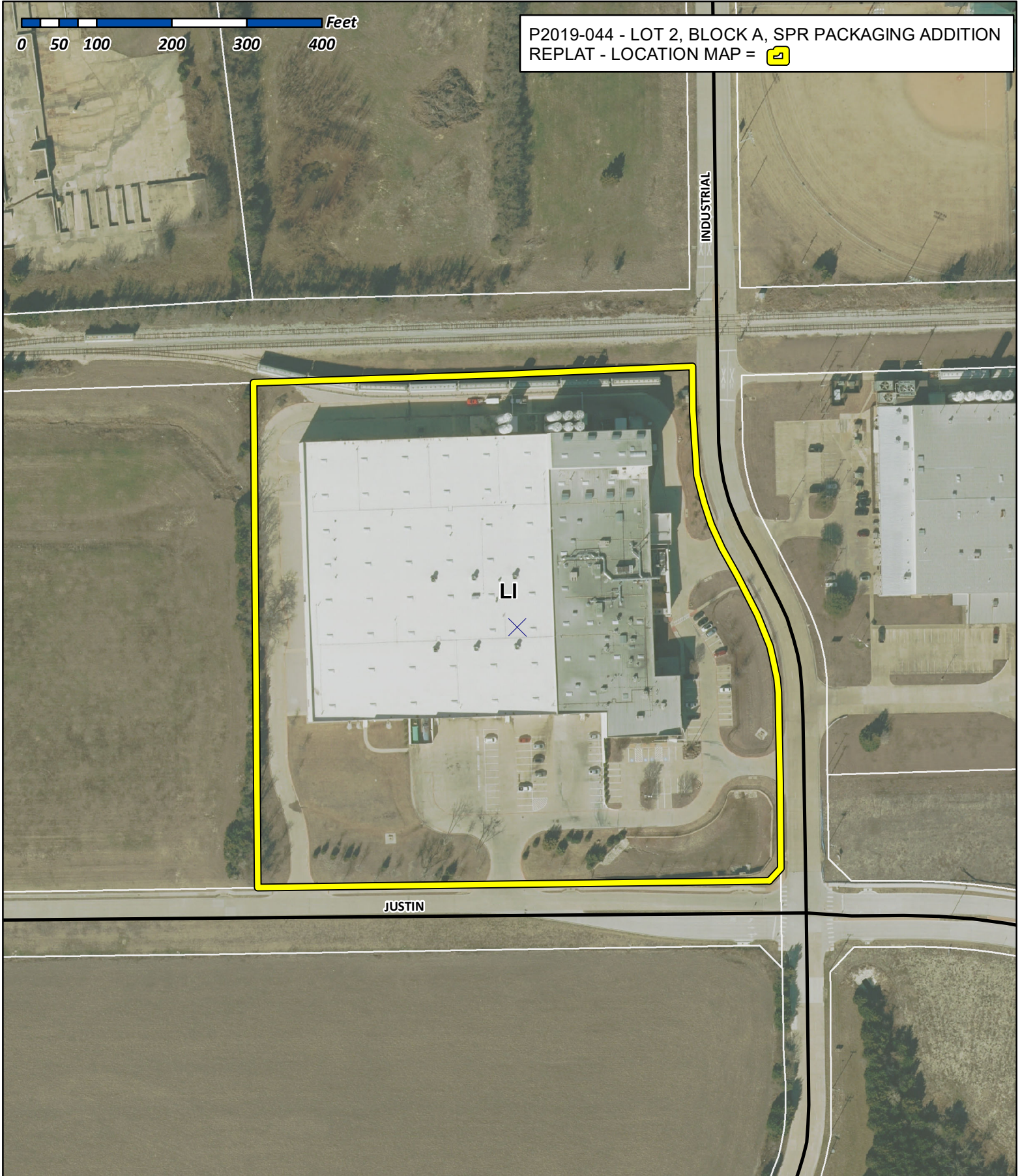


0 50 100 200 300 400 Feet

P2019-044 - LOT 2, BLOCK A, SPR PACKAGING ADDITION  
REPLAT - LOCATION MAP = 



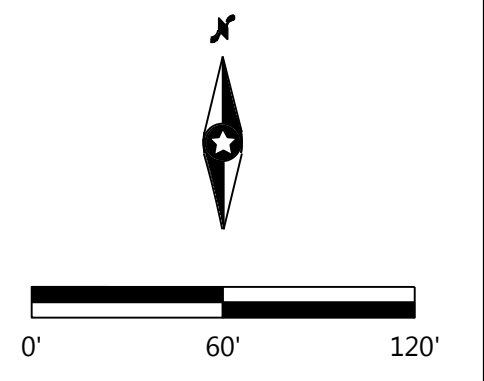
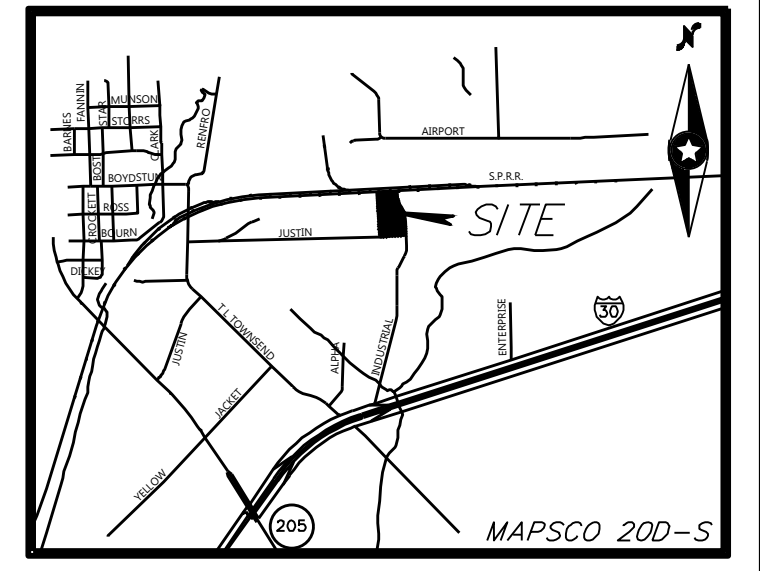
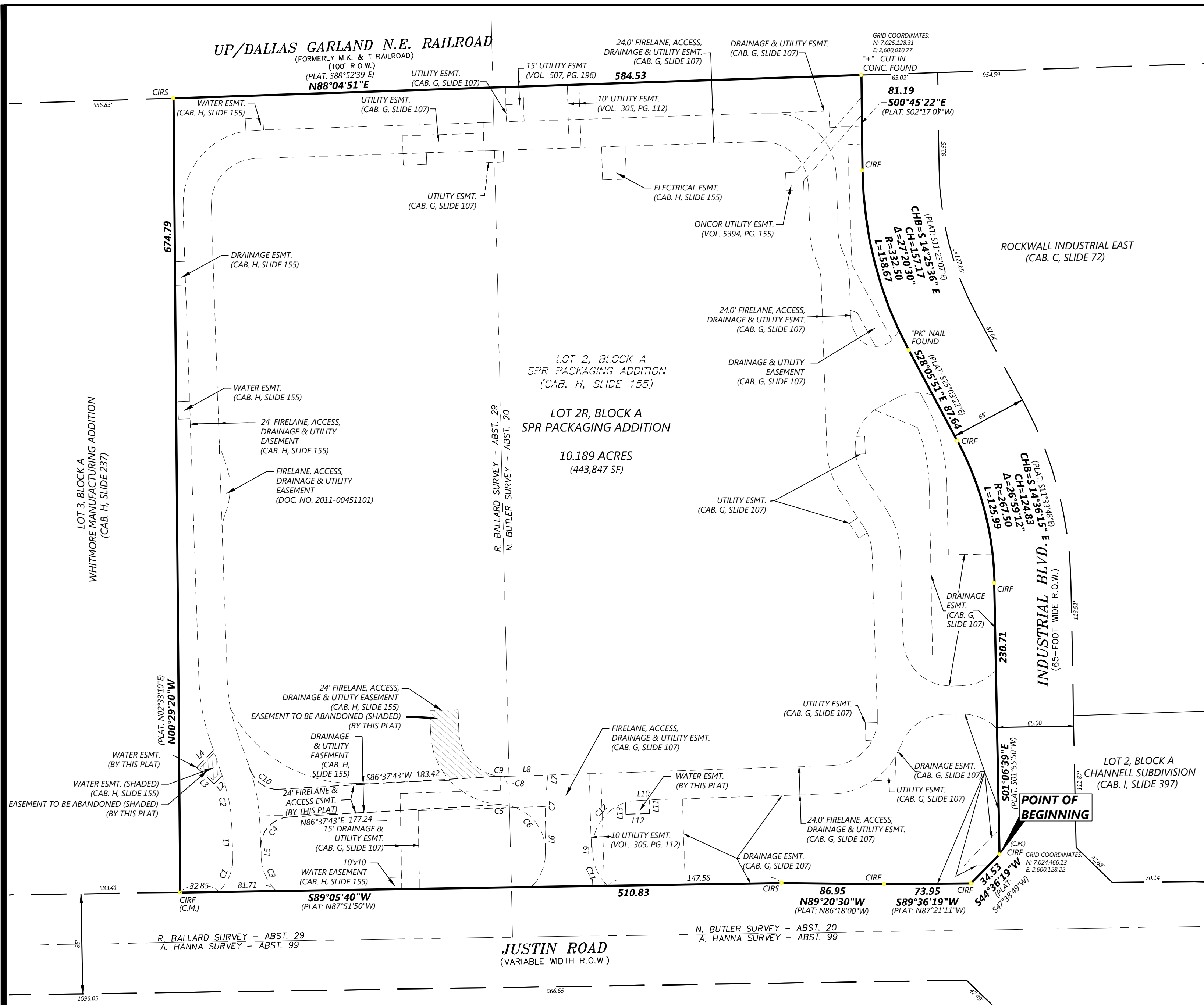
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line Table		
Line #	Length	Direction
L1	25.86	N01°55'54"W
L2	10.00	S43°34'53"W
L3	20.00	N46°25'07"W
L4	20.20	N43°34'53"E
L5	8.25	N01°55'54"W
L6	17.68	N00°54'20"W
L7	5.92	N05°38'33"E
L8	35.33	S88°04'06"W
L9	3.16	N00°54'20"W
L10	9.37	N88°04'51"E
L11	11.44	S01°55'09"E
L12	20.00	S88°04'51"W
L13	10.00	N01°55'09"W

Curve Table			
Curve #	Length	Radius	Delta
C1	32.21	40.00	046°07'59"
C2	45.20	150.00	017°16'00"
C3	32.43	40.00	046°26'53"
C4	38.64	25.00	088°33'38"
C5	3.95	39.00	005°48'12"
C6	58.99	39.00	086°39'42"
C7	40.00	350.00	006°32'53"
C8	2.97	39.00	004°21'54"
C9	6.38	63.00	005°48'12"
C10	32.77	25.00	075°06'01"
C11	32.44	40.00	046°28'08"
C12	62.12	40.00	088°59'11"

LEGEND	
○	PROPERTY CORNER
CIRS	5/8" IRON ROD "WESTWOOD PS" CAP SET
CIRF	5/8" IRON ROD "POGUE ENG & DEV" CAP SET
FIR	FOUND IRON ROD
(CM)	CONTROLLING MONUMENT
ESMT.	EASEMENT
VOL. PG.	VOLUME, PAGE
CAB.	CABINET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
ABST.	ABSTRACT

**OWNER**  
**FLEXLAND, L.P.**  
 1480 JUSTIN ROAD,  
 ROCKWALL, TEXAS 75087  
 (469) 252-1070

**Westwood**  
 (214) 473-4640 2740 Dallas Parkway, Suite 280  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoodps.com  
 Westwood Professional Services, Inc.  
 TBP# FIRM REGISTRATION NO. F-11756  
 TBP# FIRM REGISTRATION NO. 30074901

REPLAT  
**LOT 2R, BLOCK A**  
**SPR PACKAGING ADDITION**  
 BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING  
 ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
 AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20  
 AND R. BALLARD SURVEY, ABSTRACT NO. 29  
 ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Flexland, L.P. is the owner of a 10.189 acre tract of land situated in the N. Butler Survey, Abstract No. 20 and the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas; said tract being all of Lot 2, Block A, SPR Packaging Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 155 of the Plat Records of Rockwall County, Texas; said 10.189 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the north end of a right-of-way corner clip at the intersection of the northerly right-of-way line of Justin Road (a variable width right-of-way) and the westerly right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

THENCE, South 44 degrees, 36 minutes, 19 seconds West, along the said right-of-way corner clip, a distance of 34.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said northerly line of Justin Road; said point also being at the south end of said corner clip;

THENCE, along the said northerly line of Justin Road, the following three (3) calls:

South 89 degrees, 36 minutes, 19 seconds West, a distance of 73.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 89 degrees, 20 minutes, 30 seconds West, a distance of 86.95 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set at an angle point;

South 89 degrees, 05 minutes, 40 seconds West, a distance of 510.83 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of said Lot 2, Block A; said point also being the southeast corner of Lot 3, Block A, Whitmore Manufacturing Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 237 of the said Plat Records;

THENCE, North 00 degrees, 29 minutes, 20 seconds West, departing the said northerly line of Justin Road and along the west line of said Lot 2, Block A and the east line of the said Lot 3, Block A, a distance of 674.79 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set in the southerly right-of-way line of UP/Dallas Garland N.E. Rail Road (a 100-foot wide right-of-way); said point being the northwest corner of said Lot 2, Block A and also being the northeast corner of said Lot 3, Block A;

THENCE, North 88 degrees, 04 minutes, 51 seconds East, departing the said west line of Lot 2, Block A and the said east line of Lot 3, Block A and along the north line of said Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road, a distance of 584.53 feet to a "+" cut in concrete found at the intersection of said southerly line of UP/Dallas Garland N.E. Rail Road and the said westerly line of Industrial Boulevard; said point being the northeast corner of said Lot 2, Block A;

THENCE, departing the said north line of Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road and along the said westerly line of Industrial Boulevard, the following five (5) calls:

South 00 degrees, 45 minutes, 22 seconds East, a distance of 81.19 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 27 degrees, 20 minutes, 30 seconds, a radius of 332.50 feet, a chord bearing and distance of South 14 degrees, 25 minutes, 36 seconds East, 157.17 feet, an arc distance of 158.67 feet to a "PK" nail found at the end of said curve;

South 28 degrees, 05 minutes, 51 seconds East, a distance of 87.64 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 59 minutes, 12 seconds, a radius of 267.50 feet, a chord bearing and distance of South 14 degrees, 36 minutes, 15 seconds East, 124.83 feet, an arc distance of 125.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 01 degrees, 06 minutes, 39 seconds East, a distance of 230.71 feet to the POINT OF BEGINNING;

CONTAINING, 443,847 square feet or 10.189 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 **SPR PACKAGING ADDITION, LOT 2R, BLOCK A**, 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 SPR PACKAGING ADDITION 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. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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; 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.

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 she 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:\_\_\_\_\_

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:\_\_\_\_\_

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 \_\_\_\_\_, 2011.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_ 2019.

Mayor, City of Rockwall

City Secretary City of Rockwall

City of Rockwall Engineer

REPLAT  
LOT 2R, BLOCK A  
SPR PACKAGING ADDITION  
BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING  
ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20  
AND R. BALLARD SURVEY, ABSTRACT NO. 29  
ROCKWALL COUNTY, TEXAS

OCTOBER 28, 2019 JOB No. 0014830.20 SPR PACKAGING ADDITION

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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 PLAT  
NOT FOR RECORDING

Roman L. Groysman  
Registered Professional Land Surveyor  
No. 5864

OWNER  
FLEXLAND, L.P.  
1480 JUSTIN ROAD,  
ROCKWALL, TEXAS 75087  
(469) 252-1070

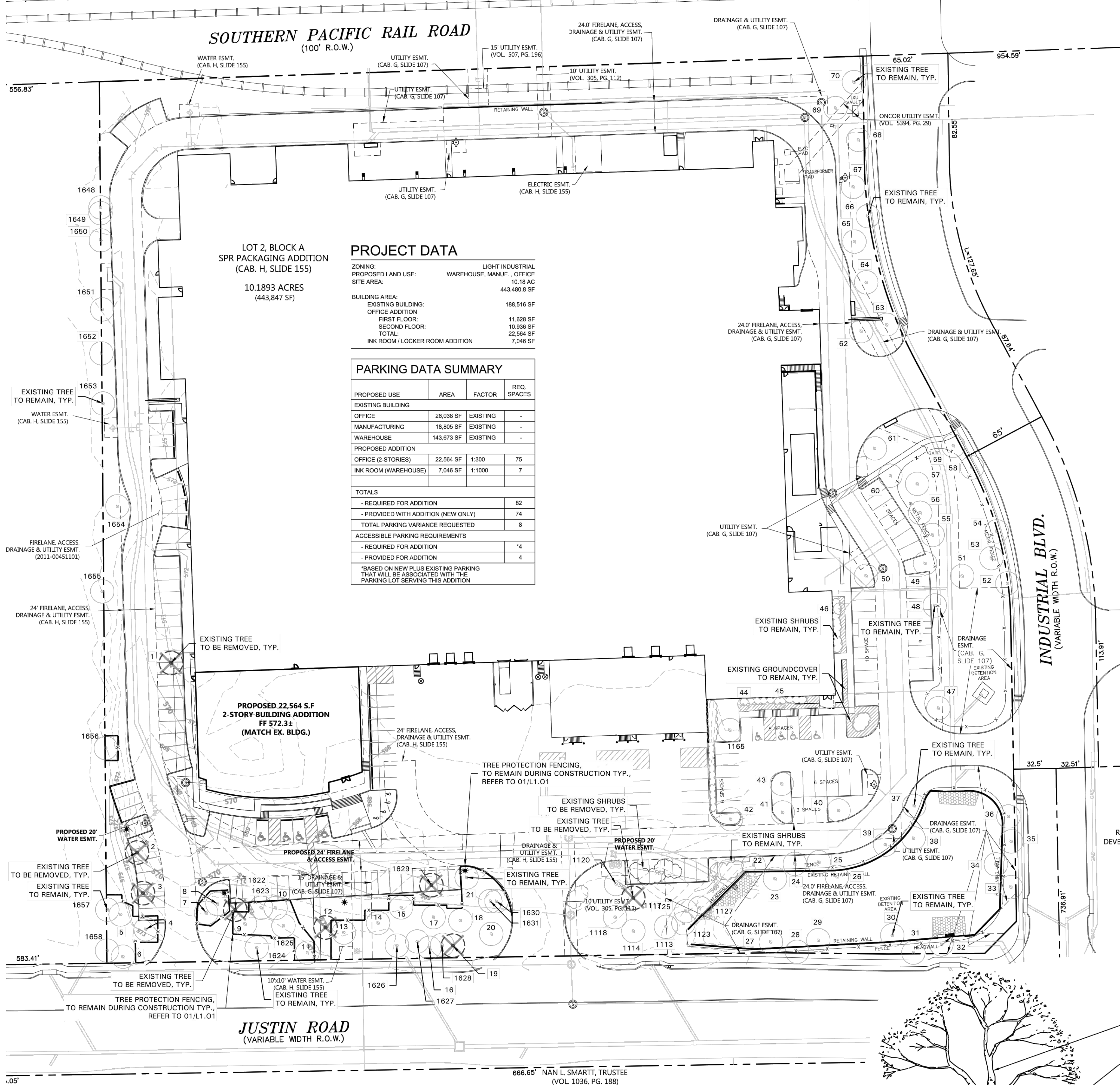
Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com

Westwood Professional Services, Inc.  
TBPB FIRM REGISTRATION NO. F-11756  
TBPB FIRM REGISTRATION NO. 30079303



**SOUTHERN PACIFIC RAIL ROAD**  
(100' R.O.W.)



**PROJECT DATA**

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	188,516 SF
EXISTING BUILDING:	
OFFICE ADDITION:	11,628 SF
FIRST FLOOR:	10,936 SF
SECOND FLOOR:	22,564 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION:	7,046 SF

**PARKING DATA SUMMARY**

PROPOSED USE	AREA	FACTOR	REQ. SPACES
<b>EXISTING BUILDING</b>			
OFFICE	26,036 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
<b>PROPOSED ADDITION</b>			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
<b>TOTALS</b>			
- REQUIRED FOR ADDITION			82
- PROVIDED WITH ADDITION (NEW ONLY)			74
<b>TOTAL PARKING VARIANCE REQUESTED</b>			<b>8</b>
<b>ACCESSIBLE PARKING REQUIREMENTS</b>			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4

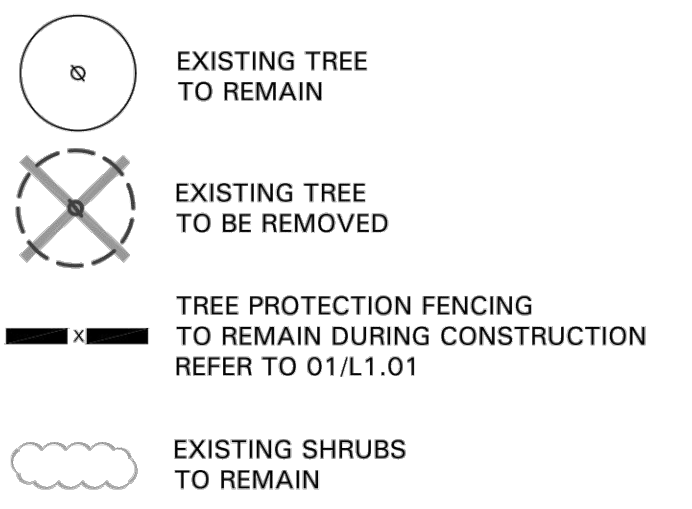
\*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION

TREE SURVEY FIELD DATA					
No.	Di. (inches)	Species (common name)	Status	Remarks	
1	5	CEDAR ELM	TO BE REMOVED	PROTECTED	
2	3	LACEBARK ELM	TO BE REMOVED	NOT PROTECTED	
3	7	LACEBARK ELM	TO BE REMOVED	PROTECTED	
4	5.5	LACEBARK ELM	TO REMAIN		
5	3.5	LACEBARK ELM	TO REMAIN		
6	6	LACEBARK ELM	TO REMAIN		
7	4	CEDAR	TO REMAIN		
8	4	CEDAR	TO REMAIN		
9	6	LACEBARK ELM	TO REMAIN		
10	6	CEDAR	TO REMAIN		
11	7	CEDAR ELM	TO REMAIN		
12	4	CEDAR	TO BE REMOVED	NOT PROTECTED	
13	6	CEDAR ELM	TO REMAIN		
14	6	CEDAR ELM	TO REMAIN		
15	5.5	CEDAR ELM	TO REMAIN		
16	5	CEDAR	TO REMAIN		
17	7	CEDAR ELM	TO REMAIN		
18	5.5	BALD CYPRESS	TO REMAIN		
19	6	BALD CYPRESS	TO BE REMOVED	DEAD	
20	5	BALD CYPRESS	TO REMAIN		
21	5	CEDAR ELM	TO REMAIN		
22	8	BALD CYPRESS	TO REMAIN		
23	5	BALD CYPRESS	TO REMAIN		
24	8	BALD CYPRESS	TO REMAIN		
25	6	BALD CYPRESS	TO REMAIN		
26	3	BALD CYPRESS	TO REMAIN		
27	3	BALD CYPRESS	TO REMAIN		
28	5	BALD CYPRESS	TO REMAIN		
29	5	BALD CYPRESS	TO REMAIN		
30	6	BALD CYPRESS	TO REMAIN		
31	6	BALD CYPRESS	TO REMAIN		
32	4	BALD CYPRESS	TO REMAIN		
33	9	BALD CYPRESS	TO REMAIN		
34	8	BALD CYPRESS	TO REMAIN		
35	7	BALD CYPRESS	TO REMAIN		
36	5	BALD CYPRESS	TO REMAIN		
37	6	BALD CYPRESS	TO REMAIN		
38	3	BALD CYPRESS	TO REMAIN		
39	4	BALD CYPRESS	TO REMAIN		
40	12	LACEBARK ELM	TO REMAIN		
41	12	LACEBARK ELM	TO REMAIN		
42	11	LACEBARK ELM	TO REMAIN		
43	11	LACEBARK ELM	TO REMAIN		
44	10	CREPE MYRTLE	TO REMAIN		
45	11	CREPE MYRTLE	TO REMAIN		
46	6	CREPE MYRTLE	TO REMAIN		
47	6	BALD CYPRESS	TO REMAIN		
48	8	BALD CYPRESS	TO REMAIN		
49	7	BALD CYPRESS	TO REMAIN		
50	4	LACEBARK ELM	TO REMAIN		
51	6	BALD CYPRESS	TO REMAIN		
52	6	BALD CYPRESS	TO REMAIN		
53	3	BALD CYPRESS	TO REMAIN		
54	5	BALD CYPRESS	TO REMAIN		
55	5	BALD CYPRESS	TO REMAIN		
56	5	BALD CYPRESS	TO REMAIN		
57	3	BALD CYPRESS	TO REMAIN		
58	6	BALD CYPRESS	TO REMAIN		
59	7	BALD CYPRESS	TO REMAIN		
60	8	BALD CYPRESS	TO REMAIN		
61	7	BALD CYPRESS	TO REMAIN		
62	4	LIVE OAK	TO REMAIN		
63	4	LIVE OAK	TO REMAIN		
64	5	LIVE OAK	TO REMAIN		
65	9	BALD CYPRESS	TO REMAIN		
66	10	BALD CYPRESS	TO REMAIN		
67	10	BALD CYPRESS	TO REMAIN		
68	11	LIVE OAK	TO REMAIN		
69	5	LIVE OAK	TO REMAIN		
70	10	LIVE OAK	TO REMAIN		
1113	6	CYPRESS	TO REMAIN		
1117	10	CEDAR	TO BE REMOVED	DEAD	
1118	6	CYPRESS	TO REMAIN		
1120	12	CEDAR	TO REMAIN		
1123	8	CEDAR	TO REMAIN		
1125	8	CEDAR	TO REMAIN		
1127	8	CEDAR	TO REMAIN		
1165	8	LACEBARK ELM	TO REMAIN		
1622	6	CEDAR	TO BE REMOVED	NOT PROTECTED	
1623	6	CEDAR	TO REMAIN		
1624	6	CEDAR ELM	TO REMAIN		
1625	6	CEDAR ELM	TO REMAIN		
1626	27	HACKBERRY	TO REMAIN		
1627	6	CEDAR	TO REMAIN		
1628	6	CEDAR	TO REMAIN		
1629	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED	
1630	12	HACKBERRY	TO REMAIN		
1631	12	HACKBERRY	TO REMAIN		
1648	8	HACKBERRY	TO REMAIN		
1649	10	HACKBERRY	TO REMAIN		
1650	8	HACKBERRY	TO REMAIN		
1651	18	HACKBERRY	TO REMAIN		
1652	15	HACKBERRY	TO REMAIN		
1653	9	HACKBERRY	TO REMAIN		
1654	30	BOIS D'ARC	TO REMAIN		
1655	12	HACKBERRY	TO REMAIN		
1656	8	HACKBERRY	TO REMAIN		
1657	8	HACKBERRY	TO REMAIN		
1658	27	MULBERRY	TO REMAIN		

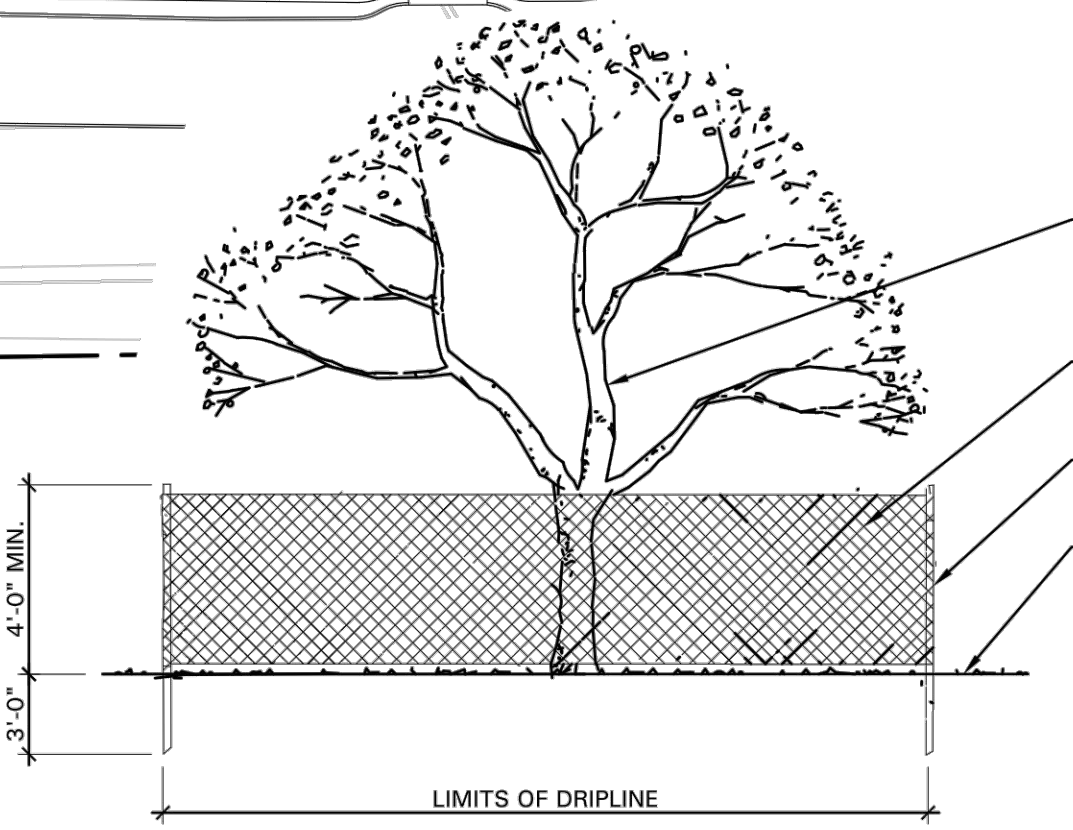
**TREE PRESERVATION NOTES**

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4") FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT OPTIMUM HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

**EXISTING TREE LEGEND**



Total Caliper Inches on Site	762
Total Caliper Inches Removed	51
Total Mitigation Inches Required	12
Total Mitigation Inches Provided (Refer to Landscape Plan)	12



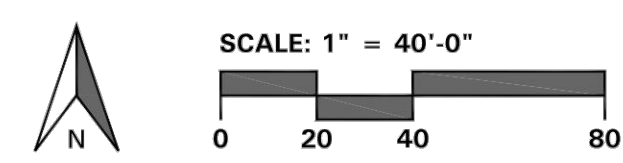
OWNER: ALVAPLAST US, INC. / SPR PACKAGING  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469-402-1232

ARCHITECT: PROSS DESIGN GROUP, INC.  
CONTACT: BOBBY PROSS  
5310 HARVEST HILL RD., SUITE 180  
DALLAS, TX 75230  
972-759-1400

CASE NO: SP2019-030

**TREE PRESERVATION PLAN**

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



drawn: NAY  
checked: KAH  
date: 08/14/19

#	DATE	DESCRIPTION



09/27/19

pross design group, incorporated  
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230-1400

**SPR PACKAGING**  
OFFICE ADDITION  
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854  
sheet  
**L1.01**











lot closure.txt

Lot Closure

Course: S44°36'19"W	Distance: 34.53	Northing: 7024466.13	Easting: 2600128.22
Course: S89°36'19"W	Distance: 73.95	Northing: 7024441.55	Easting: 2600103.97
Course: N89°20'30"W	Distance: 86.95	Northing: 7024441.04	Easting: 2600030.03
Course: S89°05'40"W	Distance: 510.83	Northing: 7024442.04	Easting: 2599943.08
Course: N0°29'20"W	Distance: 674.79	Northing: 7024433.97	Easting: 2599432.32
Course: N88°04'51"E	Distance: 584.53	Northing: 7025108.73	Easting: 2599426.56
Course: S0°45'22"E	Distance: 81.19	Northing: 7025128.31	Easting: 2600010.77
		Northing: 7025047.12	Easting: 2600011.84

Arc length: 158.67      Radius: 332.50      Delta angle: 27°20'29.9999"  
Tangent: 80.88      Chord: 157.17      Chord course: S14°25'36"E  
Tangent Course in: S0°45'21"E      Tangent Course out: S28°05'51"E  
Course in to RP: N89°14'39"E      Course out from RP: S61°54'09"W

Course: S28°05'51"E	Distance: 87.64	Northing: 7024894.91	Easting: 2600051.00
		Northing: 7024817.60	Easting: 2600092.27

Arc length: 125.99      Radius: 267.50      Delta angle: 26°59'11.9999"  
Tangent: 64.19      Chord: 124.83      Chord course: S14°36'15"E  
Tangent Course in: S28°05'51"E      Tangent Course out: S1°06'39"E  
Course in to RP: S61°54'09"W      Course out from RP: N88°53'21"E

		Northing: 7024696.80	Easting: 2600123.75
Course: S1°06'39"E	Distance: 230.71	Northing: 7024466.13	Easting: 2600128.22

Error of closure: 0.0000      Course: South  
Precision - 1:355646162552

Polyline Area = 443849 s.f.      10.189 acres.  
Polyline Perimeter = 2649.77