



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 [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- x REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Road

SUBDIVISION Indalloy Addition

LOT 2

BLOCK 1

GENERAL LOCATION Approx. 700 feet south of E. Washington St. and 450 feet west of Airport Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial (LI)

CURRENT USE Unoccupied Industrial Building

PROPOSED ZONING No Change

PROPOSED USE Industrial Distribution Center

ACREAGE 42.991

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Alvaplast U.S., Inc.

APPLICANT Westwood Professional Services

CONTACT PERSON Carolina Molina

CONTACT PERSON Ariyn Samuelson

ADDRESS 1480 Justin Road

ADDRESS 2901 Dallas Parkway, Suite 400

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Plano, Texas 75093

PHONE 469-402-1232

PHONE 972-265-4860

E-MAIL cmolina@sprpackaging.com

E-MAIL asamuelson@westwoodps.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carolina Molina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,159.82 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF 08, 2023 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."

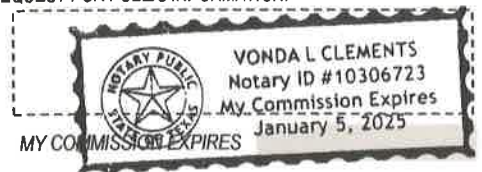
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF August, 2023

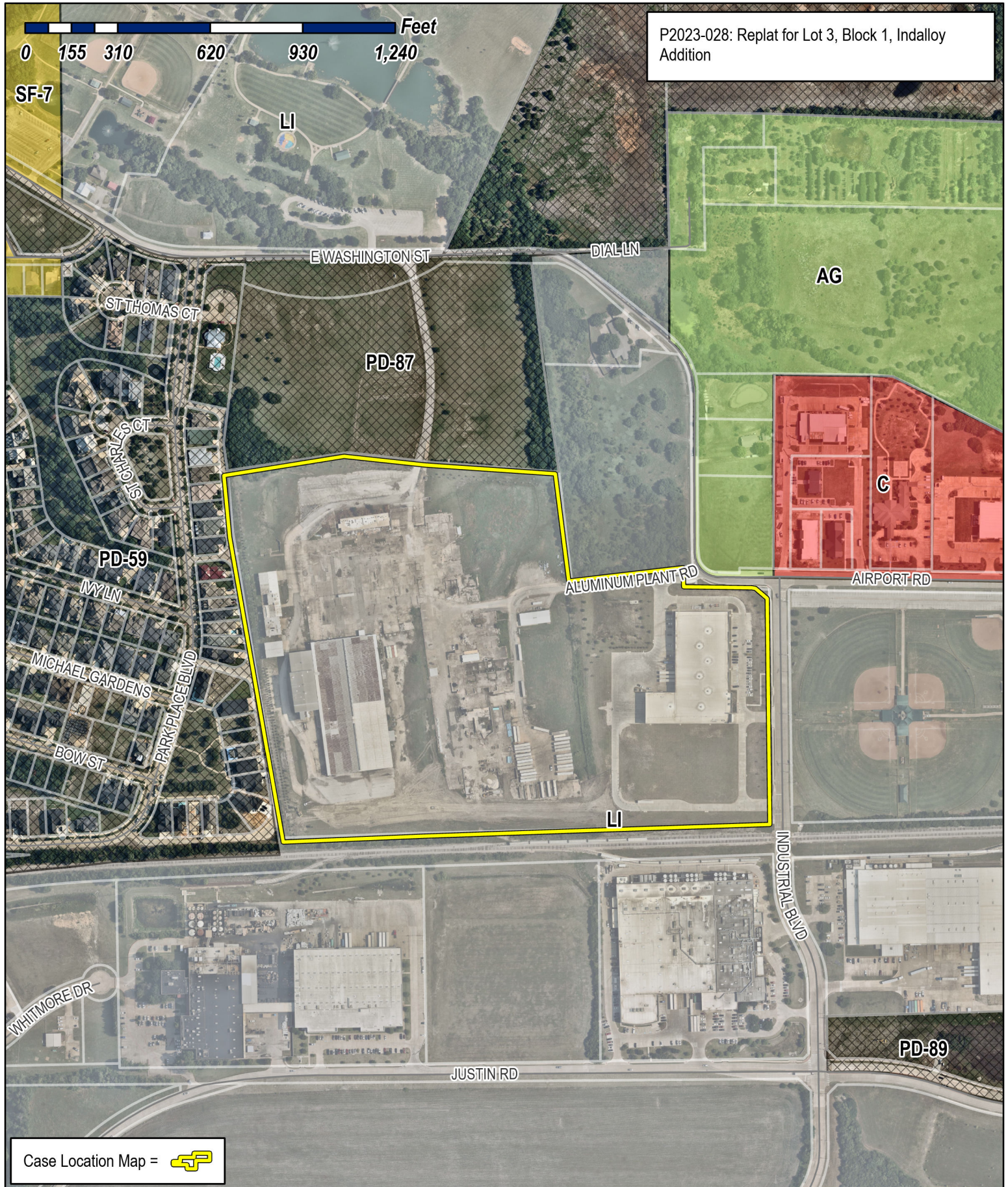
OWNER'S SIGNATURE

Carolina Molina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda S. Clements





P2023-028: Replat for Lot 3, Block 1, Indalloy Addition

Case Location Map = 

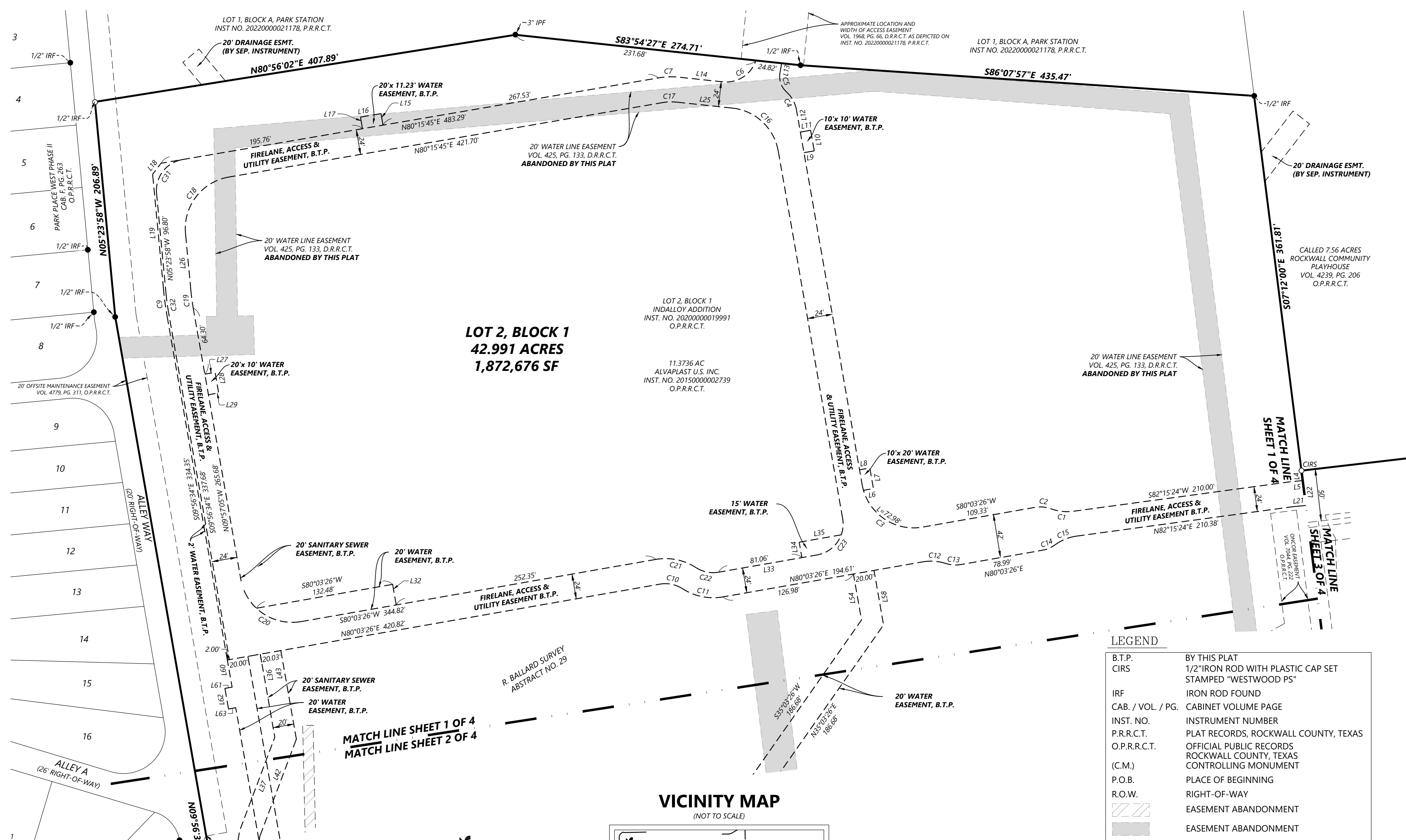


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.



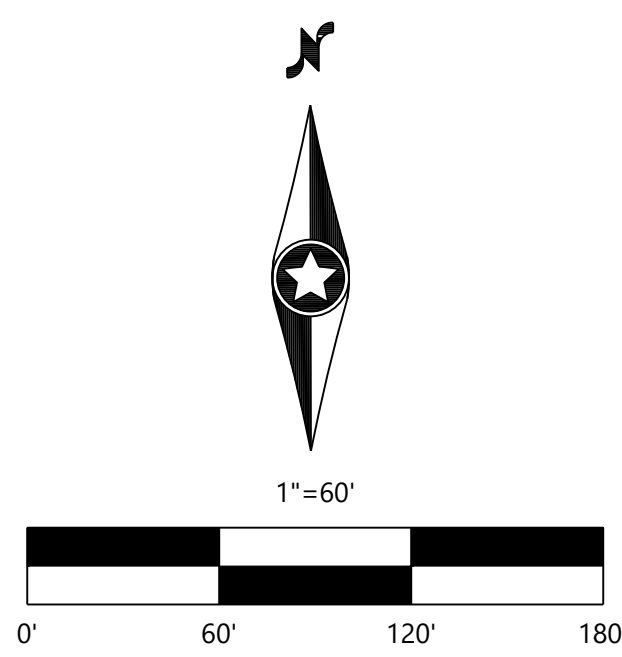
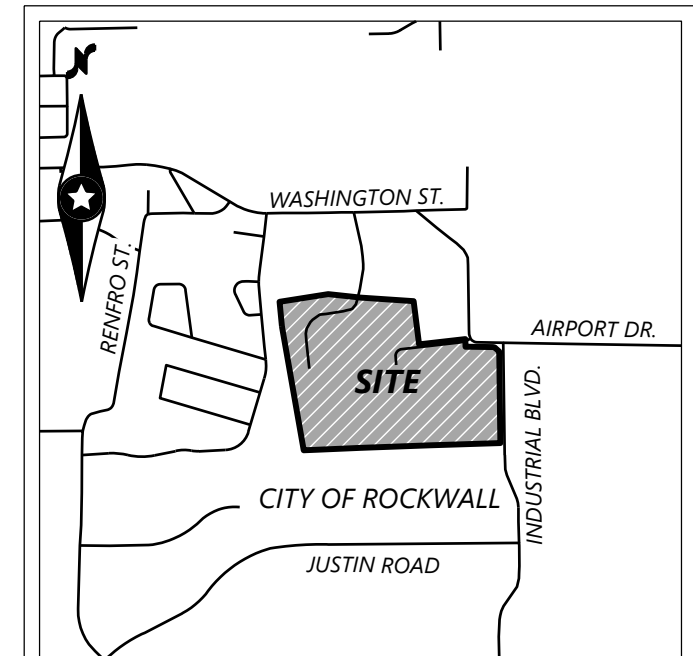


LOT 2, BLOCK 1
42.991 ACRES
1,872,676 SF

LOT 2, BLOCK 1
 INDALLOY ADDITION
 INST. NO. 20200000019991
 O.P.R.R.C.T.

11.3736 AC
 ALVAPLAST U.S. INC.
 INST. NO. 2015000002739
 O.P.R.R.C.T.

VICINITY MAP
 (NOT TO SCALE)



LEGEND

B.T.P.	BY THIS PLAT
CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
IRF	IRON ROD FOUND
CAB. / VOL. / PG.	CABINET VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS CONTROLLING MONUMENT
(C.M.)	PLACE OF BEGINNING
P.O.B.	RIGHT-OF-WAY
R.O.W.	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT
	EASEMENT ABANDONMENT

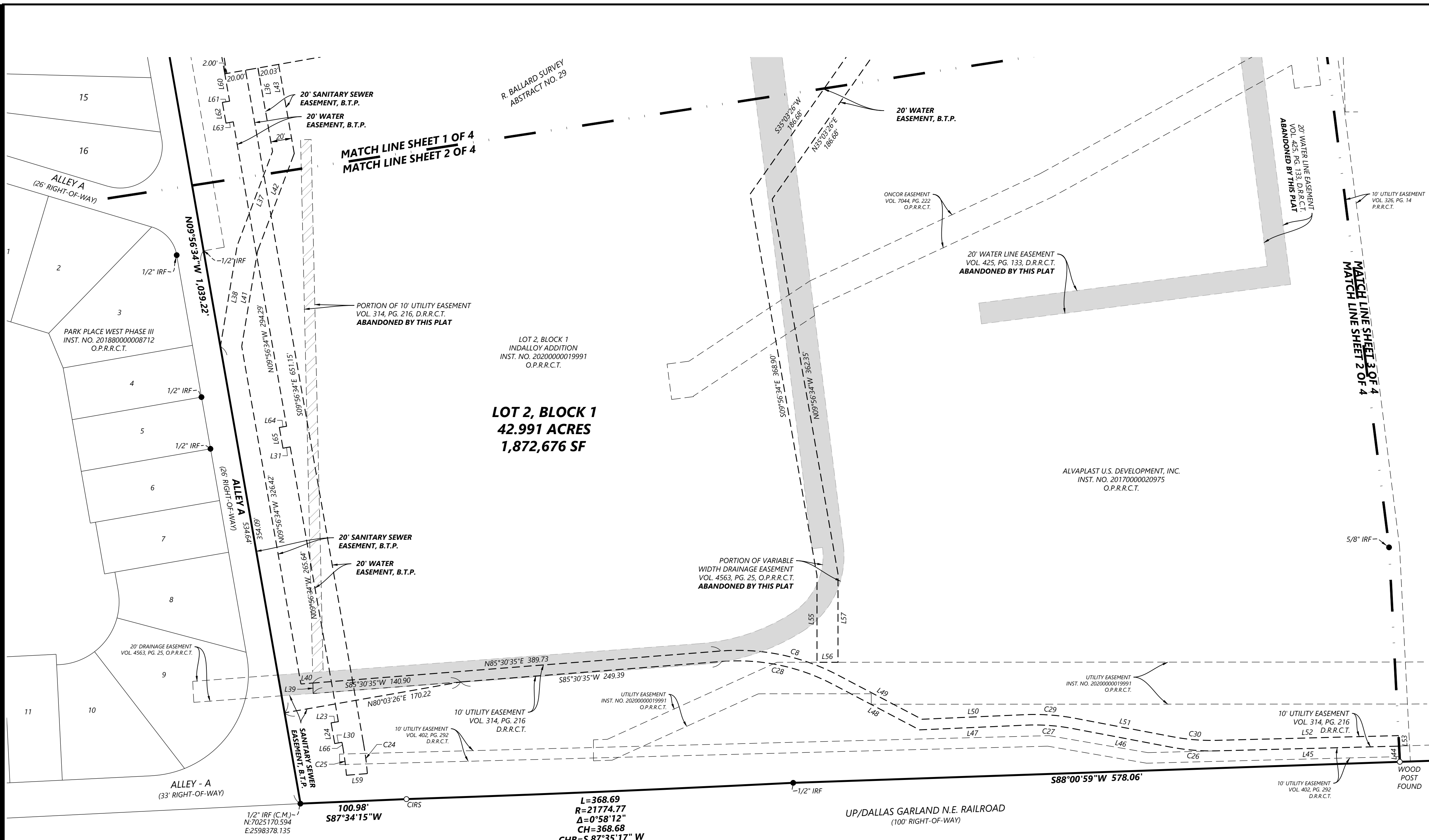
FINAL PLAT
 OF
INDALLOY ADDITION
LOT 2, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK 1
 INDALLOY ADDITION
 42.991 ACRES OF LAND
 N. BUTLER SURVEY, ABSTRACT NO. 20
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER:
 ALVAPLAST U.S. INC.
 ALVAPLAST U.S. DEVELOPMENT, LLC
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
 ENGINEER / SURVEYOR

Westwood

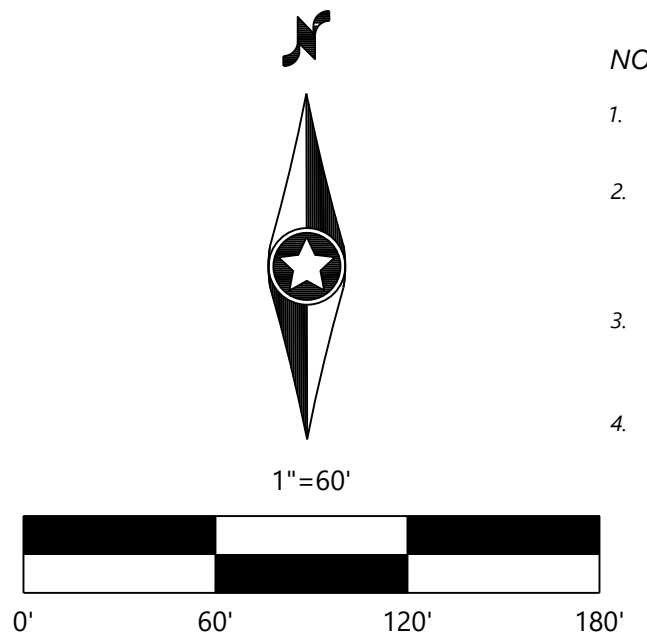
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.
 TSPS FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. F-10074301



LEGEND

B.T.P.	BY THIS PLAT
CIRS	1/2" IRON ROD WITH PLASTIC CAP SET STAMPED "WESTWOOD PS"
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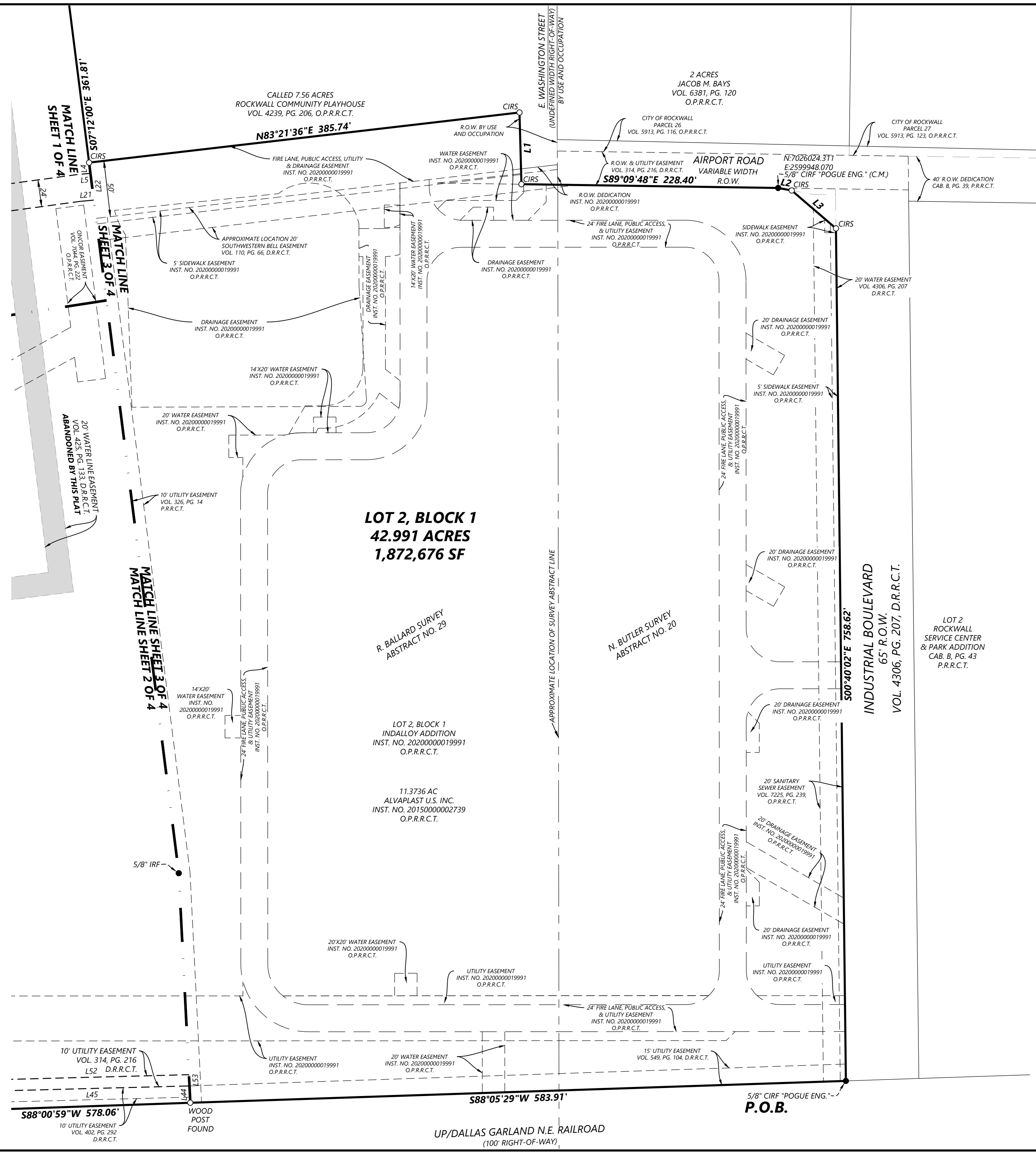


- NOTES:**
- BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011, NAVD 1988.
 - ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0040L DATED 09/26/2008 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS IN ZONE A AND ZONE X AS AMENDED BY LOMR UNDER CASE NO. 21-06-1013P, WITH AN EFFECTIVE DATE OF 02/07/2022.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
 - 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.

OWNER:
 ALVAPLAST U.S. INC.
 ALVAPLAST U.S. DEVELOPMENT, LLC
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR
Westwood
 Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
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 TSPS FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
 OF
INDALLOY ADDITION
LOT 2, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK 1
 INDALLOY ADDITION
 42.991 ACRES OF LAND
 N. BUTLER SURVEY, ABSTRACT NO. 20
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX
 42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

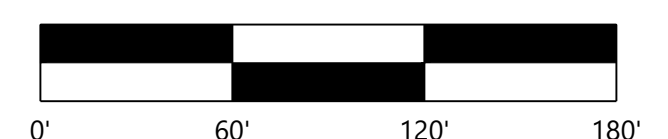


Line Table		
Line #	Length	Direction
L1	63.84	S01°33'33"E
L2	12.43	S79°29'46"E
L3	51.84	S49°24'24"E
L4	9.64	S07°12'00"E
L5	11.47	S84°47'18"W
L6	9.69	N80°03'26"E
L7	20.00	N09°56'34"W
L8	10.00	S80°03'26"W
L9	10.00	N80°03'26"E
L10	20.00	N09°56'34"W
L11	10.01	N80°03'26"E
L12	21.62	N09°56'34"W
L13	9.37	N10°04'14"E
L14	41.73	N83°55'16"W
L15	11.23	S09°44'15"E
L16	20.00	S80°15'45"W
L17	11.23	S09°44'15"E
L18	13.22	S37°25'53"W
L19	112.11	S05°23'58"E
L20	11.24	N84°47'18"E
L21	24.01	N07°12'00"W
L22	7.00	N80°25'20"E
L23	20.00	N09°56'34"W
L24	53.45	N83°55'16"W
L25	56.01	S05°23'58"E
L26	10.00	N80°03'26"E
L27	20.00	S09°56'34"E
L28	10.00	S80°03'26"W
L29	7.00	S80°03'26"W
L30	7.00	S80°03'26"W
L31	7.00	S80°03'26"W
L32	20.00	N09°56'34"W
L33	95.98	S80°03'26"W
L34	15.00	N09°56'34"W
L35	40.90	N80°03'26"E
L36	80.70	S09°56'34"E
L37	95.89	S20°36'16"W
L38	97.38	S09°25'46"W
L39	10.02	S01°17'55"E
L40	11.47	S85°30'35"W
L41	91.87	N09°25'46"E
L42	99.40	N20°36'16"E
L43	86.16	N09°56'34"W
L44	14.98	N02°53'25"W
L45	173.70	S88°30'36"W
L46	95.32	N79°16'25"W
L47	101.09	S87°27'35"W
L48	93.05	N62°15'25"W
L49	90.34	S62°15'25"E
L50	98.38	N87°27'35"E
L51	95.32	S79°16'25"E
L52	173.46	N88°30'10"E
L53	10.03	S02°53'25"E
L54	44.72	N09°56'34"W
L55	82.52	S00°01'40"E
L56	20.00	N89°58'20"E
L57	84.26	N00°01'40"W
L58	53.00	N09°56'34"W
L59	20.00	S85°21'44"W
L60	26.44	N09°56'34"W
L61	7.00	N80°03'26"E
L62	20.00	N09°56'34"W
L63	7.00	S80°03'26"W
L64	7.00	N80°03'26"E
L65	20.00	N09°56'34"W
L66	4.78	N09°56'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.83	45.00	027°47'43"	N 83°50'43" W	21.62
C2	15.71	30.00	029°59'41"	N 84°56'42" W	15.53
C3	78.54	50.00	089°59'59"	N 54°56'33" W	70.71
C4	19.94	30.00	038°05'02"	N 28°59'05" W	19.58
C5	20.28	20.00	058°05'50"	N 18°58'41" W	19.42
C6	40.82	30.00	077°57'08"	S 57°06'10" W	37.74
C7	20.43	74.00	015°48'58"	S 88°10'14" W	20.36
C8	115.33	205.00	032°14'00"	S 78°22'25" E	113.81
C9	24.58	310.00	004°32'36"	S 7°40'16" E	24.58
C10	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C11	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C12	22.06	45.00	028°05'18"	S 85°53'55" E	21.84
C13	14.71	30.00	028°05'05"	S 85°53'49" E	14.56
C14	13.73	30.00	026°13'31"	N 66°56'40" E	13.61
C15	22.32	45.00	028°25'29"	N 68°02'40" E	22.10
C16	64.56	50.00	073°58'39"	N 46°55'55" W	60.17
C17	13.80	50.00	015°48'58"	S 88°10'14" W	13.76
C18	74.75	50.00	085°39'43"	S 37°25'53" W	67.98
C19	15.86	200.00	004°32'36"	S 7°40'16" E	15.86
C20	67.45	50.00	077°17'27"	S 61°17'50" E	62.45
C21	40.43	54.00	042°53'43"	S 78°29'43" E	39.49
C22	22.46	30.00	042°53'43"	S 78°29'43" E	21.94
C23	47.12	30.00	090°00'00"	N 35°03'26" E	42.43
C24	28.70	310.00	005°18'19"	S 7°17'25" E	28.69
C25	26.85	290.00	005°18'19"	N 7°17'25" W	26.84
C26	43.74	205.00	012°13'25"	N 85°23'08" W	43.65
C27	45.15	195.00	013°16'00"	N 85°54'25" W	45.05
C28	109.70	195.00	032°14'00"	N 78°22'25" W	108.26
C29	47.47	205.00	013°16'00"	S 85°54'25" E	47.36
C30	41.60	195.00	012°13'25"	S 85°23'08" E	41.52
C31	44.85	30.00	085°39'43"	S 37°25'53" W	40.79
C32	17.76	224.00	004°32'36"	S 7°40'16" E	17.76



1"=60'



OWNER:
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 TBPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
 OF
INDALLOY ADDITION
LOT 2, BLOCK 1
 BEING A REPLAT OF LOT 2, BLOCK 1
 INDALLOY ADDITION
 42.991 ACRES OF LAND
 N. BUTLER SURVEY, ABSTRACT NO. 20
 R. BALLARD SURVEY, ABSTRACT NO. 29A
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Alvaplast U.S. Development, LLC and Alvaplast U.S. Inc. are the sole owners of a 42.991 acre tract of land situated in the R. Ballard Survey, Abstract No. 29A and the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1, Indalloy Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2020000019991, of the Plat Records, Rockwall County, Texas and being all of a tract of land described in Tracts 1 and 2 conveyed to Alvaplast U.S. Development, LLC by deed of record in Instrument No. 2017000020975 of the Official Public Records of Rockwall County, Texas, and being all of a 11.3736 acre tract of land conveyed to Alvaplast U.S. Inc., by deed of record in Instrument Number 2015000002739, of said Official Public Records; said 42.991 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "POGUE ENG." found at the intersection of the west right-of-way line of Industrial Boulevard, a 65-foot right-of-way and the north right-of-way line of UP/Dallas Garland N.E. Railroad, a 100-foot railroad right-of-way; said point being at the southeast corner of said Lot 2, Block 1;

THENCE along the said north line of the UP/Dallas Garland N.E. Railroad and the south line of said Lot 2, Block 1, the following courses and distances:

South 88 degrees 05 minutes 29 seconds West, a distance of 583.91 feet to a wood post found at an angle point;
South 88 degrees 00 minutes 59 seconds West, a distance of 578.06 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 00 degrees 58 minutes 12 seconds, a radius of 21,774.77 feet, and an arc length of 368.69 feet (chord bears South 87 degrees 35 minutes 17 seconds West, 368.68 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 87 degrees 34 minutes 15 seconds West, a distance of 100.98 feet to a 1/2" iron rod found at the southwest corner of said Lot 2, Block 1, and being the southeast corner of Alley A, a variable width alley right-of-way;

THENCE departing the said north line of the UP/Dallas Garland N.E. Railroad and the south line of Lot 2, Block 1, along the easterly line of said Alley A and the westerly line of said Lot 2, Block 1, the following courses and distances;

North 09 degrees 56 minutes 34 seconds West, at a distance of 534.64 feet passing a 1/2" iron rod found for reference, continuing in all a total distance of 1,039.22 feet to a 1/2" iron rod found at an angle point;

North 05 degrees 23 minutes 58 seconds West, a distance of 206.89 feet to a 1/2" iron rod found at the southwest corner of Lot 1, Block A, Park Station, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000021178, of said Plat Records, and being at the northwest corner of said Lot 2, Block 1;

THENCE departing the said easterly line of said Alley A and the westerly line of said Lot 2, Block 1, along the common line between said Lot 1, Block A and said Lot 2, Block 1, the following courses and distances:

North 80 degrees 56 minutes 02 seconds East, a distance of 407.89 feet to a 3" (pinched) fence corner post at an angle point;
South 83 degrees 54 minutes 27 seconds East, a distance of 274.71 feet to a 1/2" iron rod found at an angle point;

South 86 degrees 07 minutes 57 seconds East, a distance of 435.47 feet to a 1/2" iron rod found for corner in the west line of a called 7.56 acre tract of land conveyed to Rockwall Community Playhouse, by deed of record in Volume 4239, Page 206, of said Official Public Records; said point being at the southeast corner of said Lot 1, Block A, and being at a northeast corner of said Lot 2, Block 1;

THENCE South 07 degrees 12 minutes 00 seconds East, departing the said common line between said Lot 1, Block A and Lot 2, Block 1, along the common line between said Lot 2, Block 1 and said Rockwall Community Playhouse tract, a distance of 361.81 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1 and the southwest corner of said Rockwall Community Playhouse tract;

THENCE North 83 degrees 21 minutes 36 seconds East, continuing along the said common line between Lot 2, Block 1 and the Rockwall Community Playhouse tract, a distance of 385.74 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said Lot 2, Block 1;

THENCE South 01 degrees 33 minutes 33 seconds East, departing the said common line between Lot 2, Block 1 and Rockwall Community Playhouse tract, along an east line of said Lot 2, Block 1, a distance of 63.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1; said point being in the south line of Airport Road, a variable width right-of-way;

THENCE South 89 degrees 09 minutes 48 seconds East, departing the said east line of Lot 2, Block 1, along the said south line of Airport Road and a north line of said Lot 2, Block 1, a distance of 228.40 feet to a 5/8" iron rod with a yellow plastic camp stamped "POGUE ENG." found at an angle point;

THENCE South 79 degrees 29 minutes 46 seconds East, continuing along the said south line of Airport Road and said north line of Lot 2, Block 1, a distance of 12.43 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Airport Road and the said west line of Industrial Boulevard; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 49 degrees 24 minutes 24 seconds East, departing the said south line of Airport Road and the said north line Lot 2, Block 1, along said right-of-way corner clip, a distance of 51.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Industrial Boulevard, at the south end of said corner clip; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 00 degrees 40 minutes 02 seconds East, departing the said right-of-way corner clip, along the said west line of Industrial Boulevard and an east line of said Lot 2, Block 1, a distance of 758.62 feet to the POINT-OF-BEGINNING, containing 1,872,676 square feet or 42.991 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 2, Block 1, Indalloy Addition 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. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, 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.
7. Property owner shall be responsible for all maintenance, repair, and reconstruction of all systems in drainage and detention easements.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Alvaplast U.S. Inc.
Alvaplast U.S. Development, LLC

NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

Dated this the ___ day of _____, 2023.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2023.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 20__.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TSPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
OF
INDALLOY ADDITION
LOT 2, BLOCK 1
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
42.991 ACRES OF LAND
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29A
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. XXXX-XX

42.991 ACRES JULY 14, 2023 JOB No. 0036677.00 INDALLOY ADDITION

Closure Sheet
LOT 2, BLOCK 1 INDALLOY ADDITION

SEGMENT LINE
South 88°05'29" West 583.91'

SEGMENT LINE
South 88°00'59" West 578.06'

SEGMENT CURVE
DIRECTION South 87°35'17" West 368.68'
ARC LENGTH 368.69'
RADIUS 21,774.77'
CENTRAL ANGLE 00°58'12"

SEGMENT LINE
South 87°34'15" West 100.98'

SEGMENT LINE
North 09°56'34" West 1,039.22'

SEGMENT LINE
North 05°23'58" West 206.89'

SEGMENT LINE
North 80°56'02" East 407.89'

SEGMENT LINE
South 83°54'27" East 274.71'

SEGMENT LINE
South 86°07'57" East 435.47'

SEGMENT LINE
South 07°12'00" East 361.81'

SEGMENT LINE
North 83°21'36" East 385.74'

SEGMENT LINE
South 01°33'33" East 63.84'

SEGMENT LINE
South 89°09'48" East 228.40'

SEGMENT LINE
South 79°29'46" East 12.43'

SEGMENT LINE

South 49°24'24" East 51.84'

SEGMENT LINE

South 00°40'02" East 758.62'

Containing 1,872,676 square feet or 42.991 acres, more or less.

PRECISION: 1:585,848,542,659

PERIMETER: 5,858.4854'

ERROR OF CLOSURE: 0.0000'