

NOTES

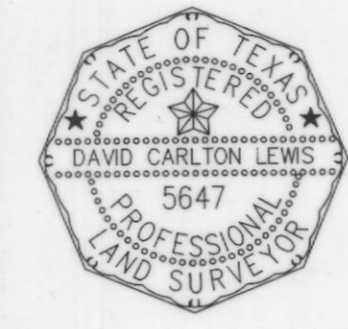
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the city does not constitute and representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit thereon issued, nor shall such approval constitute and 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.
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48397C0040L, published by the Federal Emergency Management Agency, dated: September 26, 2008, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- All bearings shown hereon are according to the Plat of Crossing Addition recorded under Cabinet C, Slide 108, in the Plat Records of Rockwall County, Texas, unless otherwise noted.
- On the issue date of this survey the surveyed property shown hereon is zoned "C" (Commercial) according to the City of Rockwall zoning ordinance maps. Refer to the City of Rockwall zoning ordinances for minimum and maximum setback requirements.
- All private drainage systems and detention/drainage systems to be maintained, repaired, and/or replaced by property owner.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, do hereby certify that I have 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.

[Signature]

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid-Cities Blvd Ste 102
N. Richland Hills, TX 76182



OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Carmel Car Wash - Rockwall, LLC, is the owner of all that certain 2.059 acres of land by virtue of the deed recorded in Document Number 2016000015948, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), which is a portion of Lot 1, Block 1, Rockwall Business Park, recorded in Cabinet A, Slide 283, in the Plat Records of Rockwall County, Texas (P.R.R.C.T.), and all of Lot 1, Block 1, Crossing Addition, recorded in Cabinet C, Slide 108, P.R.R.C.T., in the Joseph Cadle Survey, A-65, in the City of Rockwall, Rockwall County, Texas and more particularly described as follows: (all bearings shown hereon are based on said plat of Crossing Addition):

BEGINNING at a 1/2" iron rod with a cap stamped "PACHECO KOCH" found for the east corner of the herein described tract, common to the north corner of Lot 3, Block A, Lakeside Chevrolet, recorded in Cabinet A, Slide 39-40, P.R.R.C.T., in the southwest line of Lot 1, Block A, Rockwall County Courthouse Addition, recorded in Cabinet H, Slide 131, P.R.R.C.T.;

THENCE South 45° 43' 20" West - 632.26' (called 632.50' Carmel Car Wash - Rockwall, LLC Deed) to a Mag Nail with Washer stamped "SPRY 5467" set for the south corner of the herein described tract, common to the west corner of said Lot 3, Block A, Chevrolet, in the northeast right-of-way line of S. Goliad Street (a.k.a. State Highway 205, 100' right-of-way);

THENCE North 30° 00' 00" West - 150.00' along the northeast right-of-way line of said S. Goliad Street to a Mag Nail with Washer stamped "SPRY 5467" set for the west corner of the herein described tract, common to the south corner of a 0.020 acre tract, conveyed to Joe Loftis, recorded in Volume 92, Page 192, D.R.R.C.T.;

THENCE North 45° 32' 35" East passing at a distance of 299.13' a 1/2" iron rod found for the north corner of said Lot 1, Block A, Crossing Addition, common to the east corner of said Joe Loftis tract, continuing for a total distance of 594.15' (called 594.40' Carmel Car Wash - Rockwall, LLC Deed) to a 1/2" iron rod with a cap stamped "SPRY 5467" set for the north corner of the herein described tract, in the southeast line of said Lot 1, Block A, Rockwall County Courthouse Addition, from which a 1/2" iron pipe bears North 45° 32' 35" East - 1.10';

THENCE South 44° 42' 40" East -147.23' along the southeast line of said Lot 1, Block A, Rockwall County Courthouse Addition to the POINT OF BEGINNING and containing 2.059 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 1, BLOCK 1, CARMEL CARWASH ADDITION 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 CARMEL CARWASH 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:

- 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, 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 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 subdivision.
- 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 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 (we) may have as a result of the dedication of exactions made herein.

Witness our hands this 14th day of SEPTEMBER, 2016

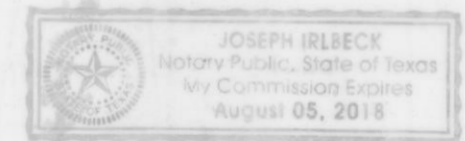
[Signature] Title *[Signature]*

Notary Certificate
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared John Broderick 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 under my hand and seal of office, this 14th day of September, 2016

[Signature] Notary Signature Notary Stamp:



J 021
A FINAL PLAT OF
LOT 1, BLOCK 1
CARMEL CARWASH ADDITION
2.059 ACRES

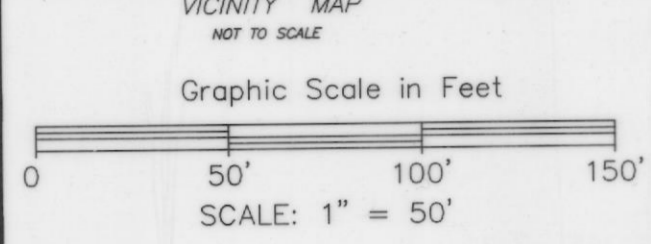
AN ADDITION TO THE CITY OF ROCKWALL, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, ROCKWALL BUSINESS PARK, RECORDED IN CABINET A, SLIDE 283, AND ALL OF LOT 1, BLOCK 1, CROSSING ADDITION, RECORDED IN CABINET A, SLIDE 108, IN THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, WHICH IS 2.059 ACRES IN THE JOSEPH CADLE SURVEY, A - 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TOTAL NUMBER OF PROPOSED LOTS: 1

OWNER: Carmel Car Wash - Rockwall, LLC
6140 Mockingbird Lane
Dallas, TX 75214
Phone: 214-532-2617
ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408
SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm - sg. No. 10112000

SPRY PROJECT NO. 034-172-31
DATE: JULY 2016
CITY CASE NUMBER: P2016-035

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

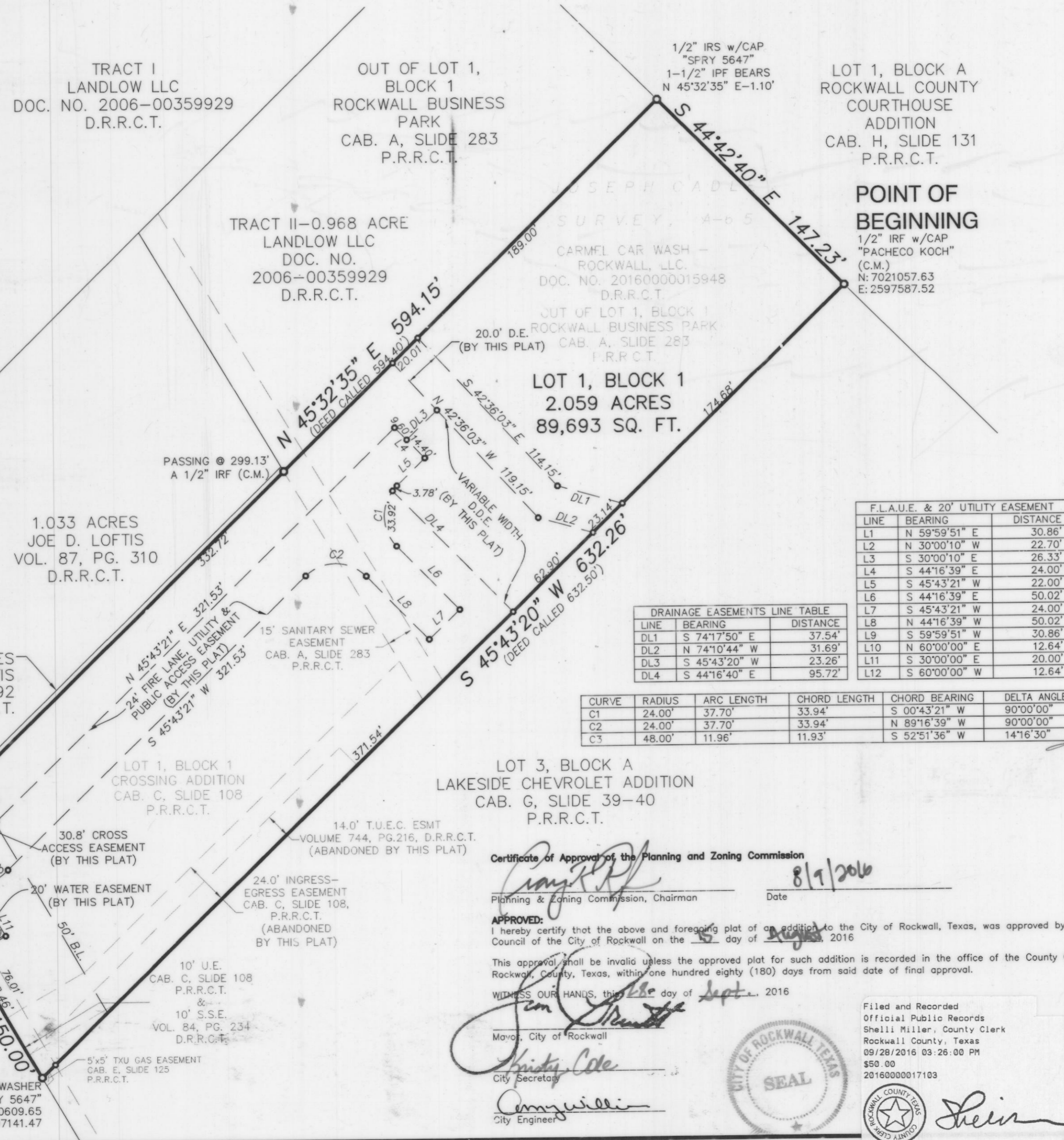


ABBREVIATIONS

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
MNS	MAG NAIL SET
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
T.U.E.C.	TEXAS UTILITIES ELECTRIC COMPANY
D.D.E.	DRAINAGE & DETENTION EASEMENT

LEGEND NOT TO SCALE

- PROPERTY CORNER
- INTERIOR PROPERTY CORNER



1/2" IRS w/CAP "SPRY 5647"
1-1/2" IPF BEARS
N 45°32'35" E-1.10'

LOT 1, BLOCK A
ROCKWALL COUNTY
COURTHOUSE
ADDITION
CAB. H, SLIDE 131
P.R.R.C.T.

POINT OF BEGINNING
1/2" IRF w/CAP "PACHECO KOCH" (C.M.)
N: 7021057.63
E: 2597587.52

TRACT II-0.968 ACRE
LANDLOW LLC
DOC. NO. 2006-00359929
D.R.R.C.T.

OUT OF LOT 1,
BLOCK 1
ROCKWALL BUSINESS
PARK
CAB. A, SLIDE 283
P.R.R.C.T.

LOT 1, BLOCK 1
2.059 ACRES
89,693 SQ. FT.

1.033 ACRES
JOE D. LOFTIS
VOL. 87, PG. 310
D.R.R.C.T.

0.020 ACRES
JOE LOFTIS
VOL. 92, PG. 192
D.R.R.C.T.

DRAINAGE EASEMENTS LINE TABLE

LINE	BEARING	DISTANCE
DL1	S 74°17'50" E	37.54'
DL2	N 74°10'44" W	31.69'
DL3	S 45°43'20" W	23.26'
DL4	S 44°16'40" E	95.72'

F.L.A.U.E. & 20' UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N 59°59'51" E	30.86'
L2	N 30°00'10" W	22.70'
L3	S 30°00'10" E	26.33'
L4	S 44°16'39" E	24.00'
L5	S 45°43'21" W	22.00'
L6	S 44°16'39" E	50.02'
L7	S 45°43'21" W	24.00'
L8	N 44°16'39" W	50.02'
L9	S 59°59'51" W	30.86'
L10	N 60°00'00" E	12.64'
L11	S 30°00'00" E	20.00'
L12	S 60°00'00" W	12.64'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	24.00'	37.70'	33.94'	S 00°43'21" W	90°00'00"
C2	24.00'	37.70'	33.94'	N 89°16'39" W	90°00'00"
C3	48.00'	11.96'	11.93'	S 52°51'36" W	14°16'30"

LOT 3, BLOCK A
LAKESIDE CHEVROLET ADDITION
CAB. G, SLIDE 39-40
P.R.R.C.T.

Certificate of Approval of the Planning and Zoning Commission

[Signature] Date 8/17/2016

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 8th day of August, 2016

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 14th day of Sept, 2016

[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] City Engineer



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
09/28/2016 03:26:00 PM
\$50.00
2016000017103

COPY

Carmel Carwash
Lot 1, Block 1
Final Plat