



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
- 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 **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**

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 **Channell, Inc**

APPLICANT **Westwood Professional Services**

CONTACT PERSON **Edward Burke**

CONTACT PERSON **Kyle Harris**

ADDRESS **1700 Justin Road**

ADDRESS **7557 Rambler Road**

Suite 1400

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Dallas, Texas, 75231**

PHONE **951-719-2600**

PHONE **(972)235-3031**

E-MAIL **eburke@channell.com**

E-MAIL **kyle.harris@westwoodps.com**

NOTARY VERIFICATION [REQUIRED]

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

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 \$ **675.24** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20 **24**. 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 _____ DAY OF _____, 20____

OWNER'S SIGNATURE

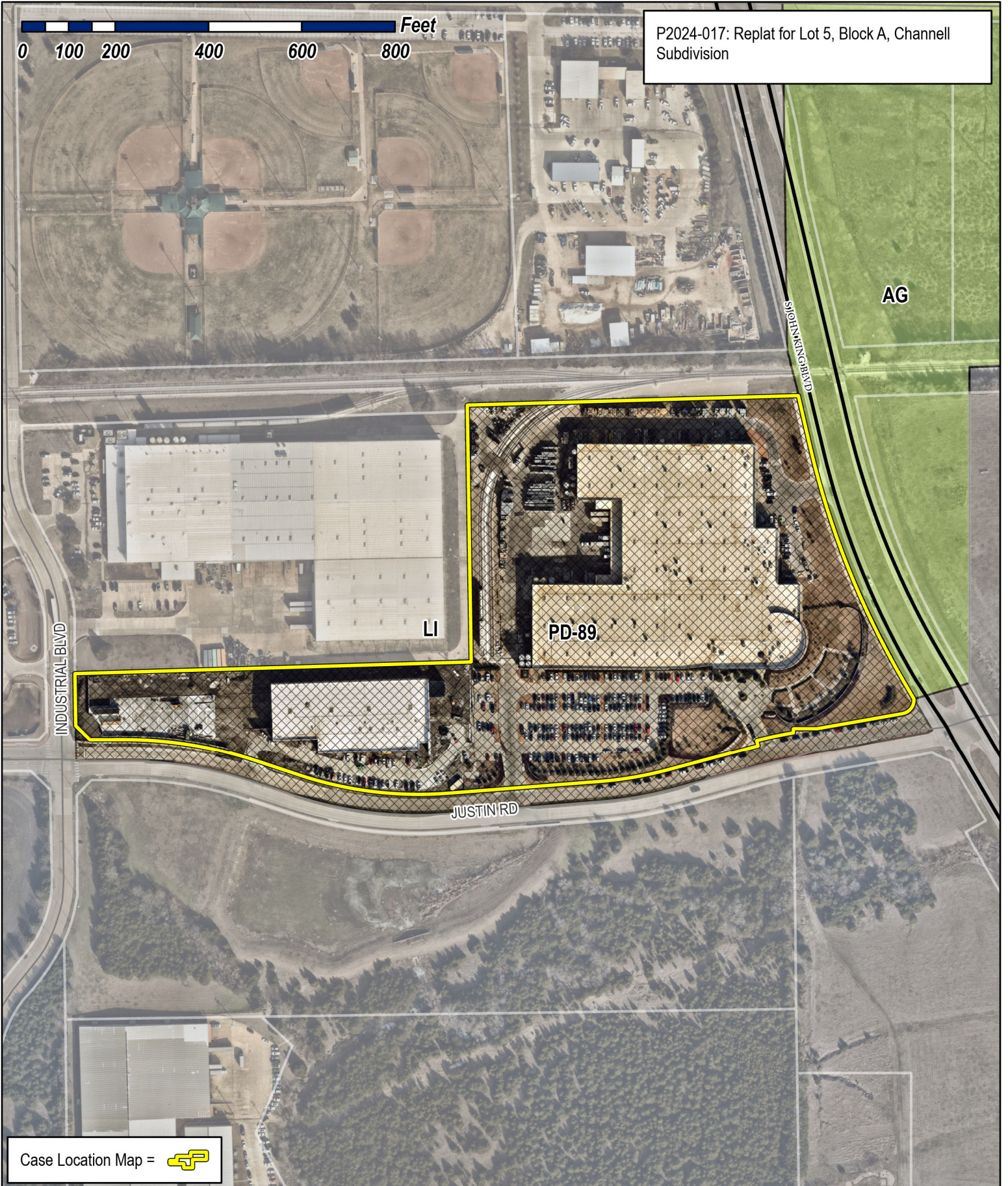
REP

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

MY COMMISSION EXPIRES

0 100 200 400 600 800 Feet

P2024-017: Replat for Lot 5, Block A, Channell Subdivision



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.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

On April 19, 2024 before me, Pamela L. Bishop, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Edward James Burke
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Pamela L. Bishop
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian of Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian of Conservator

Other: _____

Signer is Representing: _____

65' R.O.W.
POINT OF BEGINNING

SEE DETAIL ②

SEE DETAIL ①

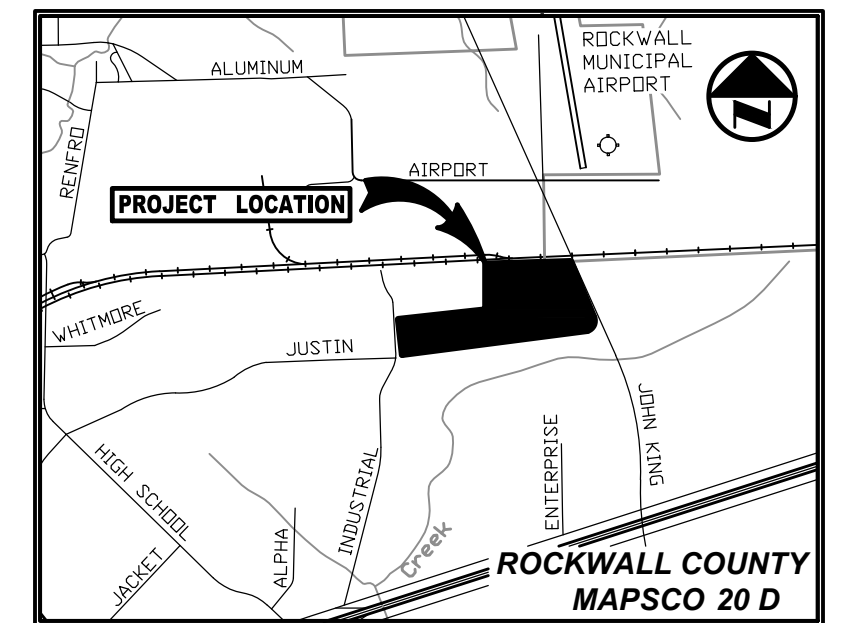
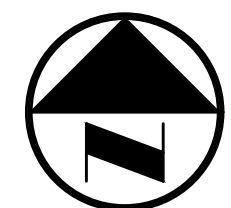
ROCKWALL INDUSTRIAL EAST
(CAB. C, SLIDE 72)

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

N 88°07'13" E 850.17'

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT
(INST. NO. 2023000006336)
(ABANDONED B.T.P.)

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



VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRF 1/2-INCH IRON ROD W/"WIER ASSOC INC" CAP FOUND (C.M.)
- CSC 1/2-INCH IRON ROD W/"CSC 4252" CAP FOUND (C.M.)
- (C.M.) CONTROLLING MONUMENT
- EASEMENT ABANDONED BY THIS PLAT
- EASEMENT BY THIS PLAT
- (B.T.P.) BY THIS PLAT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE

N 01°03'48" W 111.88'
LOT 2, BLOCK A
SPR PACKAGING ADDITION
(CAB. H, SLIDE 155)
ALVAPLAST US DEVELOPMENT, LLC
(VOL. 2018, PG. 11676)

N: 7,024,472.23
E: 2,600,192.82

JUSTIN ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

N 45°43'30" W 42.68'

S 89°36'48" W 70.14'

Δ=18°36'18"
R=892.50'
L=289.81'
T=146.19'

CB=N 81°05'03" W
CD=288.54'

N 71°46'54" W 100.00'

JUSTIN ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

Δ=22°51'11"
R=807.50'
L=322.08'
T=163.21'

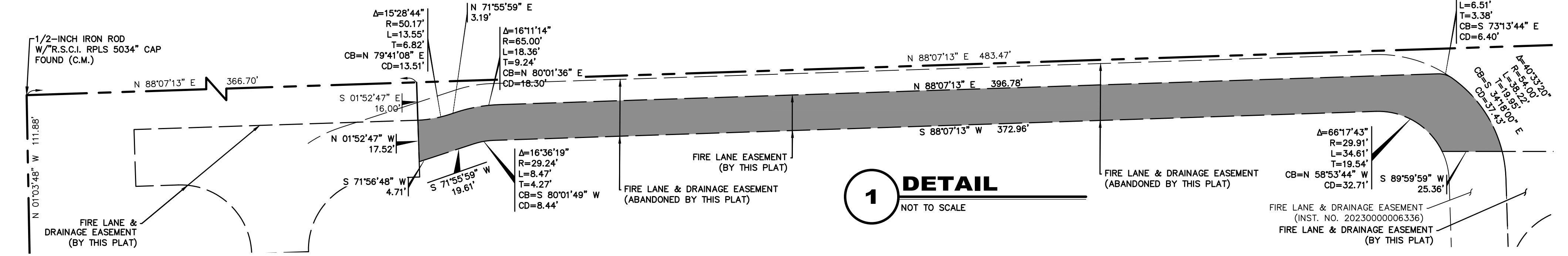
CB=N 83°12'29" W
CD=319.95'

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

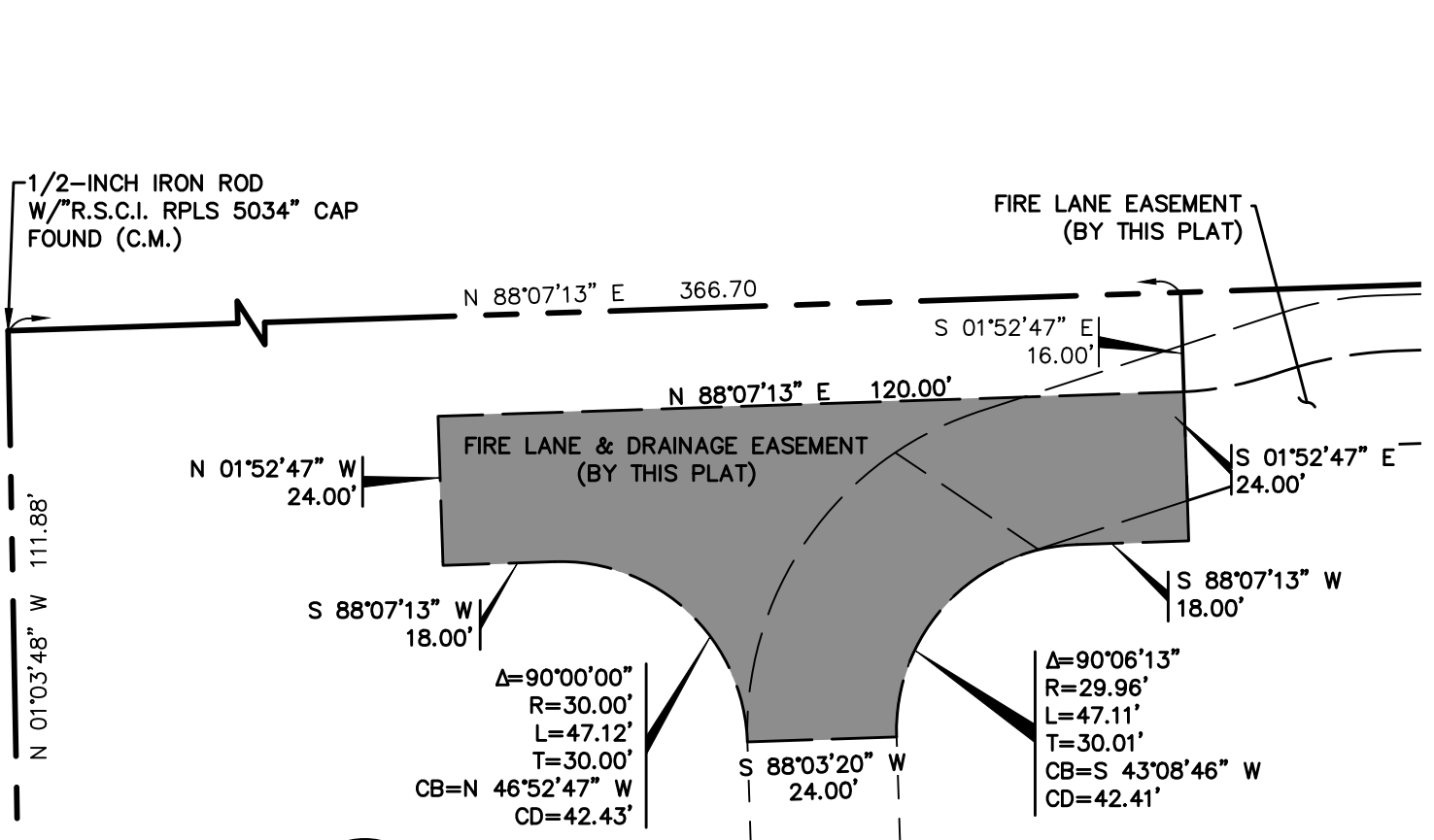
AMAZON.COM SERVICES LLC
(INST. NO. 20210000025041)

INDUSTRIAL BOULEVARD
(65-FOOT WIDE RIGHT-OF-WAY)

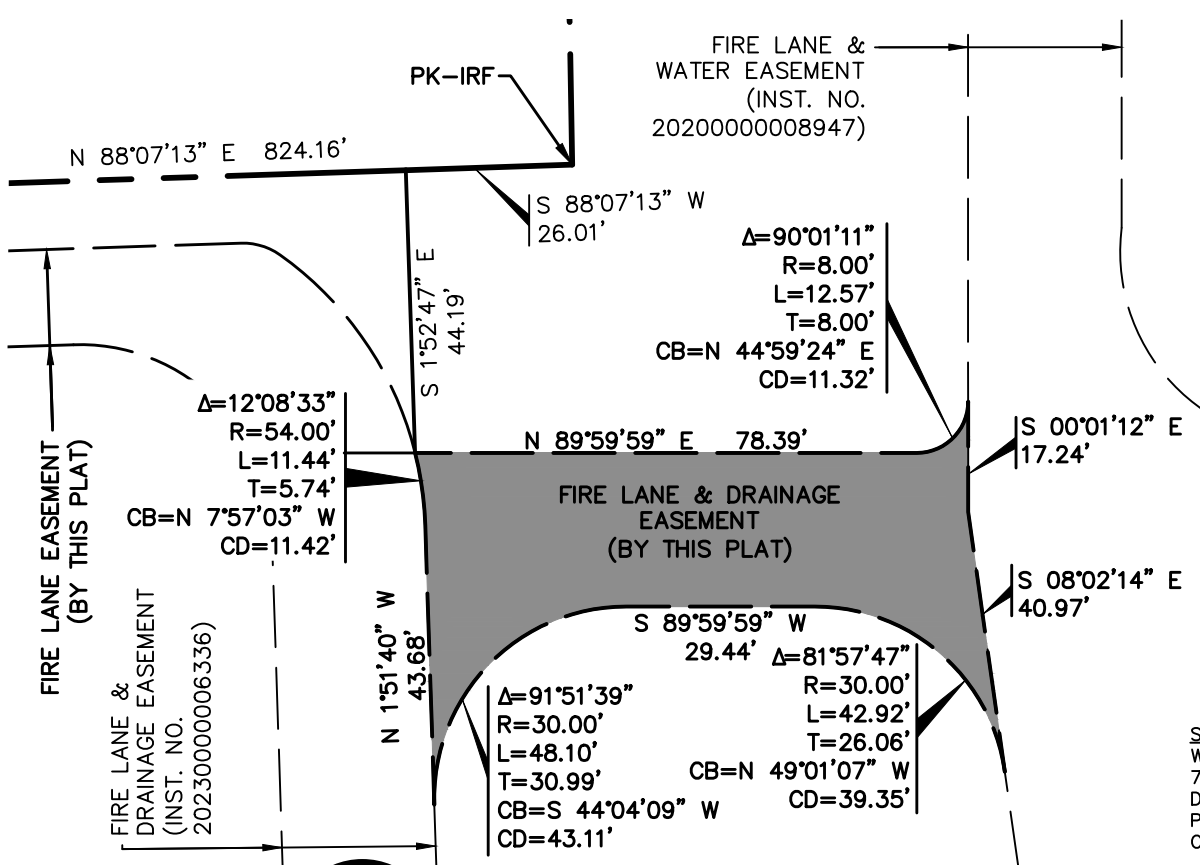
1 DETAIL
NOT TO SCALE



2 DETAIL
NOT TO SCALE



3 DETAIL
NOT TO SCALE



LOT 5, BLOCK A, CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 4, 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. _____

Westwood
Westwood Professional Services, Inc. westwoodps.com

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 T: 972.235.3031
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

DRAWN BY LAH	CHECKED BY KCH	SCALE 1"=60'	DATE APRIL 2024	JOB NUMBER 3273-20.063
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SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE C. HARRIS

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

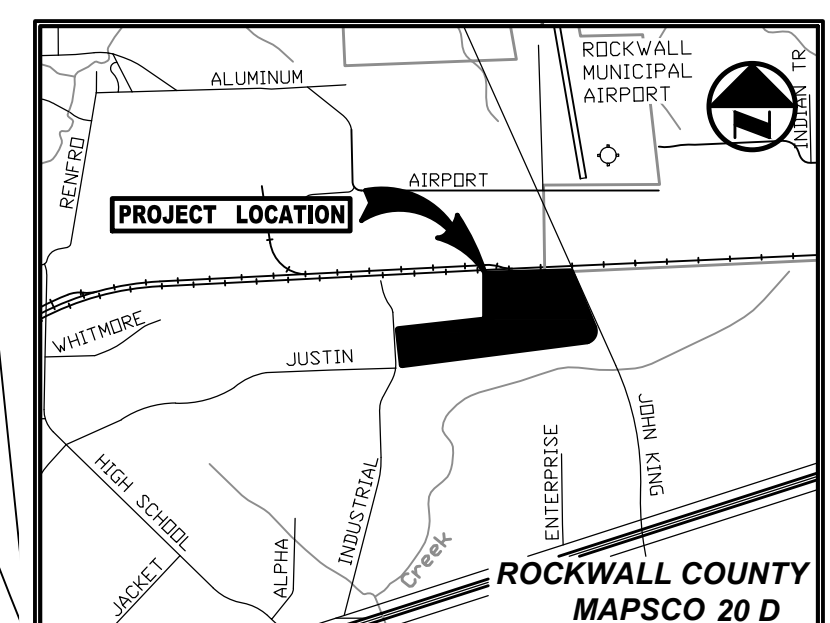
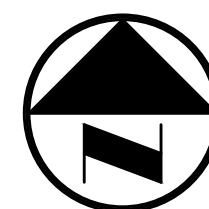
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REPLAT-LOT 5, BLOCK A, CHANNELL SUBDIVISION

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
- (C.M.) CONTROLLING MONUMENT
- (B.T.P.) BY THIS PLAT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE
- EASEMENT ABANDONED BY THIS PLAT
- EASEMENT BY THIS PLAT

ROCKWALL INDUSTRIAL EAST
 (CAB. C, SLIDE 72)
 CONTINENTAL PET TECHNOLOGIES
 (VOL. 552, PG. 127)

N 01°03'38" W 550.29'

LOT 5, BLOCK A
 18.762 ACRES
 (817,294 SF)

LOT 4, BLOCK A
 CHANNELL SUBDIVISION
 (INST. NO. 2023000006336)

WILLCAR HOLDINGS LLC
 (INST. NO. 20170000002016)

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

PART OF
 CITY OF ROCKWALL
 (VOL. 5418, PG 54)

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

$\Delta=84^{\circ}24'20''$
 $R=29.50'$
 $L=43.46'$
 $T=26.75'$
 $CB=S 37^{\circ}35'03'' W$
 $CD=39.63'$

S 30°27'42" E
 46.15'
 N: 7,024,535.78
 E: 2,601,989.93

S 14°39'43" E
 12.00'

S 00°38'16" E
 8.89'

S 79°47'13" W
 186.63'

$\Delta=00^{\circ}33'04''$
 $R=892.50'$
 $L=8.58'$
 $T=4.29'$
 $CB=S 75^{\circ}03'45'' W$
 $CD=8.58'$

$\Delta=04^{\circ}26'56''$
 $R=904.50'$
 $L=70.23'$
 $T=35.13'$
 $CB=S 77^{\circ}33'45'' W$
 $CD=70.22'$

$\Delta=10^{\circ}34'42''$
 $R=807.50'$
 $L=149.09'$
 $T=74.76'$
 $CB=S 80^{\circ}04'34'' W$
 $CD=148.87'$

$\Delta=22^{\circ}51'11''$
 $R=807.50'$
 $L=322.08'$
 $T=163.21'$
 $CB=N 83^{\circ}12'29'' W$
 $CD=319.95'$

JUSTIN ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)

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

SURVEYOR/ENGINEER:
 WESTWOOD PROFESSIONAL SERVICES
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TEXAS 75231
 PH: 972-235-3031
 CONTACT: KYLE C. HARRIS

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

Westwood

7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 T: 972.235.3031
 TBPELS ENGINEERING FIRM NO. 11756
 TBPELS SURVEYING FIRM NO. 10074301

Westwood Professional Services, Inc.	westwoodps.com	SCALE	DATE	JOB NUMBER
DRAWN BY	CHECKED BY	1"=60'	APRIL 2024	3273-20.063
LAH	KCH			

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REPLAT-LOT 5, BLOCK A, CHANNELL SUBDIVISION

SHEET 2 OF 3

REPLAT
LOT 5, BLOCK A,
CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 4, 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. _____

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 4, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 20230000006336 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. 20170000002016 of the said Official Public Records; 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 found 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 found 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 found 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 found 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;

(LEGAL DESCRIPTION CONTINUED)

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

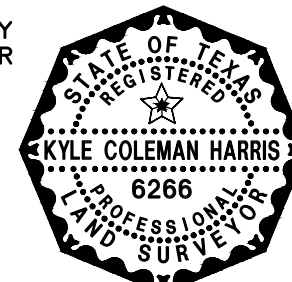
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle C. Harris, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 4/17/24.

Kyle C. Harris Date
Registered Professional Land Surveyor
No. 6266
kyle.harris@westwoodps.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 _____, 2024.

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 _____, 2024.

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. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.
3. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

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 5, 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 5, 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.

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 _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires:

SHEET 3 OF 3

REPLAT
LOT 5, BLOCK A,
CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 4, 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. _____

Westwood logo and contact information: 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T: 972.235.3031 TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301
Westwood Professional Services, Inc. westwoodps.com
DRAWN BY LAH CHECKED BY KCH SCALE NONE DATE APRIL 2024 JOB NUMBER 3273-20.063

SURVEYOR/ENGINEER: WESTWOOD PROFESSIONAL SERVICES 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: 972-235-3031 CONTACT: KYLE C. HARRIS

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