



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1700 Justin Road, Rockwall, Texas

Subdivision Channell Subdivision

Lot 4

Block A

General Location Northwest Corner of Justin Road and John King Boulevard

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-89

Current Use Office & Factory

Proposed Zoning PD-89

Proposed Use Office & Factory

Acreage 18.762

Lots [Current] 1

Lots [Proposed] 1

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Willcar Holdings LLC

Applicant Pacheco Koch Consulting Engineers

Contact Person Alton Frazier

Contact Person Luis M. González

Address 1700 Justin Road

Address 7557 Rambler Road

Suite 1400

City, State & Zip Rockwall, Texas 75087

City, State & Zip Dallas, Texas, 75231

Phone (909)-240-3460

Phone (972)235-3031

E-Mail altonjfrazier@gmail.com

E-Mail lgonzalez@pkce.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Luis M. Gonzalez [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

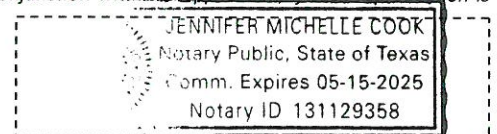
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ N/A, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 20 21. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18 day of June, 20 21.

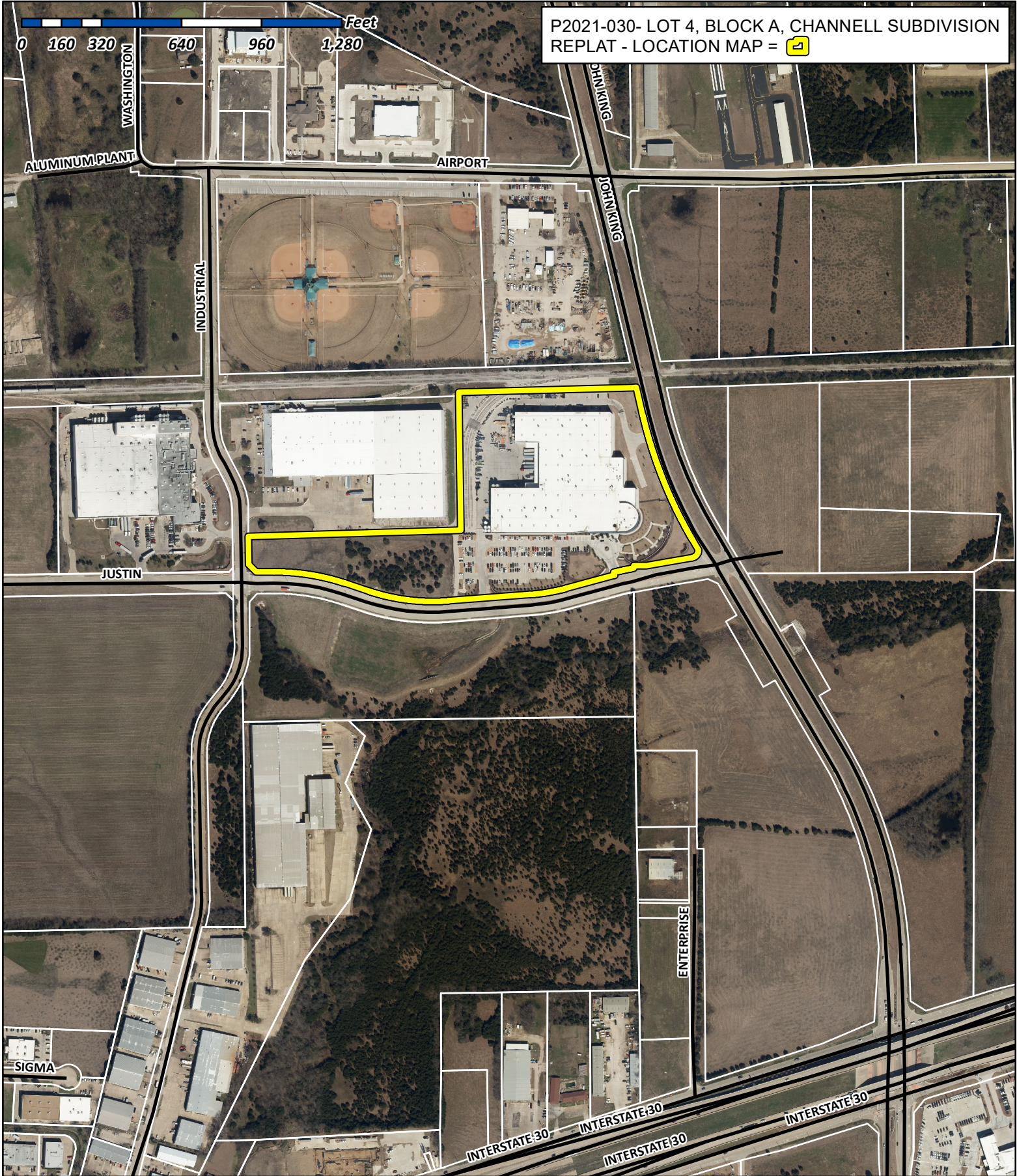
Owner's/Applicant's Signature

*Luis M. Gonzalez*  
*Jennifer Michelle Cook*

Notary Public in and for the State of Texas



My Commission Expires 05-15-2025



P2021-030- LOT 4, BLOCK A, CHANNELL SUBDIVISION  
 REPLAT - LOCATION MAP = [location pin icon]



# 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.



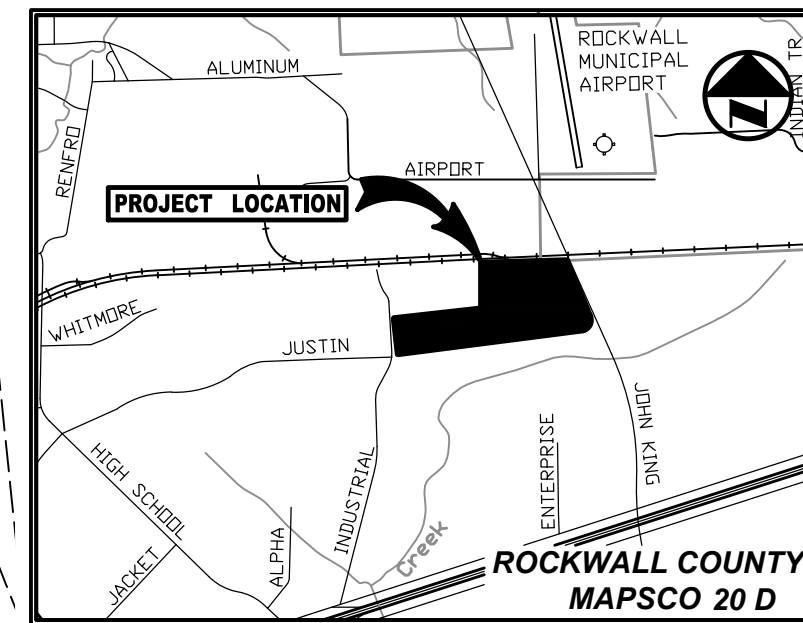
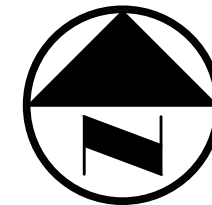


**U.P./DALLAS GARLAND N.E. RAILROAD**

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

N 88°16'13" E 116.20'



**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

SEE SHEET 1 FOR LINE AND CURVE TABLES

ROCKWALL INDUSTRIAL EAST  
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES  
(VOL. 552, PG. 127)

N 01°03'38" W 550.29'

208.88'

WATER EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

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**LOT 4, BLOCK A**  
**18.762 ACRES**  
**(817,294 SF)**

LOT 3, BLOCK A  
CHANNELL SUBDIVISION  
(INST. NO. 20200000008947)

WILLCAR HOLDINGS LLC  
(INST. NO. 20170000002016)

**JOHN KING BOULEVARD**  
(A 120-FOOT WIDE RIGHT-OF-WAY)

$\Delta=17°06'33"$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21°54'26" E$   
 $CD=538.48'$

$\Delta=84°24'20"$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37°35'03" W$   
 $CD=39.63'$

S 30°27'42" E 46.15'

N: 7,024,535.78  
E: 2,601,989.93

SHEET 2 OF 3

REPLAT

**LOT 4, BLOCK A, CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, 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 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_

**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 VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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LHERNANDEZ 06/17/2021 10:15AM C:\USERS\LHERNANDEZ\APPDATA\LOCAL\TEMP\ACCPUBLISH\_20624\_3273-20.063RP.DWG

REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

MATCH LINE (SEE SHEET 1)

SOUTH END OF MONUMENT ROD TO CENTERLINE OF ROCKWALL N. 21°11'26" W. 2,126.60'

$\Delta=22°51'11"$   
 $R=807.50'$   
 $L=322.08'$   
 $T=163.21'$   
 $CB=N 83°12'29" W$   
 $CD=319.95'$

JUSTIN ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta=10°34'42"$   
 $R=807.50'$   
 $L=149.09'$   
 $T=74.76'$   
 $CB=S 80°04'34" W$   
 $CD=148.87'$

LOT 1, BLOCK B  
CHANNELL SUBDIVISION  
(CAB. I, SLIDE 337)  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
(VOL. 4168, PG. 317)

SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Willcar Holdings LLC, 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 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2020000008947 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 Willcar Holdings LLC recorded in Instrument No. 2017000002016 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 3 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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 "WIER & 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.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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 6/17/21.

Luis M. Gonzalez Date  
Registered Professional Land Surveyor  
No. 6793  
lgonzalez@pkce.com

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 \_\_\_\_\_, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

**GENERAL NOTES**

- 1. 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.
- 2. Protection 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.

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 4, 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 4, 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;

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.

7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

My Commission Expires:

SHEET 3 OF 3

**REPLAT  
LOT 4, BLOCK A,  
CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, 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  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. \_\_\_\_\_ - \_\_\_\_\_

**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

<b>DRAWN BY</b> VTS/LAH	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=60'	<b>DATE</b> JUNE 2021	<b>JOB NUMBER</b> 3273-20.063
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SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

Point of Beginning : North: 7025817.87' East:  
2603554.31'

Segment #1 : Line

Course: N88°07'13"E Length: 850.17'  
North: 7025845.76' East: 2604404.02'

Segment #2 : Line

Course: N1°03'38"W Length: 550.29'  
North: 7026395.96' East: 2604393.84'

Segment #3 : Line

Course: N88°10'00"E Length: 693.99'  
North: 7026418.16' East: 2605087.47'

Segment #4 : Line

Course: N88°16'13"E Length: 16.20'  
North: 7026418.65' East: 2605103.67'

Segment #5 : Line

Course: S13°13'35"E Length: 112.68'  
North: 7026308.96' East: 2605129.45'

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: 7026726.96' East: 2606890.52'  
End North: 7025809.36' East: 2605330.36'

Segment #7 : Line

Course: S30°27'42"E Length: 46.15'  
North: 7025769.58' East: 2605353.76'

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: 7025767.21' East: 2605324.35'  
End North: 7025738.18' East: 2605329.58'

Segment #9 : Line

Course: S79°47'13"W Length: 186.63'  
North: 7025705.09' East: 2605145.92'

Segment #10 : Line

Course: S89°47'13"W Length: 50.50'  
North: 7025704.90' East: 2605095.42'

Segment #11 : Line

Course: S0°38'16"E Length: 8.89'  
North: 7025696.01' East: 2605095.52'

Segment #12 : Line

Course: S79°47'13"W Length: 10.22'  
North: 7025694.19' East: 2605085.46'

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: 7024804.03' East: 2605245.84'  
End North: 7025679.07' East: 2605016.89'

Segment #14 : Line

Course: S14°39'43"E Length: 12.00'  
North: 7025667.46' East: 2605019.93'

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: 7024804.03' East: 2605245.84'  
End North: 7025665.25' East: 2605011.64'

Segment #16 : Line

Course: S74°47'13"W Length: 191.98'  
North: 7025614.87' East: 2604826.38'

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: 7026394.08' East: 2604614.49'  
End North: 7025589.22' East: 2604679.74'

Segment #24 : Line

Course: N1°03'48"W Length: 111.88'  
North: 7025817.87' East: 2603554.31'

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Perimeter: 4804.11' Area: 817,294 Sq. Ft./ 18.762  
Acres

Segment #18 : Line

Course: S85°21'55"W Length: 325.98'  
North: 7025562.88' East: 2604354.82'

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: 7026367.74' East: 2604289.58'  
End North: 7025600.71' East: 2604037.12'

Segment #20 : Line

Course: N71°46'54"W Length: 100.00'  
North: 7025631.98' East: 2603942.13'

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: 7024784.22' East: 2603663.10'  
End North: 7025676.70' East: 2603657.08'

Segment #22 : Line

Course: S89°36'48"W Length: 70.14'  
North: 7025676.22' East: 2603586.94'

Segment #23 : Line

Course: N45°43'30"W Length: 42.68'  
North: 7025706.02' East: 2603556.39'