

**GENERAL NOTES:**

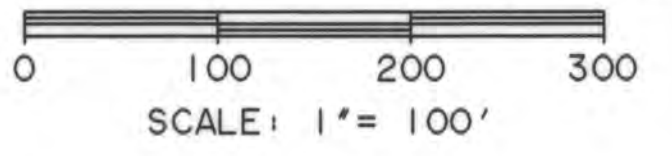
1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

2) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE CITY OF ROCKWALL MONUMENTS R016 AS PUBLISHED IN APRIL OF 1999 AND RESET R005-1 AS PUBLISHED IN AUGUST OF 2003 BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983.

**\* LEGEND \***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
1/2"IRS	1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC"
B.L.	BUILDING SETBACK LINE

SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES



MATCH LINE - SEE SHEET 2

Channell Subdivision  
Lot 1, Block A & B  
Final Plat

**FINAL PLAT OF I-337**  
**LOT 1, BLOCK A & LOT 1, BLOCK B**  
**CHANNELL SUBDIVISION**  
 BEING 2 LOTS ON 37.828-ACRES  
 LOCATED IN THE  
 ARCHIBALD HANNA SURVEY, ABSTRACT No. 99,  
 THE N. BUTLER SURVEY ABSTRACT No. 20, AND  
 THE DAVID HARR SURVEY, ABSTRACT No. 102,  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER:**  
 ROCKWALL ECONOMIC  
 DEVELOPMENT CORPORATION  
 697 EAST INTERSTATE 30  
 P.O. BOX 968  
 ROCKWALL, TEXAS 75087  
 (972) 772-0025

**PREPARED BY:**  
**WIA WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 Texas Board of Professional Land Surveying Registration No. 10033900







OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, CHANNELL COMMERCIAL CORPORATION, AND THE CITY OF ROCKWALL BEING THE OWNERS OF TRACTS OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT No. 99, THE N. BUTLER SURVEY, ABSTRACT No. 20, AND THE DAVID HARR SURVEY, ABSTRACT No. 102, ROCKWALL COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO CHANNELL COMMERCIAL CORPORATION, RECORDED IN INSTRUMENT NUMBER 20140000017566, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION (HEREIN AFTER DENOTED AS REDC), RECORDED IN VOLUME 4168, PAGE 317, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND ALL OF 0.298 ACRE TRACT OF LAND TO THE CITY OF ROCKWALL, RECORDED IN INSTRUMENT No. 20150000018249, O.P.R.R.C.T. (TRACT 1), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "R.S.C.I. RPLS 5034" IN THE EAST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65' RIGHT-OF-WAY), SAID 1/2" IRON ROD BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID CHANNELL TRACT AND THE SOUTHWEST CORNER OF ROCKWALL INDUSTRIAL EAST, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 72, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE N 88°07'13" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD, ALONG THE NORTHERLY LINE OF SAID CHANNELL TRACT AND THE SOUTH LINE OF SAID ROCKWALL INDUSTRIAL EAST, 850.17 FEET TO A POINT, FROM WHICH A 1" IRON ROD FOUND IN CONCRETE BEARS N 50°24' W, 0.4 FEET;

THENCE N 01°03'38" W, ALONG THE NORTHERLY LINE OF SAID CHANNELL TRACT AND THE EAST LINE OF SAID ROCKWALL INDUSTRIAL EAST, 550.29 FEET TO 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A CALLED 100' RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CHANNELL TRACT AND THE NORTHEAST CORNER OF SAID ROCKWALL INDUSTRIAL EAST;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UP/DALLAS GARLAND N.E. RAILROAD AS FOLLOWS:

(1) N 88°10'00" E, ALONG THE NORTH LINE OF SAID CHANNELL TRACT, A DISTANCE OF 693.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" (HEREIN AFTER DENOTED AS 1/2" IRON ROD SET);

(2) N 88°16'13" E, ALONG THE NORTH LINE OF SAID CHANNELL TRACT, A DISTANCE OF 16.20 FEET TO 1/2" IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF JOHN KING BOULEVARD (120' RIGHT-OF-WAY);

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID JOHN KING BOULEVARD AND THE EAST LINE OF SAID CHANNELL TRACT AS FOLLOWS:

(1) S 13°13'35" E, 112.68 FEET TO A 1/2" IRON ROD SET, BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) SOUTHEASTERLY, AN ARC LENGTH OF 540.49 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,810.00 FEET, A DELTA ANGLE OF 7°06'33", AND A CHORD BEARING OF S 21°34'26" E, 538.48 FEET TO A 1/2" IRON ROD SET;

(3) S 30°27'42" E, AT 46.15 FEET PASSING A 1/2" IRON ROD SET, SAID IRON ROD BEING A SOUTHEASTERLY CORNER OF SAID CHANNELL TRACT AND THE NORTHEAST END OF A RADIAL CORNER CLIP IN THE NORTH RIGHT-OF-WAY LINE OF PROPOSED JUSTIN ROAD (PROPOSED VARIABLE WIDTH RIGHT-OF-WAY), AND CONTINUING FOR A TOTAL DISTANCE OF 166.16 FEET TO A 1/2" IRON ROD SET SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID CITY OF ROCKWALL TRACT 1 AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF ROCKWALL RECORDED IN INSTRUMENT No. 20150000018248, O.P.R.R.C.T. (TRACT 2);

THENCE S 88°58'42" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID JOHN KING BOULEVARD, ALONG THE NORTH LINE OF SAID CITY TRACT 2, AND THE SOUTH LINE OF SAID CITY TRACT 1, 318.74 FEET TO A POINT, SAID POINT BEING IN THE EAST LINE OF SAID REDC TRACT, THE SOUTHWEST CORNER OF SAID CITY TRACT 1, THE NORTHWEST CORNER OF SAID CITY TRACT 2 AND FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "R.S.C.I. RPLS 5034" BEARS N 87°29' E, 2.9 FEET;

THENCE S 00°38'16" E, ALONG THE EAST LINE OF SAID REDC TRACT AT 62.84 FEET, PASSING THE SOUTHWEST CORNER OF SAID CITY TRACT 2 AND THE NORTHWEST CORNER OF SAID TEMUNOVIC TRACT, CONTINUING ALONG THE WEST LINE OF SAID TEMUNOVIC TRACT, IN ALL A TOTAL DISTANCE OF 557.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "R.S.C.I. RPLS 5034", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID REDC TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL STEEL COMPANY, INC., RECORDED IN VOLUME 752, PAGE 28, D.R.R.C.T.;

THENCE S 89°10'19" W, DEPARTING THE WEST LINE OF SAID TEMUNOVIC TRACT AND ALONG THE SOUTH LINE OF SAID REDC TRACT AND THE NORTH LINE OF SAID ROCKWALL STEEL COMPANY TRACT, A DISTANCE OF 1,567.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "R.S.C.I. RPLS 5034" IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO NAN A. SMART, W.L. LOFLAND AND JULIANA BOND, RECORDED IN VOLUME 70, PAGE 183, D.R.R.C.T., SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID REDC TRACT AND THE NORTHWEST CORNER OF SAID ROCKWALL STEEL COMPANY TRACT;

THENCE N 00°58'22" W, ALONG THE WEST LINE OF SAID REDC TRACT AND THE EAST LINE OF SAID SMART TRACT, 168.13 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD, BEING THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "R.S.C.I. RPLS 5034" BEARS S 00°58' E, 0.5 FEET;

THENCE ALONG THE WEST LINE OF SAID REDC TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AS FOLLOWS:

(1) NORTHEASTERLY, AN ARC LENGTH OF 149.10 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 332.50 FEET, A DELTA ANGLE OF 25°41'35", AND A CHORD BEARING OF N 11°47'58" E, 147.86 FEET TO A 1/2" IRON ROD SET;

(2) N 01°03'48" W, 312.65 FEET TO A 1/2" IRON ROD SET;

THENCE N 01°03'48" W, ALONG THE WEST LINE OF SAID CHANNELL TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD, 111.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 37.828 ACRES (1,647,788 SQ. FT.) OF LAND, MORE OR LESS.

NOTES:

(1) DETENTION SYSTEM TO BE MAINTAINED, REPAIRED, AND REPLACED BY PROPERTY OWNER.

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 LOT 1, BLOCK A AND LOT 1, BLOCK B, CHANNELL SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, 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 NAME OF ADDITION AND JUSTIN ROAD RIGHT-OF-WAY HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND 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 FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE 2nd DAY OF February 2015

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Shari Franga
OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shari Franga OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, 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 2nd DAY OF February 2015

Shara Fleming
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shara Fleming
PRINTED NAME



WITNESS OUR HANDS THIS THE 16th DAY OF February 2015

FOR: CHANNELL COMMERCIAL CORPORATION

William H. Channell
BILL CHANNELL, PRESIDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William H. Channell OF CHANNELL COMMERCIAL CORPORATION, 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 16th DAY OF February 2015

Shara Fleming
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shara Fleming
PRINTED NAME



WITNESS OUR HANDS THIS THE 25th DAY OF March 2015

FOR: THE CITY OF ROCKWALL

Brian P.
OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Parris OF THE CITY OF ROCKWALL, 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 25th DAY OF March 2015

Laura Perez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Laura Perez
PRINTED NAME



RECOMMENDED FOR FINAL APPROVAL
PLANNING AND ZONING COMMISSION, CHAIRMAN
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 11th DAY OF March 2015.
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 11th DAY OF March 2015.
Mayor, City of Rockwall; City Secretary; City Engineer.

SURVEYOR'S CERTIFICATION:
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGG A. E. MADSEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.
GREGG A. E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GREGGM@WIERASSOCIATES.COM

FINAL PLAT OF I 339
LOT 1, BLOCK A & LOT 1, BLOCK B
CHANNELL SUBDIVISION
BEING 2 LOTS ON 37.828-ACRES
LOCATED IN THE
ARCHIBALD HANNA SURVEY, ABSTRACT No. 99,
THE N. BUTLER SURVEY ABSTRACT No. 20, AND
THE DAVID HARR SURVEY, ABSTRACT No. 102,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900 SHEET 3 OF 3

Channell Subdivision
Lot 1, Block A & B
Final Plat

PRINTED: 12/16/2015 5:12 PM LAST SAVED: 11/17/2015 5:12 PM FILE: SUBD-ROW PLAT-13096 REV2B.DWG



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

LOT 2, BLOCK A  
CHANNELL SUBDIVISION  
CHANNELL COMMERCIAL CORPORATION  
(INST. NO. 2014000017566)  
18.762 ACRES  
(817,294 SF)  
LOT 1, BLOCK A  
CHANNELL SUBDIVISION  
(CAB. I, SLIDE 337)

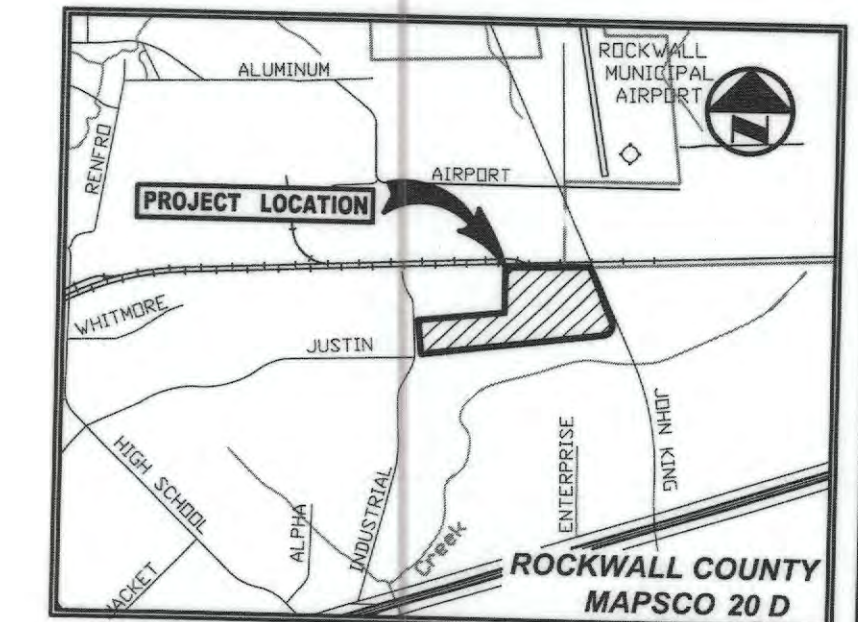
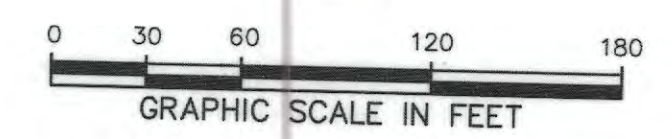
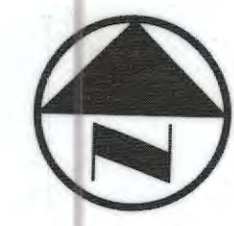
LOT 1, BLOCK B  
CHANNELL SUBDIVISION  
(CAB. I, SLIDE 337)  
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION  
(VOL. 4168, PG. 317)

LOT 2, BLOCK A  
SPR PACKAGING ADDITION  
(CAB. H, SLIDE 155)

JUSTIN ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)

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

JUSTIN ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP  
(NOT TO SCALE)  
LEGEND

- IRF 1/2-INCH IRON ROD W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET (C.M.)
- CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE

NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 1 OF 3 1397

FINAL PLAT OF  
**LOT 2, BLOCK A,  
CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 1, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762 ACRES  
AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER: P2014-038

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY GMP/LMG	CHECKED BY MCC	SCALE 1"=60'	DATE JUNE 2016	JOB NUMBER 3273-14.192
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**CURVE TABLE - FIRE LANE EASEMENT**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	137°29'29"	39.00'	93.59'	100.27'	S 50°57'08" W	72.69'
C2	04°28'08"	1,880.00'	146.64'	73.35'	S 20°01'41" E	146.60'
C3	06°11'20"	500.00'	54.01'	27.03'	S 25°21'25" E	53.98'
C4	122°45'54"	140.50'	301.04'	257.51'	S 32°55'52" W	246.67'
C5	34°51'15"	63.00'	38.32'	19.78'	N 68°15'34" W	37.74'
C6	56°56'53"	39.00'	38.76'	21.15'	N 79°18'23" W	37.19'
C7	17°46'50"	59.00'	18.31'	9.23'	N 81°06'35" W	18.24'
C8	90°00'00"	39.00'	61.26'	39.00'	S 45°00'00" W	55.15'
C9	04°28'05"	276.00'	21.52'	10.77'	S 02°14'03" E	21.52'
C10	35°12'39"	39.00'	23.97'	12.38'	S 22°04'24" E	23.59'
C11	35°24'42"	39.00'	24.10'	12.45'	N 13°14'16" E	23.72'
C12	04°28'05"	300.00'	23.39'	11.70'	N 02°14'03" W	23.39'
C13	29°26'08"	150.00'	77.06'	39.40'	N 14°43'04" E	76.22'
C14	22°09'34"	310.00'	119.89'	60.71'	N 40°30'55" E	119.15'
C15	38°24'18"	65.00'	43.57'	22.64'	N 70°47'51" E	42.76'
C16	80°05'48"	63.00'	88.07'	52.95'	S 49°57'06" E	81.07'
C17	04°08'57"	670.00'	48.52'	24.27'	S 11°57'59" E	48.51'
C18	00°32'48"	1,880.00'	17.93'	8.97'	S 14°18'51" E	17.93'
C19	137°26'16"	39.00'	93.55'	100.13'	S 83°18'23" E	72.68'
C20	79°56'54"	39.00'	54.42'	32.70'	S 50°01'33" E	50.11'
C21	03°59'22"	694.00'	48.32'	24.17'	S 12°02'47" E	48.31'
C22	08°13'17"	1,904.00'	273.21'	136.84'	S 18°09'06" E	272.97'
C23	06°11'20"	524.00'	56.60'	28.33'	S 25°21'25" E	56.57'
C24	122°45'53"	116.50'	249.62'	213.52'	S 32°55'52" W	204.54'
C25	34°51'15"	39.00'	23.72'	12.24'	S 68°15'34" E	23.36'
C26	56°56'53"	63.00'	62.62'	34.17'	N 79°18'23" W	60.07'
C27	17°46'50"	35.00'	10.86'	5.47'	N 81°06'35" W	10.82'
C28	90°00'00"	39.00'	61.26'	39.00'	N 45°00'00" E	55.15'
C29	90°00'00"	34.00'	53.41'	34.00'	N 45°00'00" E	48.08'
C30	90°00'00"	34.00'	53.41'	34.00'	N 45°00'00" W	48.08'
C31	29°26'08"	126.00'	64.73'	33.10'	N 14°43'04" E	64.02'
C32	21°34'41"	286.00'	107.71'	54.50'	N 40°13'29" E	107.07'
C33	38°59'11"	39.00'	26.54'	13.81'	N 70°30'24" E	26.03'
C34	01°32'21"	1,810.00'	48.62'	24.31'	S 16°13'17" E	48.62'

**CURVE TABLE - DRAINAGE EASEMENT**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C35	28°56'22"	207.50'	104.81'	53.55'	N 15°31'49" W	103.70'
C36	14°43'38"	194.20'	49.92'	25.10'	N 06°18'11" E	49.78'
C37	28°56'22"	192.50'	97.23'	49.68'	N 15°31'49" W	96.20'

**CURVE TABLE - WATER EASEMENT**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C38	09°32'14"	126.00'	20.97'	10.51'	S 04°46'07" W	20.95'
C39	40°22'03"	63.00'	44.39'	23.16'	N 69°48'58" W	43.47'
C40	00°28'15"	1,825.00'	15.00'	7.50'	S 14°16'09" E	15.00'
C41	00°49'21"	1,825.00'	26.20'	13.10'	S 23°15'31" E	26.20'
C42	23°36'15"	39.00'	16.07'	8.15'	N 19°54'33" W	15.95'

**LINE TABLE - FIRELANE EASEMENT**

LINE	BEARING	LENGTH
L1	DUE SOUTH	54.89'
L2	S 04°28'05" E	64.29'
L3	N 04°28'05" W	64.29'
L4	DUE EAST	70.00'
L5	DUE NORTH	24.00'
L6	DUE WEST	70.00'
L7	DUE NORTH	41.94'
L8	S 85°21'55" W	38.22'

**LINE TABLE - DRAINAGE EASEMENT**

LINE	BEARING	LENGTH
L9	DUE NORTH	5.24'
L10	N 60°00'00" W	18.15'
L11	DUE WEST	121.90'
L12	DUE NORTH	15.00'
L13	DUE EAST	27.41'
L14	N 30°00'00" W	5.94'
L15	N 01°03'38" W	132.86'
L16	S 77°14'46" E	23.87'
L17	S 13°40'00" W	7.07'
L18	S 30°00'00" E	14.60'
L19	DUE EAST	107.89'
L20	DUE SOUTH	28.10'
L21	S 85°21'55" W	15.05'

**LINE TABLE - WATER EASEMENT**

LINE	BEARING	LENGTH
L22	N 44°59'58" E	104.91'
L23	N 44°59'13" W	62.02'
L24	N 45°00'47" E	15.00'
L25	S 44°59'13" E	62.02'
L26	N 44°59'58" E	66.04'
L27	DUE EAST	21.21'
L28	DUE NORTH	2.08'
L29	DUE EAST	102.26'
L30	S 13°21'09" E	15.42'
L31	DUE WEST	65.02'
L32	S 75°34'36" W	55.68'
L33	N 14°25'24" W	15.00'
L34	N 75°34'36" E	55.72'
L35	S 66°30'02" W	55.06'
L36	N 23°29'58" W	15.00'
L37	N 66°30'02" E	45.99'
L38	N 23°29'58" W	11.30'
L39	N 67°08'23" E	9.18'
L40	DUE SOUTH	13.51'
L41	DUE WEST	29.52'
L42	DUE NORTH	110.50'
L43	DUE EAST	16.33'
L44	DUE SOUTH	15.00'
L45	DUE WEST	10.90'

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Channel Subdivision  
 Lots 2, Block A  
 Final Plat

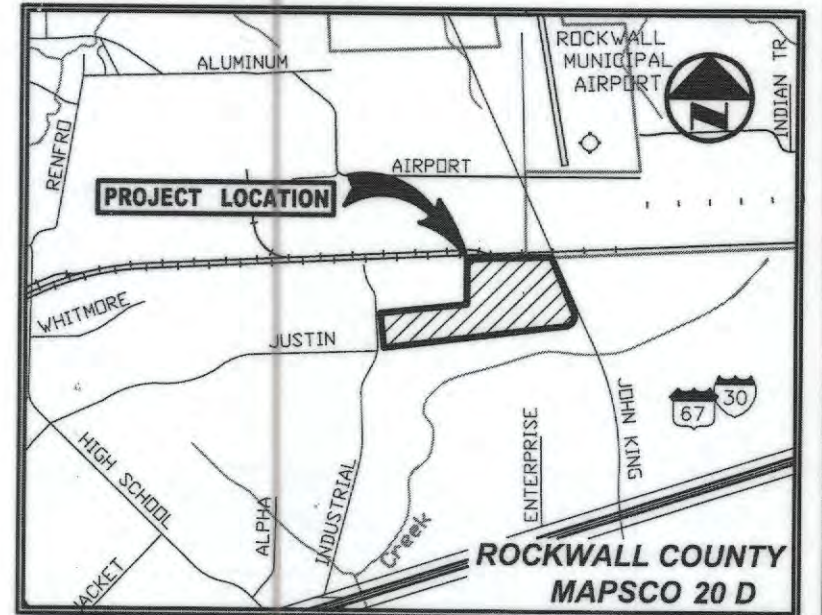
FINAL PLAT - LOT 2, BLOCK A, CHANNELL SUBDIVISION



**U.P./DALLAS GARLAND N.E. RAILROAD**

(A 100-FOOT RIGHT-OF-WAY)  
N 88°10'00" E 693.99'

N 88°16'13" E 16.20'

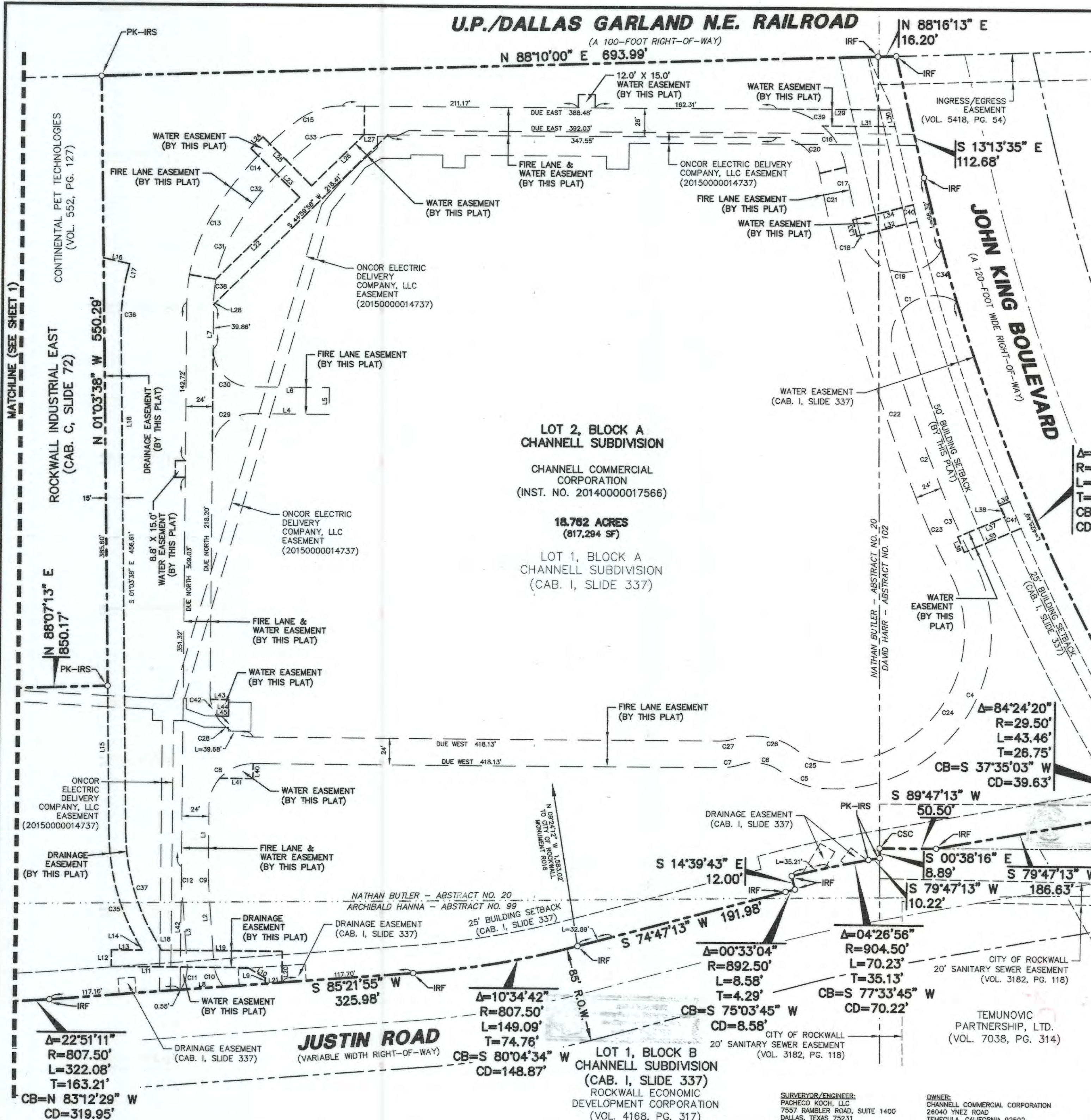


**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRF 1/2-INCH IRON ROD
- W/WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD
- W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - SETBACK LINE
- - - ABSTRACT LINE
- - - CENTERLINE

SEE SHEET 1 FOR  
LINE AND CURVE TABLES



**LOT 2, BLOCK A  
CHANNELL SUBDIVISION**

CHANNELL COMMERCIAL  
CORPORATION  
(INST. NO. 20140000017566)

**18.762 ACRES**  
(817,294 SF)

**LOT 1, BLOCK A  
CHANNELL SUBDIVISION**  
(CAB. I, SLIDE 337)

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

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

$S 30^{\circ}27'42'' E$   
 $46.15'$   
30'X30' VISIBILITY  
EASEMENT  
(BY THIS PLAT)  
 $N: 7,024,535.78$   
 $E: 2,601,989.93$

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

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

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

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

SHEET 2 OF 3

**FINAL PLAT OF  
LOT 2, BLOCK A,  
CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 1, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762 ACRES  
AND BEING OUT OF

THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER: P2014-038

**Pacheco Koch**

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY GMP/LMG	CHECKED BY MCC	SCALE 1"=60'	DATE JUNE 2016	JOB NUMBER 3273-14.192
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Channell Subdivision  
Lots 2, Block A  
Final Plat

FINAL PLAT - LOT 2, BLOCK A, CHANNELL SUBDIVISION

1398



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Channell Commercial Corporation, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

OWNER'S CERTIFICATE

LEGAL DESCRIPTION

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 1, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet 1, Slide 337 of the Plat Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Channell Commercial Corporation recorded in Instrument No. 20140000017566 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 1 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 2, BLOCK A, CHANNELL SUBDIVISION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places to the use of the public forever and consideration therein expressed. I further certify that all other parties who thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 2, BLOCK A, CHANNELL SUBDIVISION have been notified and signed this plat.

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

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

*William H. Channell*  
William H. Channell, President

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 1<sup>st</sup> day of July, 2016.

*Sara Ramirez*  
Notary Public in and for the State of Texas



8/29/2017  
My Commission Expires:

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
07/15/2016 08:19:58 AM  
\$150.00  
20160000011900



*Shelli Miller*  
COUNTY CLERK

SURVEYOR/ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: MIKE CLOVER

OWNER:  
CHANNELL COMMERCIAL CORPORATION  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

RECOMMENDED FOR FINAL APPROVAL  
*Planning and Zoning Commission*  
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 11 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.  
WITNESS OUR HANDS, this 12<sup>th</sup> day of July, 2016.  
*Major, City of Rockwall*      *City Secretary*      *City Engineer*

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael C. Clover, 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

*Michael C. Clover*  
Michael C. Clover  
Registered Professional Land Surveyor  
No. 5225  
mcllover@pkce.com



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael C. Clover, 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 20<sup>th</sup> Day of June, 2016.

*Sara Ramirez*  
Notary Public in and for the State of Texas

My Commission Expires:

SHEET 3 OF 3      1399

FINAL PLAT OF  
**LOT 2, BLOCK A,  
CHANNELL SUBDIVISION**

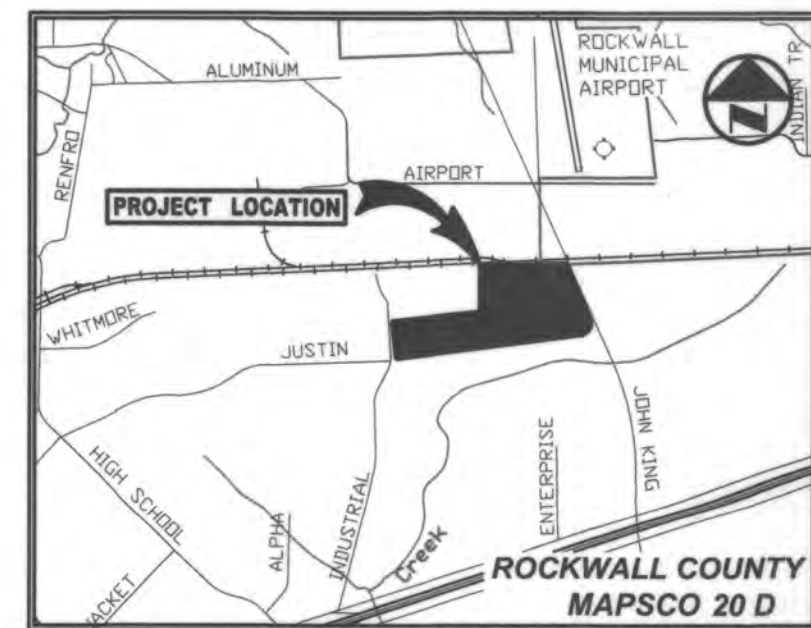
BEING A REPLAT OF LOT 1, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762 ACRES  
AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER: P2014-038

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY GMP/LMG		TX REG. ENGINEERING FIRM F-14439	
CHECKED BY MCC		TX REG. SURVEYING FIRM LS-10193805	
SCALE NONE	DATE JUNE 2016	JOB NUMBER 3273-14.192	



**U.P./DALLAS GARLAND N.E. RAILROAD**

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**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRF 1/2-INCH IRON ROD W/ "WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD W/ "CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE
- EASEMENT ABANDONED BY THIS PLAT
- EASEMENT BY THIS PLAT

SEE SHEET 2 FOR LINE AND CURVE TABLES

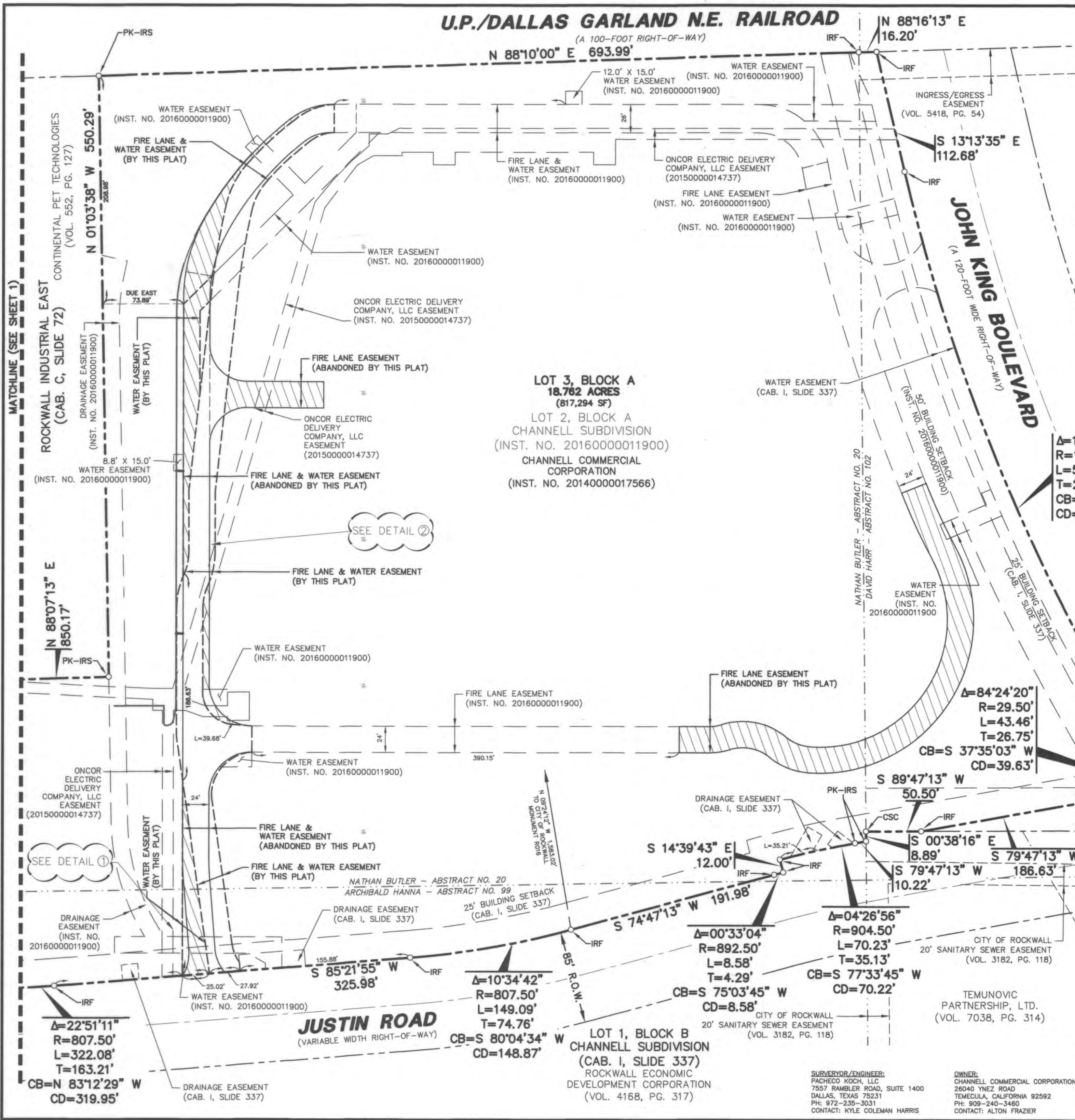
SHEET 1 OF 4

**FINAL PLAT**  
**LOT 3, BLOCK A, CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 2, BLOCK A, CHANNELL SUBDIVISION  
1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-027

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

<b>DRAWN BY</b> JAN/LAH	<b>CHECKED BY</b> KCH	<b>SCALE</b> 1"=60'	<b>DATE</b> JAN. 2020	<b>JOB NUMBER</b> 3273-19.251
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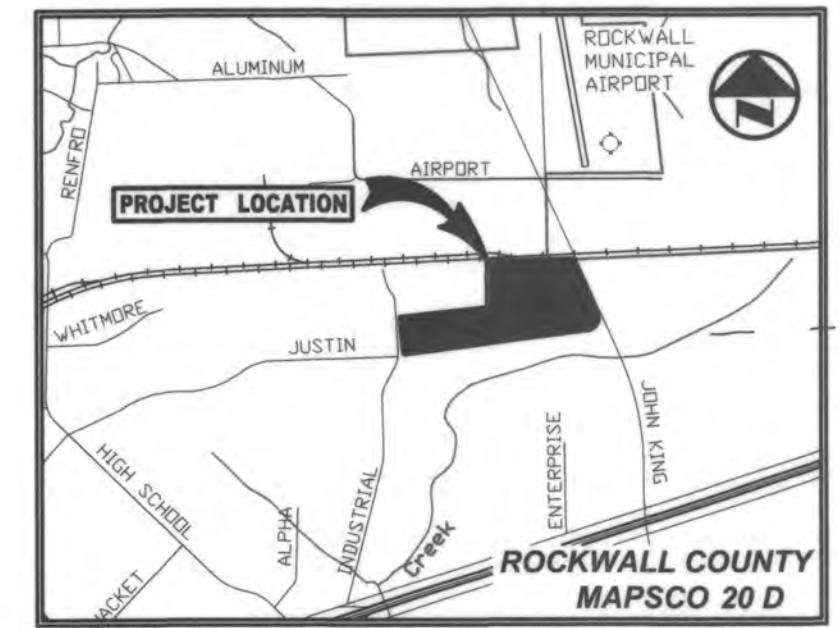
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FINAL PLAT - LOT 3, BLOCK A, CHANNELL SUBDIVISION





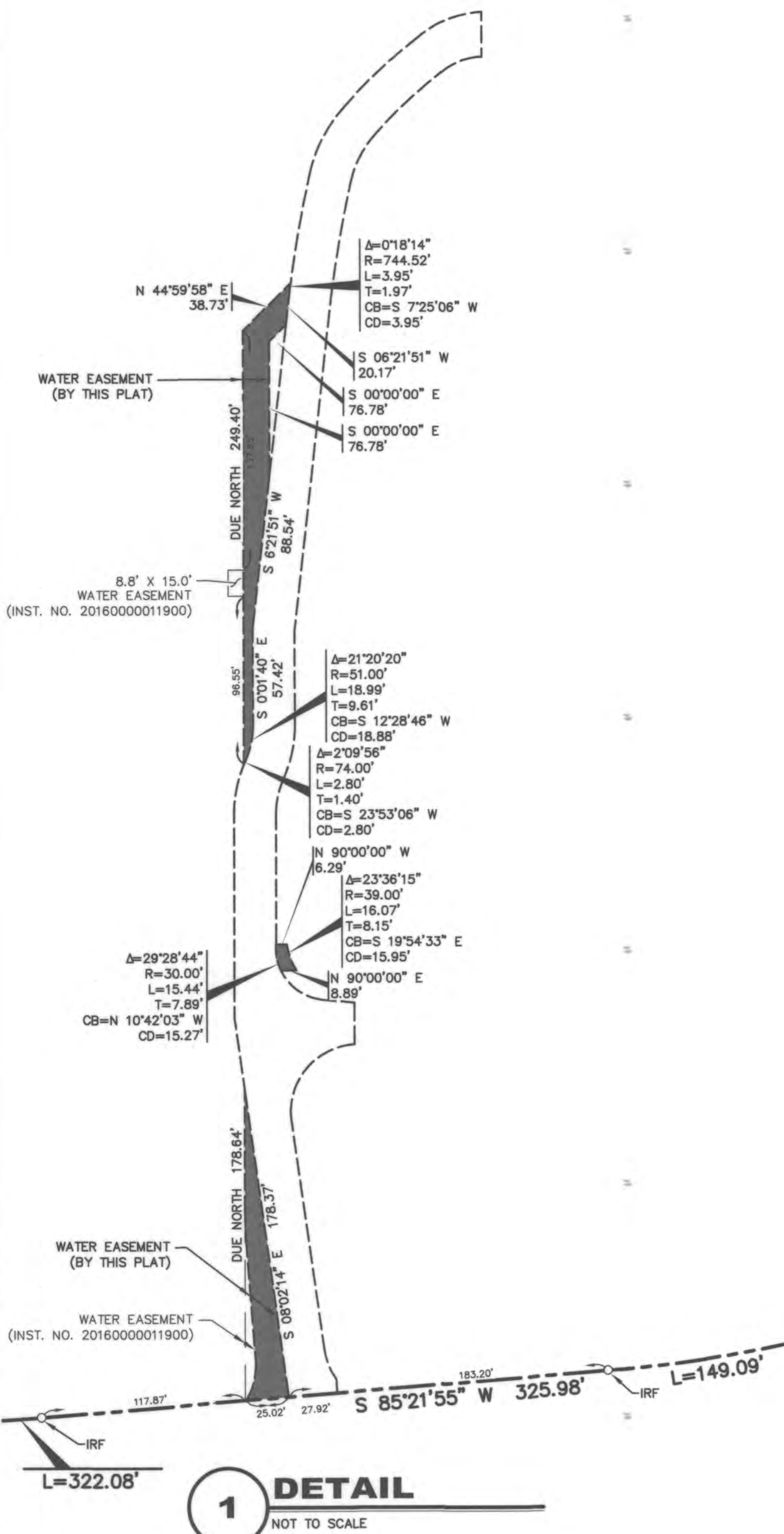




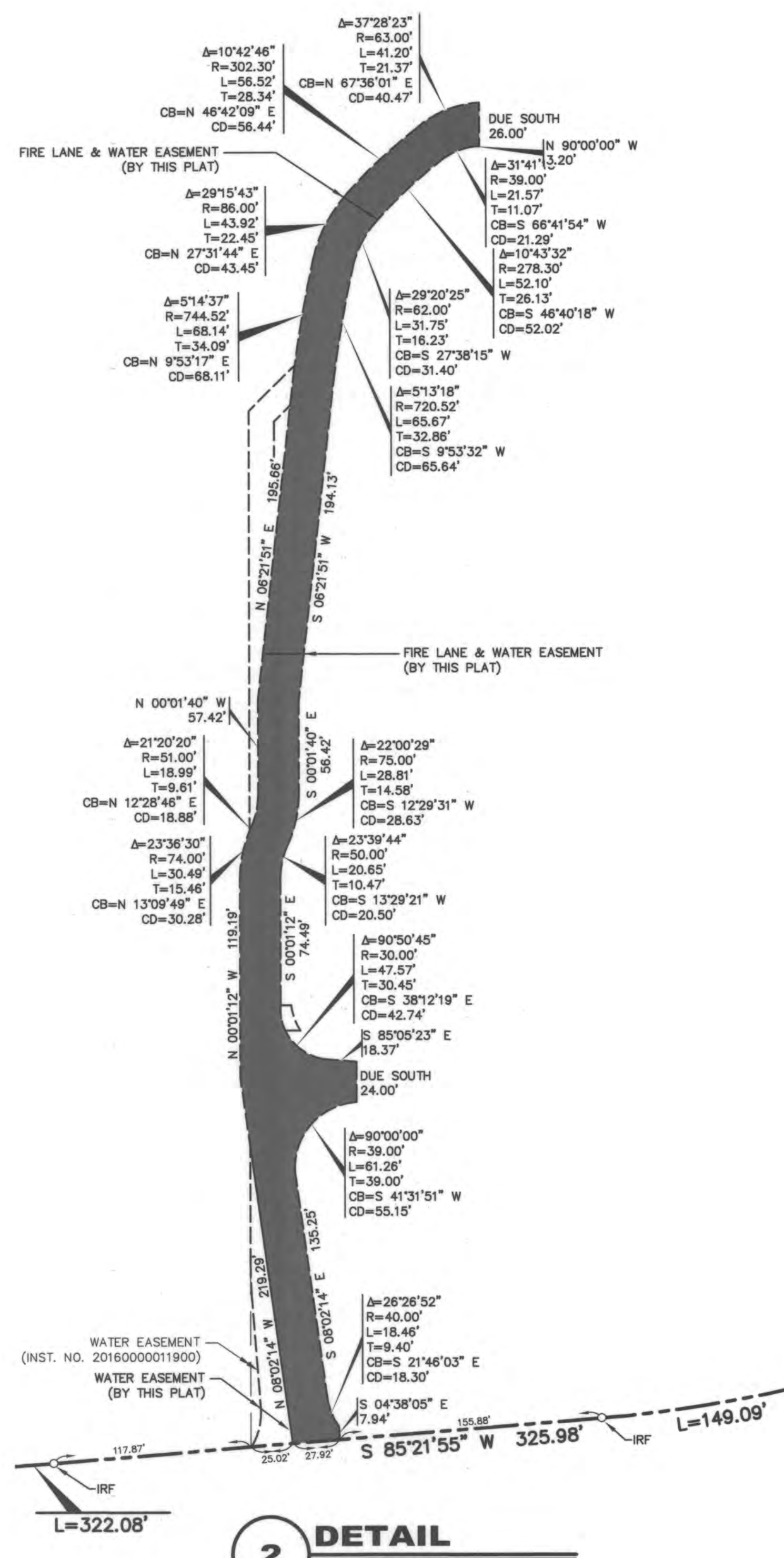
VICINITY MAP (NOT TO SCALE)

LEGEND

- IRF 1/2-INCH IRON ROD
- W/WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD
- W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE
- EASEMENT ABANDONED BY THIS PLAT
- EASEMENT BY THIS PLAT



1 DETAIL NOT TO SCALE



2 DETAIL NOT TO SCALE

SHEET 3 OF 4

FINAL PLAT  
**LOT 3, BLOCK A,  
 CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 2, BLOCK A,  
 CHANNELL SUBDIVISION  
 1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
 THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
 THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
 AN ADDITION TO THE CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 CASE NO. P2019-027

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY JAN/LAH	CHECKED BY KCH	SCALE 1"=60'	DATE JAN. 2020
		JOB NUMBER 3273-19.251	

L. GONZALEZ 01/15/2020 - 10:17AM M:\DWG-32\3273-19.251\DWG\SURVEY CSD 2018\3273-19.251\RP.DWG

FINAL PLAT - LOT 3, BLOCK A, CHANNELL SUBDIVISION



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Channell Commercial Corporation, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 2, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2016000011900 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Channell Commercial Corporation recorded in Instrument No. 2014000017566 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 2 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 3, BLOCK A, CHANNELL SUBDIVISION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 3, BLOCK A, CHANNELL SUBDIVISION have been notified and signed this plat.

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

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

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

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

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

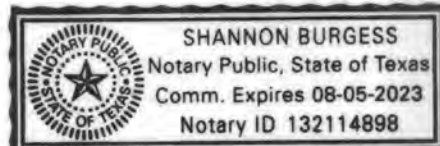
7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

Signature of William H. Channell, President
STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 22 day of January, 2020.

Signature of Shannon Burgess, Notary Public
Notary Public in and for the State of Texas



SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
CHANNELL COMMERCIAL CORPORATION
26040 YNEZ ROAD
TEMECULA, CALIFORNIA 92592
PH: 909-240-3480
CONTACT: ALTON FRAZIER

RECOMMENDED FOR FINAL APPROVAL

Signature of Planning and Zoning Commission
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_, 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 4th day of March, 2020.

Signatures of Mayor, City Secretary, and City Engineer.



NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Signature of Kyle Coleman Harris
1/15/2020
Date
Registered Professional Land Surveyor
No. 6266
kharris@pkce.com



NOTES

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/01/2020 04:02:59 PM
\$200.00
2020000008947



Signature of Shelli Miller

SHEET 4 OF 4

FINAL PLAT
LOT 3, BLOCK A,
CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK A,
CHANNELL SUBDIVISION
1 LOT, BEING 18.762-ACRES AND BEING OUT OF
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. P2019-027

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: JAN/LAH, KCH, 1"=60', JAN. 2020, 3273-19.251





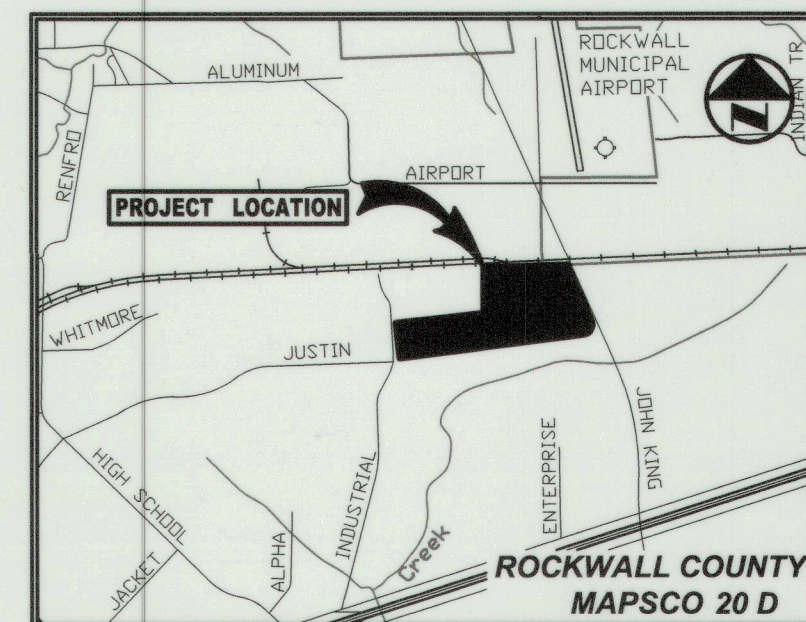
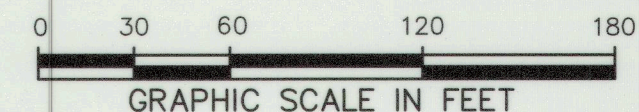
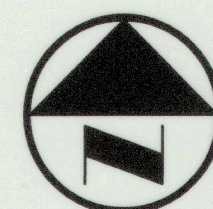


**U.P./DALLAS GARLAND N.E. RAILROAD**

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

N 88°16'13" E 16.20'



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRF 1/2-INCH IRON ROD W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- (B.T.P.) BY THIS PLAT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE

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

N 01°03'38" W 550.29'

FIRE LANE & WATER EASEMENT (INST. NO. 2020000008947)  
WATER EASEMENT (INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (20150000014737)

FIRE LANE EASEMENT (INST. NO. 20160000011900)

WATER EASEMENT (INST. NO. 20160000011900)

S 13°13'35" E 112.68'

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

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

**LOT 4, BLOCK A**  
**18.762 ACRES**  
**(817,294 SF)**

LOT 3, BLOCK A CHANNELL SUBDIVISION (INST. NO. 20200000008947)

WILLCAR HOLDINGS LLC (INST. NO. 20170000002016)

8.8' X 15.0' WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (20150000014737)

FIRE LANE & WATER EASEMENT (INST. NO. 20200000008947)

DRAINAGE EASEMENT (INST. NO. 20160000011900)

N 88°07'13" E 1850.17'

SEE DETAIL 4

PK-IRS

WATER EASEMENT (INST. NO. 20160000011900)

FIRE LANE EASEMENT (INST. NO. 20160000011900)

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

WATER EASEMENT (INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT (ABANDONED BY INST. NO. 20200000008947)

FIRE LANE & WATER EASEMENT (INST. NO. 20200000008947)

NATHAN BUTLER - ABSTRACT NO. 20  
ARCHIBALD HANNA - ABSTRACT NO. 99

DRAINAGE EASEMENT (CAB. I, SLIDE 337)

S 85°21'55" W 325.98'

WATER EASEMENT (INST. NO. 20160000011900)

DRAINAGE EASEMENT (CAB. I, SLIDE 337)

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

CB=N 83°12'29" W  
CD=319.95'

**JUSTIN ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

Δ=10°34'42"  
R=807.50'  
L=149.09'  
T=74.76'  
CB=S 80°04'34" W  
CD=148.87'

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

S 14°39'43" E 12.00'

Δ=00°33'04"  
R=892.50'  
L=8.58'  
T=4.29'

CB=S 75°03'45" W  
CD=8.58'

Δ=04°26'56"  
R=904.50'  
L=70.23'  
T=35.13'

CB=S 77°33'45" W  
CD=70.22'

S 89°47'13" W 50.50'

S 00°38'16" E 8.89'  
S 79°47'13" W 186.63'

Δ=84°24'20"  
R=29.50'  
L=43.46'  
T=26.75'

CB=S 37°35'03" W  
CD=39.63'

S 30°27'42" E 46.15'

30'X30' VISIBILITY EASEMENT (INST. NO. 20160000011900)  
N: 7,024,535.78  
E: 2,601,989.93

40' INGRESS/EGRESS EASEMENT (VOL. 4875, PG. 125)

CITY OF ROCKWALL 20' SANITARY SEWER EASEMENT (VOL. 3182, PG. 118)

TEMUNOVIC PARTNERSHIP, LTD. (VOL. 7038, PG. 314)

**SURVEYOR/ENGINEER:**  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

**OWNER:**  
WILLCAR HOLDINGS LLC  
25040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
<b>DRAWN BY</b> JMC	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=60'	<b>DATE</b> FEB. 2023
		<b>JOB NUMBER</b> 3273-20.063	

JDMONSVASCERDA 02/13/2023 - 2:34PM  
M:\DWG-32\3273-20.063\DWG\SURVEY CSD 2018\3273-20.063RP(REVISED 01-26-23).DWG

REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

SHEET 2 OF 3

**REPLAT**  
**LOT 4, BLOCK A,**  
**CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A, CHANNELL SUBDIVISION  
1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2021-030



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Willcar Holdings LLC, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2020000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 2017000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 3 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

(LEGAL DESCRIPTION CONTINUED)

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

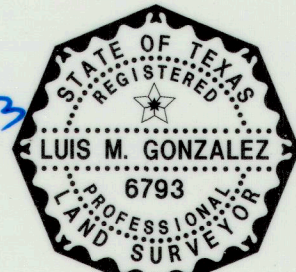
CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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.

Luis M. Gonzalez
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com
Date 3/16/23



Planning and Zoning Commission
Date 3/16/23

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 14th day of July, 2023.

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 March, 2023.

Mayor, City of Rockwall
Secretary
City Engineer

GENERAL NOTES

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016.
3. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 4, BLOCK A, CHANNELL SUBDIVISION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

I 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:

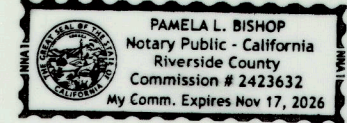
- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips;
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the Subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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

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

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

William H. Channell, President



STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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

Given upon my hand and seal of office this 24th day of February, 2023.

Notary Public in and for the State of California

November 17, 2026
My Commission Expires:

SHEET 3 OF 3

REPLAT
LOT 4, BLOCK A,
CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 3, BLOCK A, CHANNELL SUBDIVISION
1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2021-030

Table with 9 columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Contains 13 rows of line data.

SURVEYOR/ENGINEER: PACHECO KOCH, LLC
OWNER: WILLCAR HOLDINGS LLC

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TX 75231, 972.235.3031

LMGONZALEZ-GONZALEZ 02/21/2023 - 2:47PM
M: \DWG-32\3273-20.063\DWG\SURVEY CSD 2018\3273-20.063RFP(REVISED 01-26-23).DWG

REPLAT - LOT 4, BLOCK A, CHANNELL SUBDIVISION