

LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

- All corners are one-half inch iron rods with yellow cap stamp "Prop Cor Bohler" unless otherwise noted.
- The basis of bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.
- Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval 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.
- According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), 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.
- Property owner is responsible for all maintenance, repair and replacement of all on-site drainage systems.
- The zoning of the subject tract is General Retail (GR) according to City of Rockwall Zoning Map.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°49'43"E	74.00'
L2	N59°10'17"E	24.00'
L3	N30°49'43"W	86.97'
L4	N14°24'19"E	26.74'
L5	N59°10'17"E	106.57'
L6	S75°35'41"E	34.42'
L7	N75°35'41"W	46.25'
L8	S59°10'17"W	90.31'
L9	S14°24'19"W	35.97'
L10	S59°09'19"W	1.25'
L11	S59°10'17"W	21.10'
L12	S30°49'43"E	5.00'
L13	N59°10'17"E	21.12'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	11.90'	034°04'50"	20.00'	6.13'	S47°52'08"E	11.72'
C2	5.31'	012°10'02"	25.00'	2.66'	N24°44'42"W	5.30'

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**REPLAT
BRAKES PLUS**

LOT 1, BLOCK A
0.653 ACRES OUT OF THE
JAMES CADLE SURVEY, ABSTRACT NO. 65;
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LEGEND

- POB POINT OF BEGINNING
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 76107
PHONE: (469) 458-7300
CONTACT: BILLY LOGSDON

ENGINEER
BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 76107
PHONE: (469) 458-7300
CONTACT: MATHIAS HAUBERT

OWNER:
E-Z MART STORES, INC.
PO BOX 1426
TEXARKANA, TX 75504
PHONE: (903) 832-6502

APPLICANT:
EXPRESS OIL CHANGE, LLC
1800 SOUTHPARK DR
BIRMINGHAM, AL 35244
PHONE: (205) 397-1164
CONTACT: JOHN DAVIS

		6017 MAIN STREET FRISCO, TEXAS 75034 469.458.7300 www.bohlerengineering.com				
		TBPE No. 18065 TBPLS No. 10194413				
SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES						
FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	1" = 20'	1 OF 2
CITY CASE NUMBER - P2019-009						

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 BRAKES PLUS 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 (we) further certify that all other parties who have a mortgage or lien interest in the BRAKES PLUS addition 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

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.

Bob Hubbard 4/14/19
Authorized Representative Date

BOB HUBBARD
Name (Print)

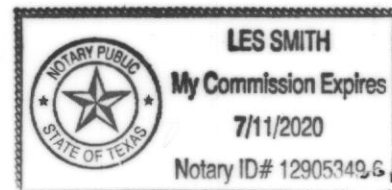
PRINCIPAL
Title

STATE OF TEXAS §
COUNTY OF Bowie §

Before me, the undersigned authority, on this day personally appeared Bob Hubbard, 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 4 day of April, 2019.

Notary Public in and for the State of Texas
My Commission Expires 7/11/20



OWNER'S CERTIFICATION:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS, E-Z MART STORES, INC. being the sole owner of a tract of land situated in the City of Rockwall, Rockwall County, Texas, a part of the J. Cadle Survey, Abstract Number 65, being all of Lot 1 and a part of Lot 2, Block A, Billy People's Addition No. 1, an Addition to the City of Rockwall, as recorded in Cabinet A, Slide 277, Plat Records, Rockwall County, Texas, being a part of a called 0.314 acre tract of land described in a Warranty Deed to E-Z Mart Stores, Inc., recorded in Volume 156, Page 490, Deed Records, Rockwall County, Texas, being all of a tract of land described in a General Warranty Deed to J.E.Y. Investments, LTD., recorded in Volume 4248, Page 270, Deed Records, Rockwall County, Texas, J.E.Y. Investments, LTD. being merged into E-Z Mart Stores, Inc. in a Notice of Merger between E-Z Mart Stores, Inc. and J.E.Y. Investments, LTD., recorded in Instrument No. 20140000010025, Official Public Records, Rockwall County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "Weir & Associates" found at the east corner of said Lot 1, said point being the north corner of Lot 2, Loretta Anderson Addition, an Addition to the City of Rockwall, as recorded in Cabinet C, Slide 153, Plat Records Rockwall County, Texas and said point being in the southwest line of South Goliad Street a.k.a State Highway 205 (a variable width right-of-way);

THENCE South 59 degrees 09 minutes 02 seconds West, 149.19 feet along the southeast line of said Lot 1 (Billy People's Addition No. 1) and along the northwest line of said Lot 2 (Loretta Anderson Addition) to a one-half inch iron rod found at the south corner of said Lot 1 (Billy People's Addition No. 1), said point being the east corner of Lot 1R, Muckleroy Addition, an Addition to the City of Rockwall, as recorded in Cabinet D, Slide 185, Plat Records Rockwall County, Texas;

THENCE North 31 degrees 06 minutes 11 seconds West, along the northeast line of said Lot 1R, at 167.13 feet passing an "X" cut found marking the north corner of said Lot 1R, continuing along the southwest line of said Lot 2 (Billy People's Addition No. 1) in all a total distance of 172.11 feet to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west corner of said Lot 2 (Billy People's Addition No. 1), said point being in the southeast line of West Yellowjacket Lane (a variable width right-of-way);

THENCE North 45 degrees 03 minutes 57 seconds East, 138.99 feet along the northwest line of said Lot 2 (Billy People's Addition No. 1) and along the southeast line of West Yellowjacket Lane to a one-half inch iron rod with yellow cap stamped "PROP. COR. BOHLER" set at the west end of a corner clip at the intersection of the southeast line of West Yellowjacket Lane with the southwest line of South Goliad Street a.k.a State Highway 205;

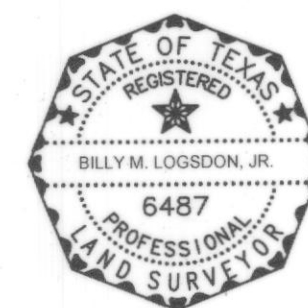
THENCE South 82 degrees 45 minutes 01 seconds East, 19.34 feet along said corner clip to a one-half inch iron rod with cap stamped "Weir & Associates" found in the northeast line of said Lot 2 (Billy People's Addition No. 1), said point being in the southwest line of South Goliad Street a.k.a State Highway 205;

THENCE South 30 degrees 49 minutes 43 seconds East, 194.00 feet along the southwest line of South Goliad Street a.k.a State Highway 205 to the POINT OF BEGINNING and containing 28,452 square feet or 0.653 of an acre of land.

KNOW ALL MEN THESE PRESENTS:

That I, Billy M. Logsdon, Jr, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Billy M. Logsdon, Jr.
Registered Professional Land Surveyor No. 6487
APRIL 02, 2019



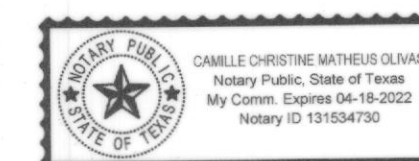
STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR, Land Surveyor, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 02 day of April, 2019.

Notary Public in and for The State of Texas



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 18 day of March, 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 18 day of April, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

Planning & Zoning Commission Chairman



Filed and Recorded Official Public Records Shellie Miller, County Clerk Rockwall County, Texas 04/11/2019 11:36:05 AM \$100.00 20190000005255
Replat Copy

REPLAT BRAKES PLUS LOT 1, BLOCK A 0.653 ACRES OUT OF THE JAMES CADLE SURVEY, ABSTRACT NO. 65; CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BOHLER ENGINEERING SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
Table with columns: FILE NO., DATE, DRAWN, REVIEWED, APPROVED, SCALE, DWG. NO.
CITY CASE NUMBER - P2019-009

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