

OWNER'S CERTIFICATE

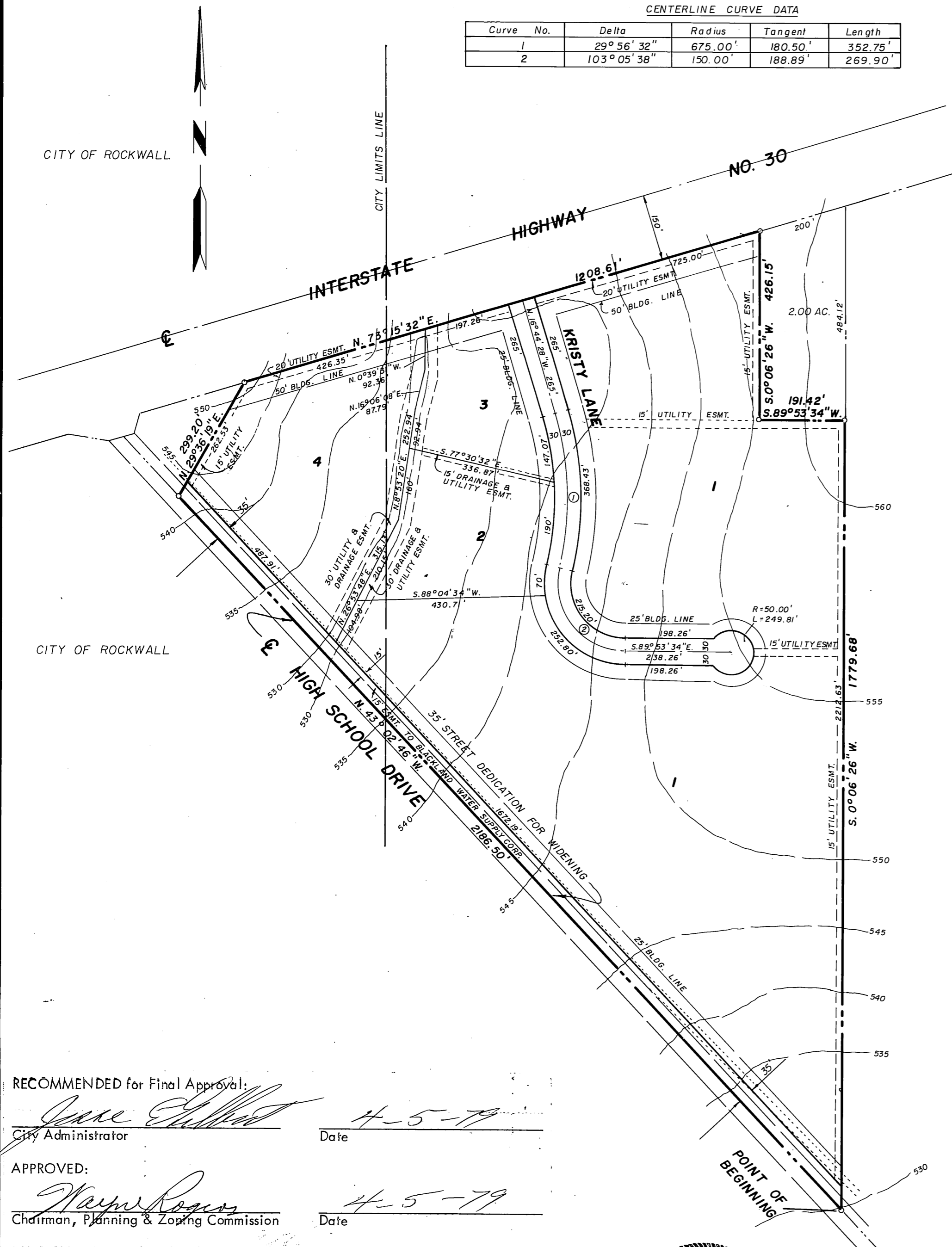
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Perry Bodin is the owner of a tract of land situated in the N. M. Ballard Survey, Abstract No. 24, and the A Parks & J. Rhodes Survey, Abstract No. 48, Rockwall County, Texas, and being part of a 58.25 acre tract conveyed by W. H. Lofland and wife, Nora, to C. F. Rhoades and wife, Battice, on February 18, 1915, recorded in Volume 15, Page 305, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the center of High School Drive at the South corner of said 58.25 acre tract;
THENCE: North 43° 02' 46" West with the centerline of High School Drive and the Southwesterly line of said 58.25 acre tract a distance of 2186.5 feet to a point for a corner at the most Westerly corner of said 58.25 acre tract;
THENCE: North 29° 36' 15" East with the Westerly line of said 58.25 acre tract a distance of 299.20 feet to a point for a corner on the Southerly right-of-way line of Interstate Highway No. 30;
THENCE: North 73° 15' 32" East with the Southerly right-of-way line of interstate No. 30 a distance of 1208.61 feet to a point for a corner;
THENCE: South 0° 06' 26" West a distance of 426.15 feet to a point for a corner;
THENCE: South 89° 53' 34" West a distance of 191.42 feet to a point for a corner on the East line of said 58.25 acre tract;
THENCE: South 0° 06' 26" West with said East line a distance of 1779.68 feet to the Point of Beginning and Containing 40.198 Acres of Land.

Bodin Industrial

Curve No.	Delta	Radius	Tangent	Length
1	29° 56' 32"	675.00'	180.50'	352.75'
2	103° 05' 38"	150.00'	188.89'	269.90'



NCW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Perry Bodin hereby adopts this plat designating the hereinabove described property as Bodin Industrial Tract and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, 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 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 systems without the necessity of, at any time, procuring the permission of anyone.
WITNESS my hand at Rockwall, Texas, this 29th day of March, 1979.

OWNER

Perry Bodin
Perry Bodin

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Perry Bodin, 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 expressed.

GIVEN under my hand and seal of office this 29th day of March, 1979.

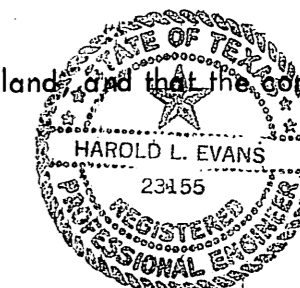
Sale Courteson
Notary Public in and for Rockwall County, Texas
Commission expires 4-21-80

ENGINEER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

Harold L. Evans
Harold L. Evans, Registered Professional Engineer

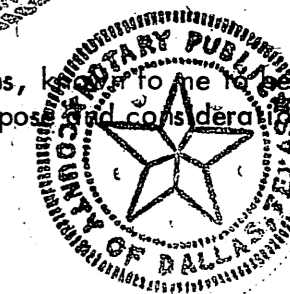


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, 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 expressed.

GIVEN under my hand and seal of office this 29 day of March, 1979.

Danny E. Osteen
Notary Public in and for Dallas County, Texas
Commission expires Feb. 23, 1981



APPROVED:

This plat is approved for filing by the Commissioners Court of Rockwall this 13 day of August, 1979, subject to the requirements of the resolution relative to the dedication of Public Roads dated September 18, 1971, and subsequently amended.

Derwood Wimpee
Derwood Wimpee, County Judge

RECORDED in Court Minutes, Volume _____, Page _____.

copy
FILED
16 day of August 1979
11:20 p.m.
June Wimpee, Clerk of County
Court, Rockwall County, Texas
By June Wimpee
Slide A-347

RECOMMENDED for Final Approval:

June Ellbert
City Administrator Date 4-5-79

APPROVED:

Harry Rogers
Chairman, Planning & Zoning Commission Date 4-5-79

I HEREBY CERTIFY that the above and foregoing plat of Bodin Industrial Tract, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 29th day of April, 1979.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

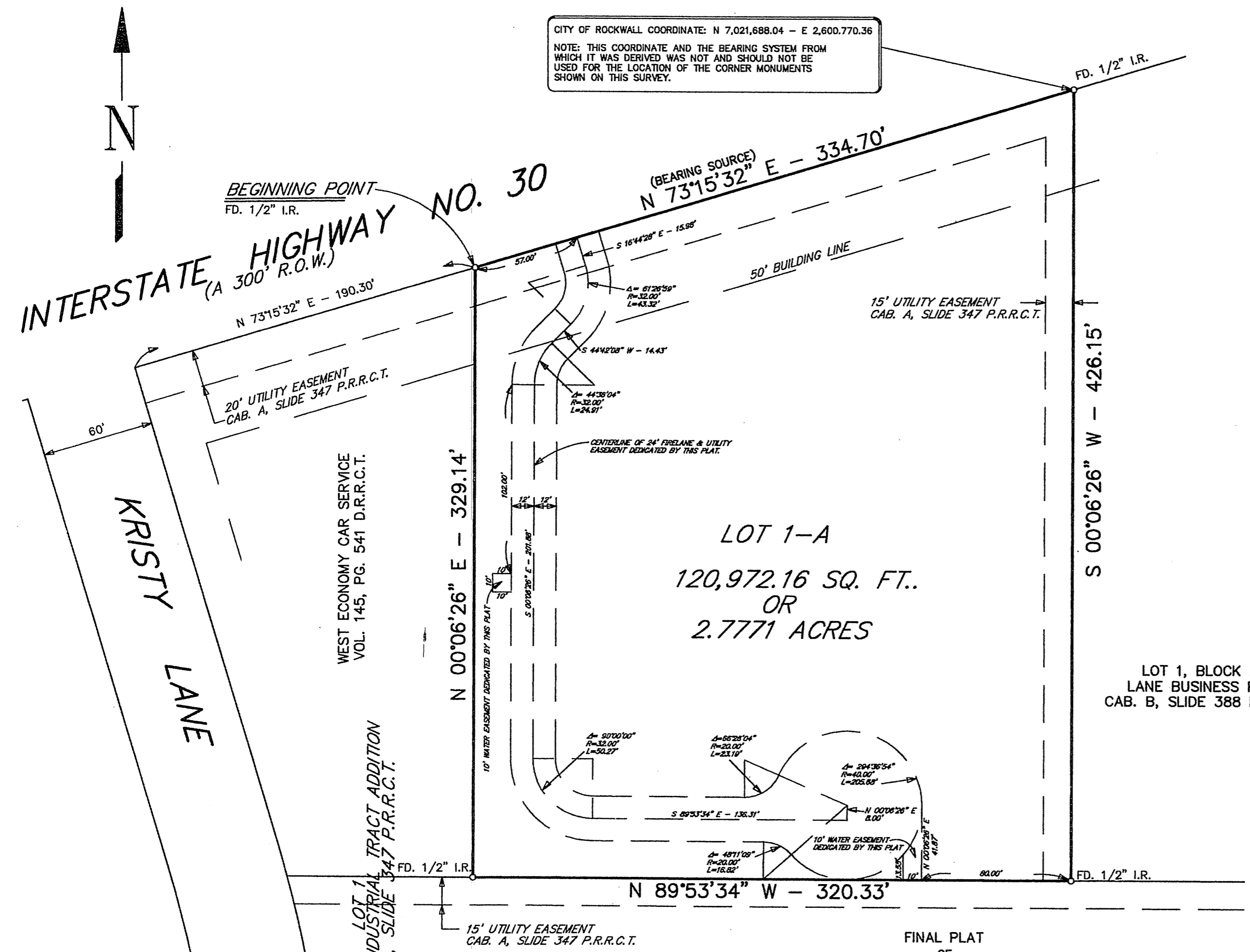
WITNESS my hand this 29th day of April, 1979.

Harry F. Myers
Harry F. Myers, Mayor
June Ellbert
City Secretary, City of Rockwall



BODIN INDUSTRIAL TRACT				ROCKWALL COUNTY, TEXAS	
N. M. BALLARD SURVEY, ABST. NO. 24				OWNER PERRY BODIN	
A. PARKS & J. RHODES SURVEY, ABST. NO. 48				DALLAS HAROLD L. EVANS - CONSULTING ENGINEER 328-8133	
DESIGN: D. E. O.	DRAWN: Danny O.	SCALE: 1" = 200'	DATE: FEB. 13, 1979		

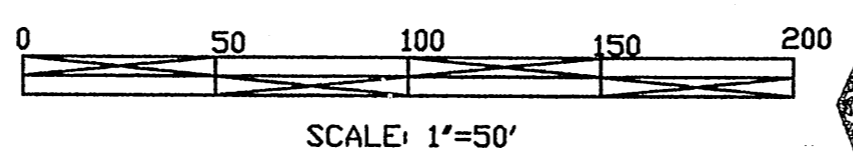
CITY OF ROCKWALL COORDINATE: N 7,021,688.04 - E 2,600,770.36
 NOTE: THIS COORDINATE AND THE BEARING SYSTEM FROM WHICH IT WAS DERIVED WAS NOT AND SHOULD NOT BE USED FOR THE LOCATION OF THE CORNER MONUMENTS SHOWN ON THIS SURVEY.



FINAL PLAT OF
LOT 1-A, BODIN INDUSTRIAL TRACT

REPLAT OF PART OF LOT 1, BODIN INDUSTRIAL TRACT SITUATED IN THE N.M. BALLARD SURVEY, A-24, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER/DEVELOPER
 MULTI-METAL & MFG. CO., INC.
 1500 E. INTERSTATE 30
 ROCKWALL, TEXAS 75087



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 14 day of Sept, 1999.

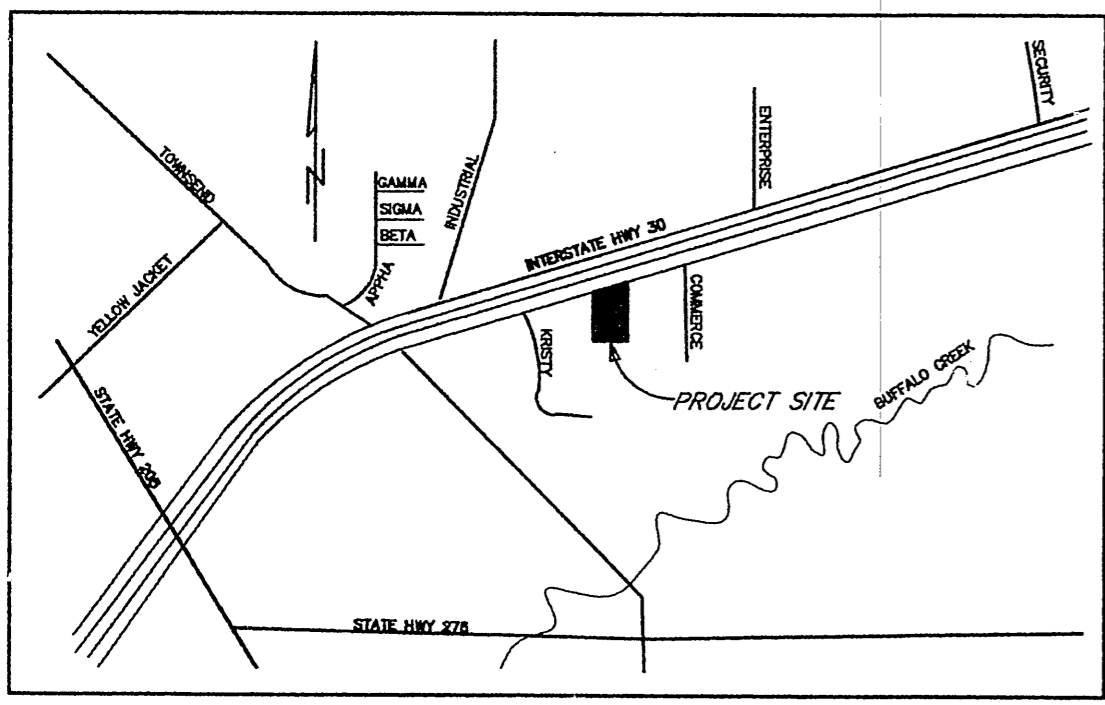
This approval shall be invalid unless the approved plat for such addition is recorded in the office of County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS our hands, this 5th day of October, 1999.

[Signature]
 Mayor, City of Rockwall

[Signature]
 City Secretary, City of Rockwall



VICINITY MAP

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF ROCKWALL:

WHEREAS, MULTI-METAL & MFG. CO., INC. is the owner of part of Lot 1 of BODIN INDUSTRIAL TRACT, an addition to the City of Rockwall, Rockwall County, Texas situated in the N.M. BALLARD SURVEY, A-24, and being all of that same tract of land described in deed to Multi-Metal Mfg. Co., Inc., recorded in Volume B59, Page 11B of the Deed Records of Rockwall County, Texas, and said parcel being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found at the northeast corner of that same tract of land described in deed to West Economy Car Service, recorded in Volume 145, Page 541 of the Deed Records of Rockwall County, Texas; said point being in the southeast R.O.W. line of Interstate Highway No. 30 (a 300' R.O.W.) and being N 73°15'32" E, 190.30' from the present intersection of the southeast line of Interstate Highway No. 30 with the east R.O.W. line of Kristy Lane (a 60' R.O.W.);

THENCE N 73°15'32" E, 334.70' along the southeast line of Interstate Highway No. 30 to a 1/2" Iron rod found at the northernmost northeast corner of the aforementioned Lot 1;

THENCE S 00°06'26" W, 426.15' along the northernmost east line of Lot 1 to a 1/2" Iron rod found for corner;

THENCE N 89°53'34" W, 320.33' to a 1/2" Iron rod found at the southeast corner of the aforementioned West Economy Car Service property;

THENCE N 00°06'26" E, 329.14' along the east line of said West Economy Car Service property to the Point of Beginning and containing 120,972.16 square feet or 2.7771 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, MULTI-METAL & MFG. CO., INC. is the owner of the land shown on this plat, and designated herein as LOT 1, BODIN INDUSTRIAL TRACT REVISED, a subdivision to the City of Rockwall, Texas, acting by and through its duly authorized agent 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the 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:

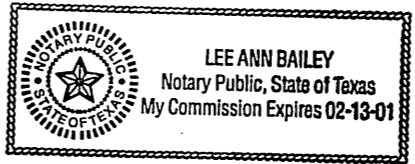
1. No buildings shall be constructed or placed upon, over or across the utility easements as described herein.
 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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 the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or parts of their respective systems 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 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 complies 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 developer and/or owner as progress payments as the work progressed 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 exactions 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.

STATE OF TEXAS:

[Signature]
 ANN GRIFFIN - Vice President

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

GIVEN under my hand and seal of office, this 4th day of October, 1999.



[Signature]
 Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

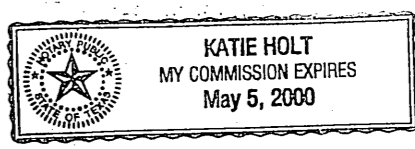
I, Len Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the corner monuments shown thereon were properly placed under my personal supervision.

[Signature]
 LEN DAVIS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1625

STATE OF TEXAS:

This instrument was acknowledged before me on the 4th day of October, 1999.

[Signature]
 Notary Public in and for the State of Texas



NOTE: 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 and 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 83054.

Bodin Industrial Tract

FILED FOR RECORD
 ROCKWALL COUNTY, TEXAS
 99 OCT -5 AM 10:46
 DALETTIE BURK
 CO. CLERK
 DEPUTY

32

D 196

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BODIN CONCRETE, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the N.M. BALLARD SURVEY, ABSTRACT NO. 24, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block A, BODIN INDUSTRIAL TRACT, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 347 of the Plat Records of Rockwall County, Texas, and being a part of that tract of land as described in a Deed to Bodin Concrete, LP as recorded in Volume 2904, Page 27 and Volume 428, Page 246 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the northeast right-of-way line of T L Townsend Drive, said point being in the southwest boundary line of Lot 1, Block A, said point being S. 43 deg. 49 min. 02 sec. E, a distance of 194.87 feet from the west corner of Lot 1 and the south corner of Lot 4;
THENCE N. 47 deg. 06 min. 21 sec. E. a distance of 227.71 feet to a 1/2" iron rod found for corner;
THENCE N. 02 deg. 05 min. 36 sec. W. a distance of 94.57 feet to an "X" chiseled in concrete found for corner at the Northwest corner of said Bodin tract (V. 428, P. 246);
THENCE N. 87 deg. 46 min. 26 sec. E. along the North line of said tract, a distance of 177.54 feet to a 1/2" iron rod found for corner in the west right-of-way line of Kristy Lane, a 60 foot right-of-way;
THENCE in a southeasterly direction along a curve to the left having a central angle of 53°51'29", a radius of 180.00 feet, a tangent of 91.43 feet, a chord of S 36°43'32" E, 163.04 feet, along said right-of-way line, an arc distance of 169.20 feet to a 3/8" iron rod found for corner;
THENCE S. 26 deg. 12 min. 00 sec. W. a distance of 215.74 feet to a 1/2" iron rod found for corner;
THENCE S. 72 deg. 30 min. 48 sec. E. a distance of 250.79 feet to a 1/2" iron rod found for corner;
THENCE S. 69 deg. 19 min. 49 sec. W. a distance of 349.04 feet to a 1/2" iron rod found for corner in the northeast right-of-way line of T L Townsend Drive, a variable width right-of-way;
THENCE N. 43 deg. 49 min. 02 sec. W. along said right-of-way line, a distance of 369.24 feet to the POINT OF BEGINNING and containing 146,528 square feet or 3.36 acres of land.

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 BODIN INDUSTRIAL TRACT, LOTS 5 & 6, BLOCK A, an 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, 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 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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 exaction's made herein.

Charlotte Bodin
CHARLOTTE BODIN
for BODIN CONCRETE, LP

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHARLOTTE BODIN 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 23rd day of December, 2016.

Linda McKnight
Notary Public in and for the State of Texas

May 22, 2019
My Commission Expires:

LINDA MCKNIGHT
Notary Public
STATE OF TEXAS
My Comm. Exp. May 22, 2019

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
02/01/2017 11:49:58 AM
\$100.00
20170000001891



Shelli

COPY

NOTE: 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, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED

I hereby certify that the above and foregoing plat of BODIN INDUSTRIAL TRACT, LOTS 5 & 6, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 30 day of November, 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 1st day of February, 2012.

[Signature]
Director of Planning

[Signature]
City Engineer

2/1/2017
Date

J 096
FINAL PLAT

BODIN INDUSTRIAL TRACT
LOTS 5 & 6, BLOCK A

BEING A REPLAT OF PART OF
LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347

3.36 ACRES OR 146,528 S.F.
(2 LOTS)

N.M. BALLARD SURVEY, A-24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

OWNER:
BODIN CONCRETE, LP
P.O. BOX 109
ROWLETT, TEXAS 75030

H.D. Fetty Land Surveyor, LLC

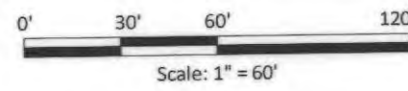
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

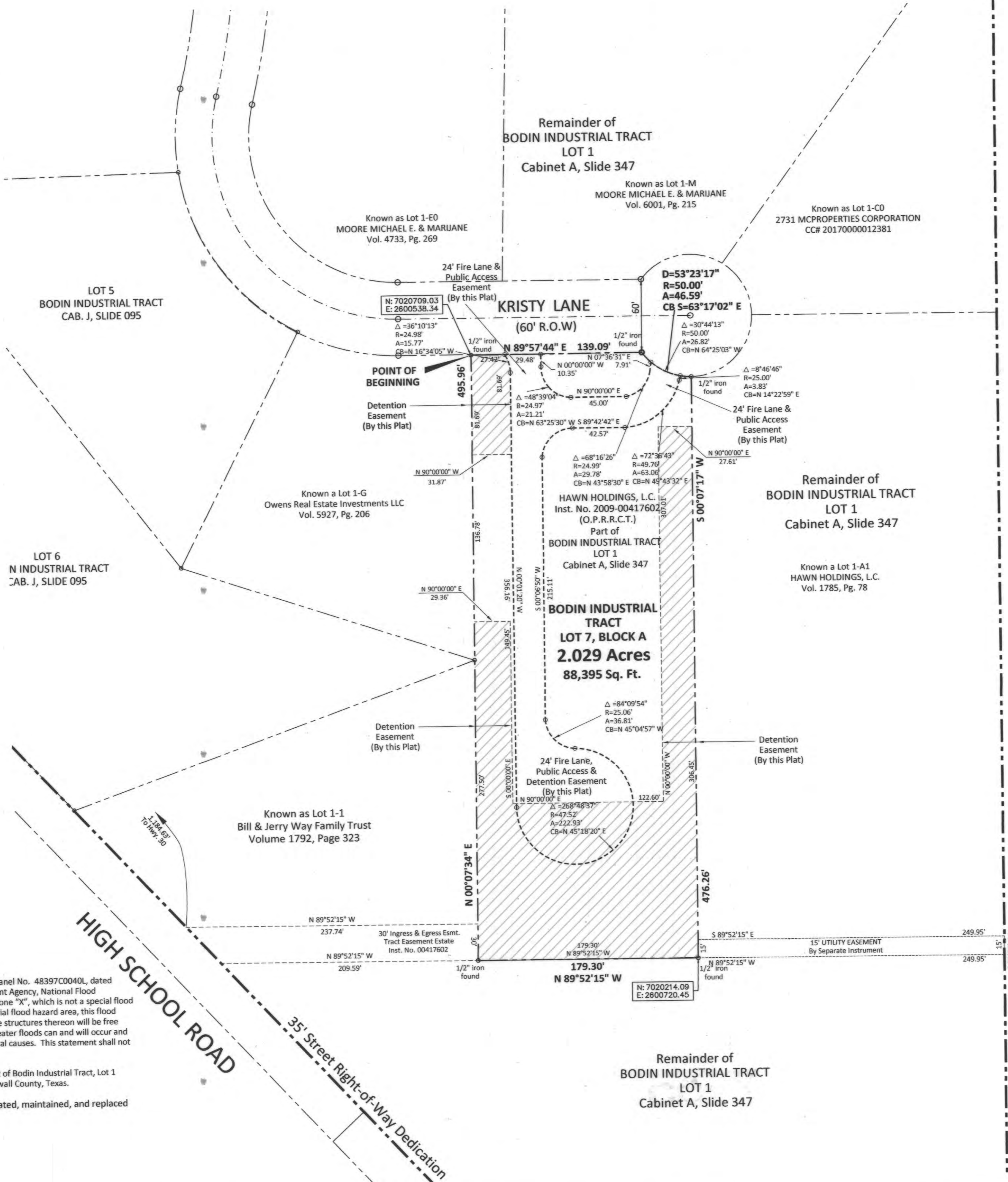
TV	OAS	TEL	PH	PP
TRUCK	WTR	WTR	WTR	WTR
ELEC	ELEC	ELEC	ELEC	ELEC
WATER	WATER	WATER	WATER	WATER
SUBSURFACE	METER	WATER	WATER	WATER
SECTION	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER
WATER	WATER	WATER	WATER	WATER

SURVEY DATE OCTOBER 5, 2016
SCALE 1" = 60' FILE # 20160447P
CLIENT BODIN

Bodin Industrial
Lots 5 & 6, Block A
Final Plat



Vicinity Map
(Not to Scale)



NOTES:

- FLOOD STATEMENT:** According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS:** Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Detention** shall be owned, operated, maintained, and replaced by property owner.

J 335

**BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES**

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 120 EAST MAIN STREET
ROCKWALL, TEXAS 75087 FORNEY, TEXAS 75126

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.C.: Cryer/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No. 636-001
	GF No.

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



N:\ALL FILES\OWNERS REAL ESTATE\OWNERS PROPERTY\BODIN INDUSTRIAL LOT 7.dwg, REPLAT, 5/8/2018 1:33:02 PM

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. are the owners of a 2.029 acre tract of land situated in the N.M. Ballard Survey, Abstract No. A-24 and being part of LOT 1 of BODIN INDUSTRIAL TRACT according to the plat recorded in Cabinet A, Page 347 of the Plat Records of Rockwall County Texas and being all of Tract 1 (Fee Parcel) conveyed to Hawn Holdings, L.C. according to the deed recorded in Document 2009-00417602 of the Official Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 2.029 acre tract of land and being located in the south line of Kristy Lane (60' wide);

THENCE along the south line of said Kristy Lane, NORTH 89°57'44" EAST a distance of 139.09 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet and a chord bearing of South 63°17'02" East;

THENCE continuing with the south line of said Kristy Lane with said non-tangent curve to the left through a central angle of 53°23'17" for an arc length of 46.59 feet to a 1/2 inch iron rod found for the northeast corner of said 2.029 acre tract of land;

THENCE departing the south line of said Kristy Lane, SOUTH 00°07'17" WEST a distance of 476.26 feet to a 1/2 inch iron rod found for the southeast corner of said 2.029 acre tract of land;

THENCE NORTH 89°52'15" WEST a distance of 179.30 feet to a 1/2 inch iron rod found for the southwest corner of said 2.029 acre tract of land;

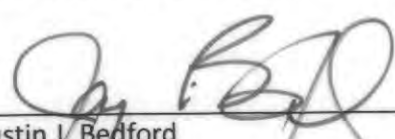
THENCE NORTH 00°07'34" EAST a distance of 495.96 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.029 acres or 88,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.


Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



NOTES:

- FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet A, Slide 347, Plat Records of Rockwall County, Texas.
- All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, HAWN HOLDINGS, L.C., the undersigned owner of the land shown on this plat, and designated herein as the BODIN INDUSTRIAL TRACT subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BODIN INDUSTRIAL TRACT subdivision have been notified and signed this plat. 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. We also understand the following:


- No buildings or structures shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for maintenance, repair, and replacement of the detention/drainage and storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
- The property owner is responsible for the maintenance, repair, and replacement of the drainage and detention systems and easements.

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.

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; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

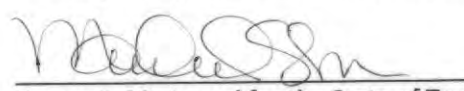
HAWN HOLDING, L.C.

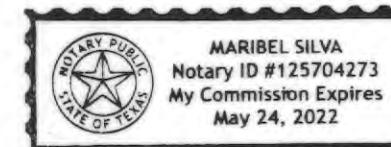

Name: RAYMOND JOWERS
Title: UP

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Raymond Jowers, 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 10 day of May, 2018


Notary Public in and for the State of Texas




Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/30/2018 10:57:37 AM
\$100.00
20180000009322





COPY

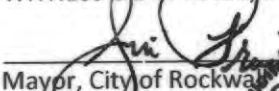
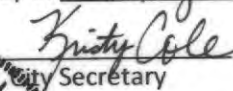
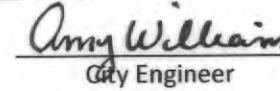
RECOMMENDED FOR FINAL APPROVAL

 4/24/18
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 7 day of May, 2018.

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 30th day of May, 2018.

 Mayor, City of Rockwall
 City Secretary
 City Engineer



J 336
BODIN INDUSTRIAL TRACT
LOT 7, BLOCK A
2.029 ACRES

BEING A REPLAT OF PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET A, SLIDE 347
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 120 EAST MAIN STREET
ROCKWALL, TEXAS 75087 FORNEY, TEXAS 75126

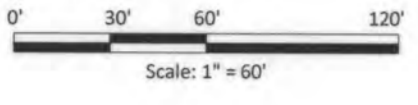
Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 17, 2017	P.C.: Coyer/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7
Drawn By: Bedford	Job No. 636-001
	GF No.

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0925, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

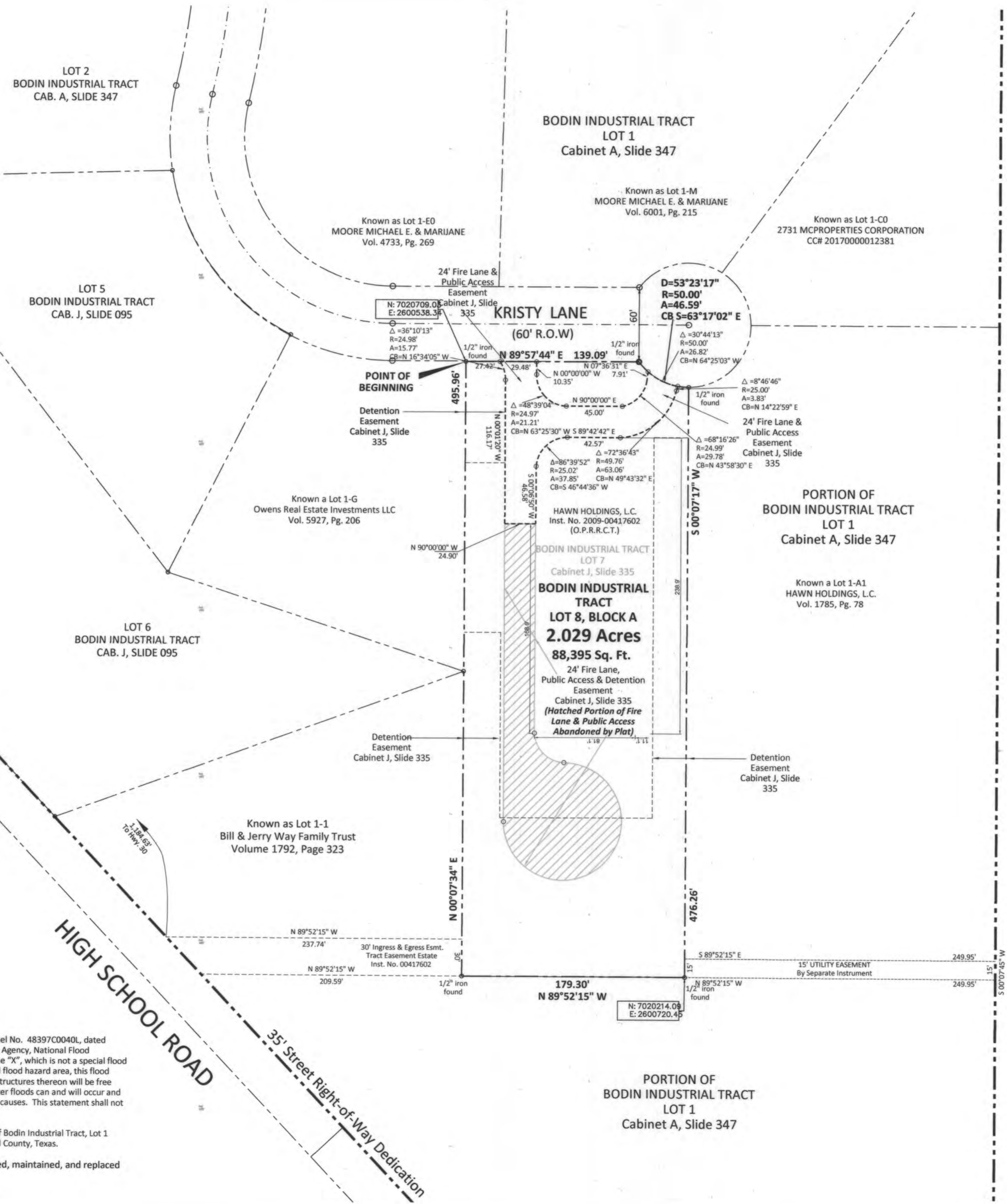
Sheet:
2
Of: 2

 Bedford Group, Inc.
Registered Professional Land Surveyors

TBPS REG#10118200
Case No. P2018-009



Vicinity Map
(Not to Scale)



NOTES:

- FLOOD STATEMENT:** According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.
- BASIS OF BEARINGS:** Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet J, Slide 335, Plat Records of Rockwall County, Texas.
- All Drainage/Detention** shall be owned, operated, maintained, and replaced by property owner.

**BODIN INDUSTRIAL TRACT
LOT 8, BLOCK A
2.029 ACRES**

BEING A REPLAT OF LOT 7, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET J, SLIDE 335
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. PO BOX 1688 ROCKWALL, TEXAS 75087	Engineer: ERIC L. DAVIS ENGINEERING, INC. 120 EAST MAIN STREET FORNEY, TEXAS 75126
--	--

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: July 9, 2019	P.C.: Coyer/Spradling
Technician: Spradling	File: BODIN INDUSTRIAL LOT 7 REPLAT
Drawn By: Bedford	Job No. 653-001
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 1
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200
Case No. P2019-032

N:\ALL FILES\LOWERS REAL ESTATE\LOWERS PROPERTY\2019 PLATTING\BODIN INDUSTRIAL LOT 7 REPLAT 2019-08-08.dwg, 2019 REPLAT, 10/22/2019 7:42:42 AM

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HAWN HOLDING, L.C. are the owners of a 2.029 acre tract of land situated in the N.M. Ballard Survey, Abstract No. A-24 and being all of LOT 7 of BODIN INDUSTRIAL TRACT according to the plat recorded in Cabinet J, Slide 335 of the Plat Records of Rockwall County Texas and being all of Tract 1 (Fee Parcel) conveyed to Hawn Holdings, L.C. according to the deed recorded in Document 2009-00417602 of the Official Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 2.029 acre tract of land and being located in the south line of Kristy Lane (60' wide);

THENCE along the south line of said Kristy Lane, NORTH 89°57'44" EAST a distance of 139.09 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 50.00 feet and a chord bearing of South 63°17'02" East;

THENCE continuing with the south line of said Kristy Lane with said non-tangent curve to the left through a central angle of 53°23'17" for an arc length of 46.59 feet to a 1/2 inch iron rod found for the northeast corner of said 2.029 acre tract of land;

THENCE departing the south line of said Kristy Lane, SOUTH 00°07'17" WEST a distance of 476.26 feet to a 1/2 inch iron rod found for the southeast corner of said 2.029 acre tract of land;

THENCE NORTH 89°52'15" WEST a distance of 179.30 feet to a 1/2 inch iron rod found for the southwest corner of said 2.029 acre tract of land;

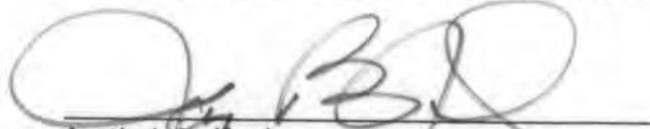
THENCE NORTH 00°07'34" EAST a distance of 495.96 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.029 acres or 88,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.


Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated August 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.

2. BASIS OF BEARINGS: Bearings are based on the Plat of Bodin Industrial Tract, Lot 1 recorded in Cabinet J, Slide 335, Plat Records of Rockwall County, Texas.

3. All Drainage/Detention shall be owned, operated, maintained, and replaced by property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, HAWN HOLDINGS, L.C., the undersigned owner of the land shown on this plat, and designated herein as the BODIN INDUSTRIAL TRACT subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BODIN INDUSTRIAL TRACT subdivision have been notified and signed this plat. 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. We also understand the following:


1. No buildings or structures 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 maintenance, repair, and replacement of the detention/drainage and 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;
7. The property owner is responsible for the maintenance, repair, and replacement of the drainage and detention systems and easements.

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.

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; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

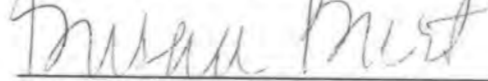
HAWN HOLDING, L.C.

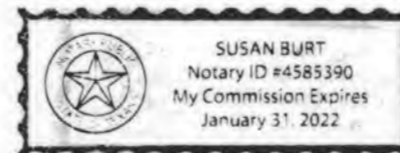

Name: Raymond Jowers
Title: V.P.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Raymond Jowers, 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 24 day of October, 2019


Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/08/2019 08:49:49 AM
\$100.00
20190000020130



RECOMMENDED FOR FINAL APPROVAL
 8/27/19
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 31 day of September, 2019.

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 30th day of October, 2019.

 Mayor, City of Rockwall
 Kristy Cole, City Secretary
 Amy Williams, P.E., City Engineer



**BODIN INDUSTRIAL TRACT
LOT 8, BLOCK A
2.029 ACRES**

BEING A REPLAT OF LOT 7, BLOCK A
BODIN INDUSTRIAL TRACT
CABINET J, SLIDE 335
2.029 ACRES OR 88,395 SQ. FT.
(1 LOT)
N.M. BALLARD SURVEY, ABSTRACT NO. A-24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: HAWN HOLDINGS, L.C. Engineer: ERIC L. DAVIS ENGINEERING, INC.
PO BOX 1688 120 EAST MAIN STREET
ROCKWALL, TEXAS 75087 FORNEY, TEXAS 75126

Scale: 1" = 60'
Date: July 9, 2019
Technician: Spradling
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cnyer/Spradling
File: BODIN INDUSTRIAL LOT 7 REPLAT
Job No. 653-001
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 2
Of: 2

Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200
Case No. P2019-032



(OWNER)
REDI MIX, LLC
(D/B/A BODIN CONCRETE COMPANY)
VOL. 7324, PG. 189
O.P.R.R.C.T.

(KNOWN AS LOT 2-A)

(OWNER)
BOLDIN CONCRETE, LP
VOL. 2904, PG. 27
O.P.R.R.C.T.

LOT 5, BLOCK A
BODIN INDUSTRIAL TRACT
INST. NO. 20170000001891
O.P.R.R.C.T.

(OWNER)
OWEN'S REAL ESTATE
VOL. 5927, PG. 206
O.P.R.R.C.T.

(KNOWN AS LOT 1-G)

(OWNER)
SARO PARTNERS, LLC
INST. NO. 20180000004501
O.P.R.R.C.T.

LOT 9, BLOCK A
BODIN INDUSTRIAL TRACT
2.21 ACRES
(97,273 SQ.FT.)

(OWNER)
BILL AND JERRY WAY
VOL. 1792, PG. 323
O.P.R.R.C.T.

LINE NO.	BEARING	LENGTH
L1	N46°17'31"E	22.79'
L2	N43°42'28"W	31.41'
L3	N46°17'32"E	30.00'
L4	S46°17'32"W	30.00'
L5	S46°17'31"W	22.77'
L6	N46°31'56"E	18.80'
L7	N20°58'04"W	25.98'
L8	S20°58'04"E	50.03'
L9	S46°31'56"W	14.70'
L10	N01°12'31"E	21.89'
L11	N50°47'34"W	83.79'
L12	N43°42'28"W	30.20'
L13	N46°17'32"E	20.00'
L14	S43°42'28"E	28.96'
L15	N46°12'31"E	1.87'
L16	N46°17'32"E	5.17'
L17	S46°17'32"W	5.17'
L18	N46°17'32"E	5.17'
L19	S46°17'32"W	5.17'

CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	08°32'02"(RT)	25.00'	3.72'	N15°23'00"E	3.72'
C2	28°33'30"(RT)	10.00'	4.64'	N32°55'46"E	4.59'
C3	90°05'00"(RT)	20.00'	31.45'	N88°41'35"E	29.66'
C4	89°59'59"(LT)	49.00'	76.97'	S88°42'28"E	69.30'
C5	90°00'01"(LT)	49.00'	76.97'	N01°17'31"E	69.30'
C6	89°59'59"(LT)	49.00'	76.97'	N88°42'29"W	69.30'
C7	90°00'01"(LT)	49.00'	76.97'	S01°17'32"W	69.30'
C8	90°19'12"(RT)	20.00'	31.53'	S01°27'07"W	28.36'
C9	19°41'05"(RT)	10.00'	3.44'	S56°27'15"W	3.42'
C10	15°57'40"(RT)	25.00'	6.96'	S74°16'37"W	6.94'
C11	89°59'59"(LT)	25.00'	39.27'	S88°42'28"E	35.36'
C12	90°00'01"(LT)	25.00'	39.27'	N01°17'31"E	35.36'
C13	89°59'59"(LT)	25.00'	39.27'	N88°42'29"W	35.36'
C14	90°00'01"(LT)	25.00'	39.27'	S01°17'32"W	35.36'

SURVEYOR'S NOTES:

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of a title commitment.
- By graphical plotting of FEMA Flood Insurance Rate Map No. 48397C0040L, having an effective date of September 26, 2008, the subject property lies entirely within Zone X (unshaded) designated as those areas outside the 0.2% annual chance floodplain.
- According to the City of Rockwall Zoning Maps, the subject property is zoned LI(Light Industrial).
- The purpose of this plat is to replat Lot 6, Block A for development.

LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP
FIP	FOUND IRON PIPE
FX	FOUND "X" CUT
DOC.	DOCUMENT
NO.	NUMBER

OWNER:
SARO PARTNERS, LLC
1450 T L TOWNSEND
ROCKWALL, TEXAS 75032

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 1742
TBPLS FIRM NO. 10194205

DATED: AUGUST 25, 2020 DRAWN BY: JCH

SHEET 1 OF 2

FINAL PLAT
OF
**LOT 9, BLOCK A
BODIN INDUSTRIAL TRACT**

BEING A REPLAT OF
LOT 6, BLOCK A, BODIN INDUSTRIAL TRACT
CONTAINING A TOTAL OF 2.21 ACRES
SITUATED IN THE BODIN INDUSTRIAL TRACT

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
N.M. BALLARD SURVEY, ABSTRACT NUMBER 24

CASE NO. P2020-028

0' 20' 40' 80'
1" = 40'



OWNER DEDICATION:

WHEREAS SARO PARTNERS, LLC ARE THE OWNERS of a 2.21 acres tract of land situated in the N. M. Ballard Survey, Abstract Number 24, City of Rockwall, Rockwall County, Texas, and being all of Lot 6, Block A of Bodin Industrial Tract addition, an addition to the City of Rockwall as recorded in Instrument Number 2017000001891 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being all of that tract of land described in deed to Saro Partners, LLC, as recorded in Instrument Number 20180000004501, O.P.R.R.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with an illegible cap found for the most westerly northwest corner of said Lot 6, said corner being on the northeasterly right-of-way line of T L Townsend Drive (a variable width public right-of-way), said corner also being the most southerly southwest corner of that tract of land described in deed to Redi Mix, LLC (d/b/a/ Bodin Concrete Company), as recorded in Volume 7324, Page 189, O.P.R.R.C.T.;

THENCE North 47 degrees 16 minutes 57 seconds East, along the northwesterly line of said Lot 6 and southeasterly line of said Bodin tract, a distance of 227.69 feet to a 1/2-inch iron rod with an illegible cap found for the most northerly corner of said Lot 6, and a westerly corner of said Lot 5, said corner being the most southerly southeast corner of said Bodin tract;

THENCE South 38 degrees 11 minutes 25 seconds East, along the northeasterly line of said Lot 6 and said westerly line of Lot 5, a distance of 283.73 feet to a 3/8-inch iron rod found for an angle corner of said Lot 6, and the common south corner of said Lot 5 and the southwest corner of that tract of land described in deed to Owen's Real Estate, as recorded in Volume 5927, Page 206, O.P.R.R.C.T.;

THENCE South 72 degrees 22 minutes 31 seconds East, along the common northeasterly line of said Lot 6 and the south line of said Owen's tract, a distance of 250.10 feet to a 1/2-inch iron rod found for the common most easterly corner of said Lot 6 and the southeast corner of said Owen's tract, said corner also being the most northerly corner of that tract of land described in deed to Bill and Jerry Way, as recorded in Volume 1792, Page 323, O.P.R.R.C.T.;

THENCE South 69 degrees 11 minutes 05 seconds West, along the south line of said Lot 6 and the north line of said Way tract, a distance of 347.26 feet to a 1/2-inch iron rod with a stamped "RPLS 3691" found for the most southerly southwest corner of said Lot 6 and the northwest corner of said Way tract, said corner being on said northeasterly right-of-way line of T L Townsend Road;

THENCE North 43 degrees 46 minutes 38 seconds West, along the southwesterly line of said Lot 6 and said northeasterly right-of-way line, a distance of 370.72 feet to the POINT OF BEGINNING AND CONTAINING 96,273 square feet or 2.21 acres of land, more or less.

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 the LOT 9, BLOCK A BODIN INDUSTRIAL TRACT 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 (we) further certify that all other parties who have a mortgage or lien interest in the Bodin Industrial Addition 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 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; 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

7. Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.

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 (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.

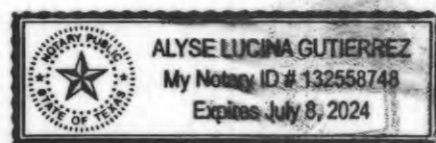
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ken Valk, 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 21 day of OCT

2020
AW
Notary Public in and for the State of Texas My Commission Expires: July 8, 24



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOEL C. HOWARD, 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.

JOEL C. HOWARD
Registered Public Surveyor No. 6267



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 10/21/20

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 5 day of August, 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 16th day of November, 2020.

Mayor City of Rockwall

City Secretary

City Engineer

OWNER:
SARO PARTNERS, LLC
1450 T L TOWNSEND
ROCKWALL, TEXAS 75032

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/05/2021 01:40:12 PM
\$100.00
20210000000231

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 1742
TBPLS FIRM NO. 10194205

DATED: AUGUST 25, 2020 DRAWN BY: JCH

SHEET 2 OF 2

FINAL PLAT
OF
**LOT 9, BLOCK A
BODIN INDUSTRIAL TRACT**

BEING A REPLAT OF
**LOT 6, BLOCK A, BODIN INDUSTRIAL TRACT
CONTAINING A TOTAL OF 2.21 ACRES
SITUATED IN THE BODIN INDUSTRIAL TRACT**

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
N.M. BALLARD SURVEY, ABSTRACT NUMBER 24

CASE NO. P2020-028