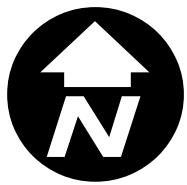


# City of Rockwall

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

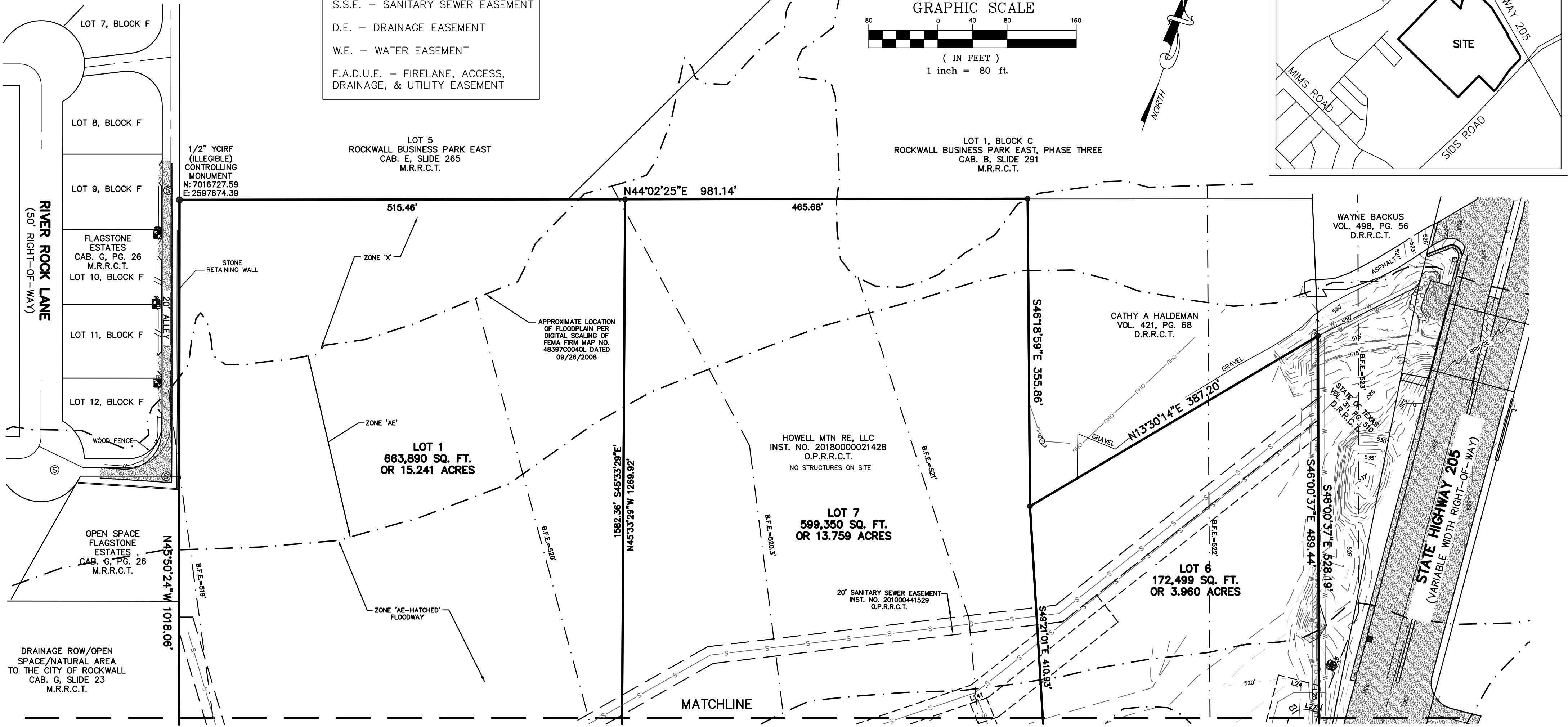
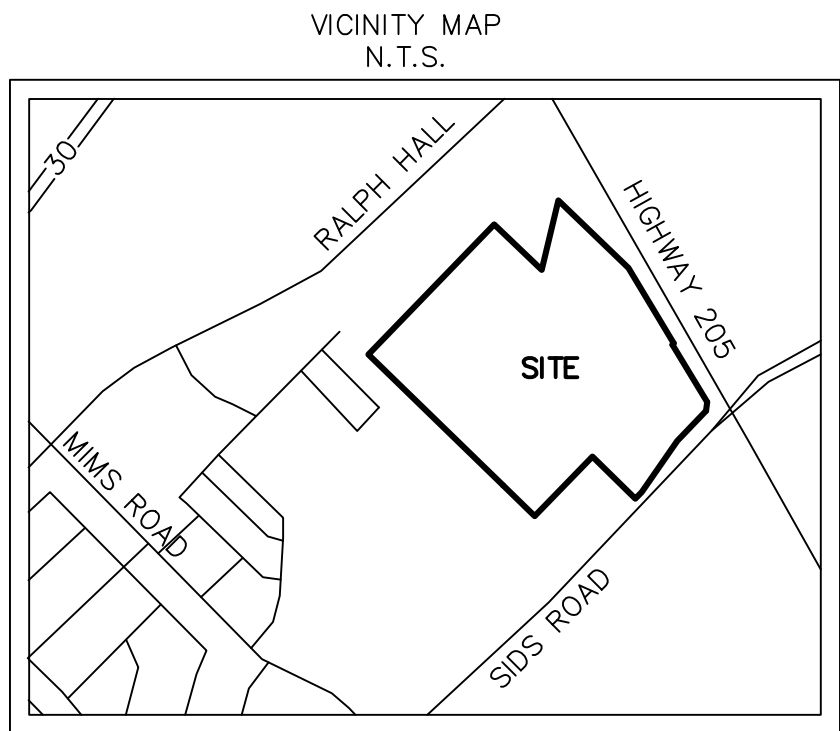
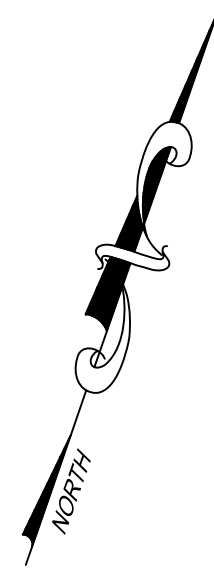
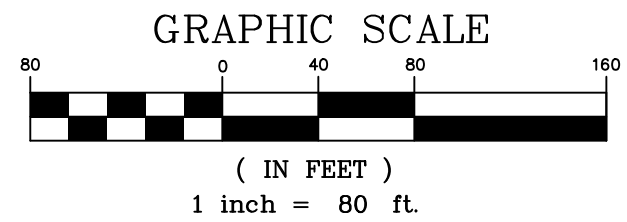
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LINE AND CURVE TABLES ON PAGE 3

**LEGEND**  
 D.P.D.E. - DETENTION POND & DRAINAGE EASEMENT  
 S.S.E. - SANITARY SEWER EASEMENT  
 D.E. - DRAINAGE EASEMENT  
 W.E. - WATER EASEMENT  
 F.A.D.U.E. - FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT



**NOTES:**  
 1. IRF - Iron Rod Found  
 2. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.  
 3. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.  
 4. D.R.R.C.T. - Deed Records, Rockwall County, Texas.  
 5. M.R.R.C.T. - Map Records, Rockwall County, Texas.  
 6. CAB. - Cabinet  
 7. PG. - PAGE  
 8. INST. - INSTRUMENT  
 9. NO. - NUMBER  
 10. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.  
 11. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.  
 12. All property corners monumented with 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set, unless otherwise noted.  
 13. All easements per Rockwall Hospital Addition recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, except the 15' utility and sidewalk easement are abandoned by this plat, as shown hereon.  
 14. On site underground utilities are proposed and shown per Site Plan provided by Triangle Engineering LLC.

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MANHOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MANHOLE
	SIGN		LIGHT POLE
	TYPICAL FENCE		CONCRETE
	BOLLARD		VAULT
	TRAFFIC SIGNAL POLE		

**PRELIMINARY PLAT**  
**276 ROCKWALL ADDITION**  
**LOTS 1-7, BLOCK A**  
 BEING 39.525 ACRES OUT OF THE  
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 JANUARY 2020

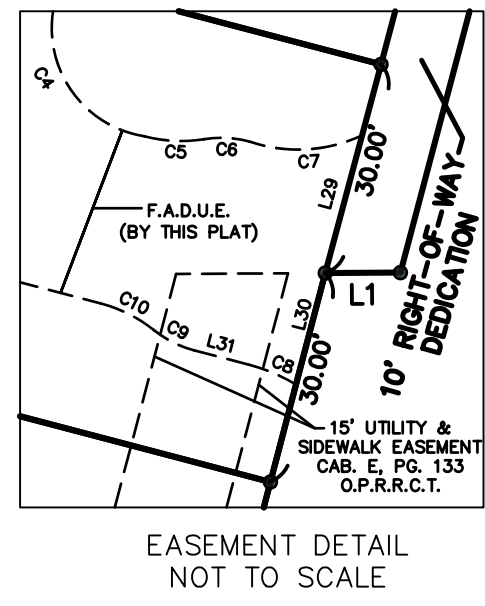
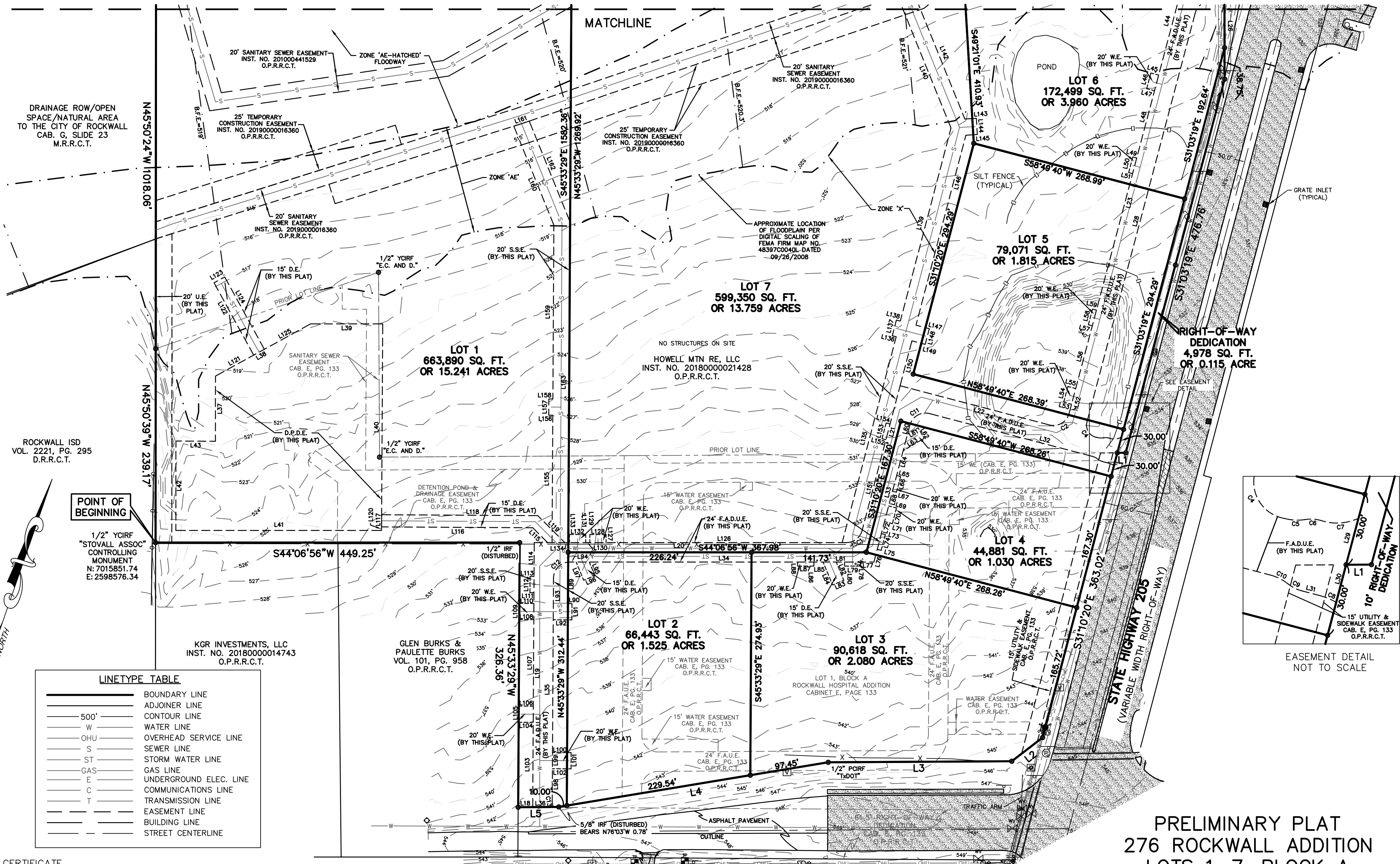
**ENGINEER:**  
 KEVIN PATEL  
 TRIANGLE ENGINEERING  
 1784 W MCDERMOTT DRIVE  
 SUITE 110  
 ALLEN, TEXAS 75013  
 469-331-8566  
 KPATEL@TRIANGLE-ENGR.COM

**OWNER:**  
 HOWELL MTN RE, LLC  
 2560 TECHNOLOGY STE 100  
 PLANO, TX 75074  
 972-245-7960  
 GCOOPER@COOPERGENCON.COM

CASE NO. P \_\_\_\_\_

JOB NO.: 19-0904	DATE: 01/15/2020	REV:	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com 	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		1
SCALE: 1" = 80'	DRAWN: J.B.W.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977					OF
							4

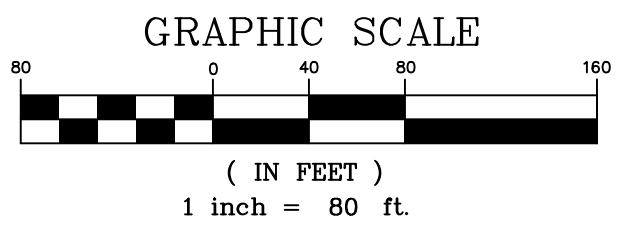




**LINETYPE TABLE**

—	BOUNDARY LINE
—	ADJOINER LINE
—	500' CONTOUR LINE
—	WATER LINE
—	OHU OVERHEAD SERVICE LINE
—	S SEWER LINE
—	ST STORM WATER LINE
—	GAS GAS LINE
—	E UNDERGROUND ELEC. LINE
—	C COMMUNICATIONS LINE
—	T TRANSMISSION LINE
—	EASEMENT LINE
—	BUILDING LINE
—	STREET CENTERLINE

**FLOOD CERTIFICATE**  
 As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'A' & 'AE'.  
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.



**LEGEND**

D.P.D.E. - DETENTION POND & DRAINAGE EASEMENT  
 S.S.E. - SANITARY SEWER EASEMENT  
 D.E. - DRAINAGE EASEMENT  
 W.E. - WATER EASEMENT  
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LINE AND CURVE TABLES ON PAGE 3

**ENGINEER:**  
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**CASE NO. P**

JOB NO.: 19-0904  
 DATE: 01/15/2020  
 REV:  
 SCALE: 1" = 80'  
 DRAWN: J.B.W.

**PEISER & MANKIN SURVEYING, LLC**  
 www.peisersurveying.com

1604 HART STREET  
 SOUTHLAKE, TEXAS 76092  
 817-481-1806 (O)

COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE

Member Since 1977

**PRELIMINARY PLAT**  
**276 ROCKWALL ADDITION**  
**LOTS 1-7, BLOCK A**  
 BEING 39.525 ACRES OUT OF THE  
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 JANUARY 2020

SHEET 2 OF 4



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'	L83	S 21°36'56" W	15.00'
L2	S 06°30'28" W	48.02'	L84	N 68°23'04" W	30.59'
L3	S 43°47'29" W	226.50'	L85	S 44°06'56" W	11.39'
L4	S 34°42'42" W	336.99'	L86	S 45°53'04" E	5.00'
L5	S 43°47'05" W	50.15'	L87	S 44°06'56" W	20.00'
L6	S 45°09'29" W	52.35'	L88	N 45°53'04" W	5.00'
L7	S 34°42'42" W	10.22'	L89	S 45°33'29" E	51.18'
L8	N 31°09'22" W	27.77'	L90	N 44°26'31" E	5.00'
L9	N 58°50'38" E	243.39'	L91	S 45°33'29" E	20.00'
L10	S 58°50'38" W	193.31'	L92	S 44°26'31" W	23.00'
L11	S 45°06'15" W	51.52'	L93	N 45°33'29" W	51.28'
L12	S 31°09'22" E	150.44'	L94	N 44°06'56" E	7.95'
L13	N 13°07'58" E	128.65'	L95	S 68°23'04" E	18.08'
L14	N 08°19'58" E	47.49'	L96	S 21°36'56" W	15.00'
L15	N 20°07'18" E	41.44'	L97	N 68°23'04" W	24.29'
L16	N 58°50'38" E	145.00'	L98	N 45°33'29" W	39.70'
L17	N 59°45'42" E	24.06'	L99	N 45°33'29" W	20.00'
L18	N 43°47'05" E	18.00'	L100	N 44°26'31" E	23.00'
L19	N 45°33'29" W	326.26'	L101	S 45°33'29" E	20.00'
L20	N 44°06'56" E	385.23'	L102	S 44°26'31" W	23.00'
L21	N 31°10'20" W	184.62'	L103	N 45°33'29" W	104.53'
L22	N 58°49'40" E	190.39'	L104	S 44°26'31" W	18.00'
L23	N 31°03'19" W	566.94'	L105	N 45°33'29" W	20.00'
L24	N 58°49'40" E	48.12'	L106	N 44°26'31" E	18.00'
L25	S 46°00'37" E	31.03'	L107	N 45°33'29" W	106.69'
L26	N 46°00'37" W	53.76'	L108	S 44°26'31" W	18.00'
L27	S 58°49'40" W	12.17'	L109	N 45°33'29" W	20.00'
L28	S 31°03'19" E	521.91'	L110	N 44°26'31" E	18.00'
L29	S 30°56'07" E	19.80'	L111	S 44°26'31" W	5.00'
L30	S 31°10'20" E	16.01'	L112	N 45°33'29" W	20.00'
L31	S 58°49'40" W	7.87'	L113	N 44°26'31" E	5.00'
L32	S 58°49'40" W	207.18'	L114	N 45°39'07" W	41.80'
L33	S 31°10'20" E	174.56'	L115	S 89°06'56" W	25.89'
L34	S 44°06'56" W	375.41'	L116	S 44°26'31" W	186.55'
L35	S 45°33'29" E	274.77'	L117	N 45°33'29" W	15.00'
L36	S 43°47'05" W	25.44'	L118	N 44°26'31" E	192.72'
L37	N 45°50'39" W	80.41'	L119	N 89°06'56" E	47.06'
L38	N 15°23'01" E	133.90'	L120	S 45°33'29" E	4.37'
L39	N 44°06'56" E	88.96'	L121	N 15°23'01" E	53.78'
L40	S 45°33'29" E	254.77'	L122	N 74°36'59" W	101.71'
L41	N 44°06'56" W	253.81'	L123	N 15°23'01" E	15.00'
L42	N 45°50'39" W	110.27'	L124	S 74°36'59" E	101.71'
L43	N 44°26'31" E	48.75'	L125	N 15°23'01" W	65.13'
L44	S 31°03'19" E	135.24'	L126	S 44°06'56" W	291.32'
L45	S 58°56'41" W	10.00'	L127	N 45°53'04" W	10.00'
L46	S 31°03'19" E	20.00'	L128	S 44°06'56" W	20.00'
L47	N 58°56'41" E	10.00'	L129	S 45°53'04" E	10.00'
L48	S 31°03'19" E	85.80'	L130	S 44°06'56" W	5.19'
L49	S 58°56'41" W	5.00'	L131	N 45°53'04" W	10.00'
L50	S 31°03'19" E	20.00'	L132	S 44°06'56" W	20.00'
L51	N 58°56'41" E	5.00'	L133	S 45°53'04" E	10.00'
L52	N 31°03'19" W	11.70'	L134	S 44°06'56" W	5.79'
L53	S 58°56'41" W	10.00'	L135	N 31°10'20" W	262.51'
L54	N 31°03'19" W	20.00'	L136	S 58°49'40" W	5.00'
L55	N 58°56'41" E	10.00'	L137	N 31°10'20" W	20.00'
L56	N 31°03'19" W	80.09'	L138	N 58°51'16" E	5.00'
L57	S 58°56'41" W	5.00'	L139	N 31°10'20" W	246.22'
L58	N 31°03'19" W	20.00'	L140	N 67°55'28" W	175.74'
L59	N 58°56'41" E	5.00'	L141	N 25°21'15" E	20.03'
L60	S 31°10'20" E	11.22'	L142	S 67°55'28" E	170.73'
L61	N 13°49'40" E	15.04'	L143	N 40°38'59" E	14.20'
L62	S 76°10'20" E	15.00'	L144	S 49°21'01" E	20.00'
L63	S 13°49'40" W	30.04'	L145	S 40°38'59" W	14.15'
L64	S 31°11'39" E	31.79'	L146	S 31°10'20" E	242.30'
L65	N 58°56'41" E	5.00'	L147	N 58°48'04" E	17.00'
L66	S 31°03'19" E	20.00'	L148	S 31°10'20" E	20.01'
L67	S 58°56'41" W	5.00'	L149	S 58°49'40" W	17.00'
L68	S 31°17'49" E	18.75'	L150	S 31°10'20" E	57.21'
L69	N 58°56'41" E	10.00'	L151	N 31°09'51" W	115.79'
L70	S 31°03'19" E	20.00'	L152	S 58°43'27" W	5.00'
L71	S 58°56'41" W	10.00'	L153	N 31°16'33" W	20.00'
L72	S 31°16'44" E	15.37'	L154	N 58°43'27" E	5.00'
L73	N 58°49'40" E	5.00'	L155	N 45°33'29" W	157.16'
L74	S 31°10'20" E	20.00'	L156	S 44°06'56" W	5.00'
L75	S 58°49'40" W	5.00'	L157	N 45°33'29" W	20.00'
L76	S 31°10'20" E	16.23'	L158	N 44°06'56" E	5.00'
L77	S 44°06'56" W	16.22'	L159	N 45°33'29" W	214.41'
L78	S 45°53'04" E	5.00'	L160	N 67°55'28" W	131.75'
L79	S 44°06'56" W	20.00'	L161	N 25°57'49" E	20.05'
L80	N 45°53'04" W	5.00'	L162	S 67°55'28" E	134.35'
L81	S 44°06'56" W	10.27'	L163	S 45°33'29" E	395.41'
L82	S 68°23'04" E	24.37'			

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.28'	20.00'	075°17'16"	N 06°28'18" E	24.43'
C2	31.38'	20.00'	089°52'59"	N 13°53'11" E	28.26'
C3	31.38'	20.00'	089°52'59"	S 13°53'11" W	28.26'
C4	25.38'	15.22'	095°32'08"	S 79°21'08" E	22.54'
C5	8.34'	20.00'	023°53'44"	N 46°52'48" E	8.28'
C6	6.26'	15.00'	023°53'44"	N 46°52'48" E	6.21'
C7	16.13'	20.92'	044°10'46"	N 41°04'25" E	15.74'
C8	7.13'	25.00'	016°20'28"	S 66°59'54" W	7.11'
C9	6.26'	14.99'	023°54'35"	S 70°46'32" W	6.21'
C10	8.34'	20.00'	023°53'44"	S 70°46'32" W	8.28'
C11	31.42'	20.00'	090°00'00"	S 13°49'40" W	28.28'
C12	31.30'	20.00'	089°40'25"	S 00°43'17" E	28.20'
C13	7.63'	20.00'	021°52'02"	S 56°29'30" E	7.59'

**PRELIMINARY PLAT**  
**276 ROCKWALL ADDITION**  
**LOTS 1-7, BLOCK A**  
 BEING 39.525 ACRES OUT OF THE  
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 JANUARY 2020

ENGINEER:  
 KEVIN PATEL  
 TRIANGLE ENGINEERING  
 1784 W MCDERMOTT DRIVE  
 SUITE 110  
 ALLEN, TEXAS 75013  
 469-331-8566  
 KPATEL@TRIANGLE-ENGR.COM

OWNER:  
 HOWELL MTN RE, LLC  
 2560 TECHNOLOGY STE 100  
 PLANO, TX 75074  
 972-245-7960  
 GCOOPER@COOPERGENCON.COM

CASE NO. P \_\_\_\_\_

JOB NO.: 19-0904 DATE: 01/15/2020 REV:	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com	SHEET 3 OF 4
DRAWN: J.B.W.	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">             1604 HART STREET            SOUTHLAKE, TEXAS 76092            817-481-1806 (O)         </div> <div style="text-align: center;">           COMMERCIAL            RESIDENTIAL            BOUNDARIES            TOPOGRAPHY            MORTGAGE         </div> <div style="text-align: center;">             Texas            Society of            Professional            Surveyors            Member Since 1977         </div> </div>	

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 **276 ROCKWALL ADDITION** 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 further certify that all other parties who have a mortgage or lien interest in the **276 ROCKWALL ADDITION** 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. All detention/drainage systems to be maintained, repaired, and replaced 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. 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.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2020

HOWELL MTN RE, LLC

By: GENE COOPER

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gene Cooper, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

Mayor, City of Rockwall City Secretary City Engineer

OWNER'S CERTIFICATION  
WHEREAS HOWELL MTN RE, LLC, is the sole owner of that certain tract of land conveyed to Howell MTN RE, LLC, by deed recorded in Instrument Number 20180000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to KGR Investments, LLC, by deed recorded in Instrument Number 20180000014743, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, along the common line of said Howell tract and said Rockwall ISD plat, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 5, Rockwall Business Park East, an addition to, the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 265, said Map Records;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 5, passing the east corner of said Lot 5, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to Cathy A. Haldeman, by deed recorded in Volume 421, Page 68, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Haldeman tract as follows:  
South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Haldeman tract;  
North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the east corner of said Haldeman tract, same being the south corner of that certain tract of land conveyed to Wayne Backus, by deed recorded in Volume 498, Page 56, said Deed Records, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE  
1/15/2020

Timothy R. Mankin Registered Professional Land Surveyor, No. 6122

Date

ENGINEER:

KEVIN PATEL  
TRIANGLE ENGINEERING  
1784 W MCDERMOTT DRIVE  
SUITE 110  
ALLEN, TEXAS 75013  
469-331-8566  
KPATEL@TRIANGLE-ENGR.COM

OWNER:

HOWELL MTN RE, LLC  
2560 TECHNOLOGY STE 100  
PLANO, TX 75074  
972-245-7960  
GCOOPER@COOPERGENCON.COM

CASE NO. P -

JOB NO.: 19-0904	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET
DATE: 01/15/2020					
REV:					OF
DRAWN: J.B.W.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977		4

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:

South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;

South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 1/2 inch iron rod set from which a disturbed 5/8 inch iron rod found bears North 76 deg. 03 min. West, 0.78 feet;

South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:

North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;  
South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid KGR tract, and continuing along the common line of said Howell tract and said KGR tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

**PRELIMINARY PLAT**  
**276 ROCKWALL ADDITION**  
**LOTS 1-7, BLOCK A**  
BEING 39.525 ACRES OUT OF THE  
J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
JANUARY 2020

Northing	Easting	Bearing	Distance
7015851.736	2598576.338		
		N 45°50'39" W	239.170
7016018.345	2598404.746		
		N 45°50'24" W	1018.056
7016727.588	2597674.395		
		N 44°02'25" E	981.142
7017432.884	2598356.449		
		S 46°18'59" E	355.860
7017187.100	2598613.795		
		N 13°30'14" E	387.200
7017563.595	2598704.210		
		S 46°00'37" E	528.190
7017196.752	2599084.224		
		S 31°03'19" E	476.760
7016788.326	2599330.168		
		S 43°46'25" W	10.426
7016780.797	2599322.955		
		S 31°10'20" E	363.022
7016470.190	2599510.860		
		S 06°30'28" W	48.020
7016422.479	2599505.417		
		S 43°47'29" W	226.500
7016258.977	2599348.671		
		S 34°42'42" W	336.990
7015981.962	2599156.774		
		S 43°47'05" W	50.150
7015945.756	2599122.072		
		N 45°33'29" W	326.360
7016174.269	2598889.064		
		S 44°06'56" W	449.250
7015851.736	2598576.338		

Closure Error Distance> 0.00000

Total Distance> 5797.097

Polyline Area: 1721721 sq ft, 39.5253 acres