

LOT 26, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.
 LOT 27, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.
 LOT 28, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.
 LOT 29, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.
 LOT 30, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LINETYPE TABLE

---	BOUNDARY LINE
- - -	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

D=90°32'33"
 R=40.00'
 L=63.21'
 CB=N44°12'06"E
 CD=56.84'

D=4°41'34"
 R=2805.03'
 L=229.74'
 CB=N03°19'43"W
 CD=229.68'

D=04°40'26"
 R=2815.03'
 L=229.63'
 CB=S03°19'09"E
 CD=229.57'

NOTE:
 Lot 2 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development Code.

LINE TABLE

LINE	LENGTH	BEARING
L1	15.00	S89°35'48"W
L2	789.50	N00°54'01"W
L3	168.91	S89°05'59"W
L4	31.53	S00°54'01"E
L5	30.01	S89°07'40"W
L6	31.55	S00°54'01"E
L7	168.67	S89°05'59"W
L8	204.57	N00°54'01"W
L9	162.89	N89°05'59"E
L10	162.67	N89°05'59"E
L11	133.83	S00°53'59"E
L12	162.67	S89°05'59"W
L13	133.83	N00°54'01"W
L14	14.98	N89°35'48"E
L15	266.36	N00°53'45"W
L16	168.67	N89°05'59"E
L17	139.83	S00°54'01"E
L18	30.00	S89°05'59"W
L19	245.76	N00°54'01"W
L20	25.00	N89°05'59"E
L21	20.00	N00°54'01"W
L22	25.00	N89°05'59"E
L23	15.00	S89°05'59"W
L24	15.00	N00°54'01"W
L25	15.00	N89°05'59"E
L26	47.73	S89°05'59"W
L27	10.47	S89°05'59"W
L28	25.00	N00°54'01"W
L29	10.00	S89°05'59"W
L30	200.88	N00°54'01"W
L31	25.00	N89°05'59"E
L32	20.00	N00°54'01"W
L33	25.00	N89°05'59"E
L34	41.43	N00°54'01"W
L35	15.00	N89°05'59"E
L36	15.00	N00°54'01"W
L37	15.00	N89°05'59"E
L38	55.02	N00°54'01"W
L39	6.00	N89°05'59"E
L40	96.46	S00°54'01"E
L41	167.57	N89°05'59"E
L42	37.24	N00°54'01"W
L43	6.00	N89°05'59"E
L44	105.71	S00°54'01"E
L45	161.92	N89°05'59"E
L46	16.02	N00°22'05"W
L47	15.00	N89°37'55"E
L48	10.47	N00°22'05"W
L49	231.02	N00°54'01"W
L50	58.83	S00°54'01"E
L51	12.92	S89°05'59"W
L52	15.00	N00°54'01"W
L53	21.58	S89°05'59"W
L54	19.00	S00°54'01"E
L55	22.45	N60°54'01"W
L56	15.00	N29°05'59"E
L57	13.79	N60°54'01"W
L58	7.52	S89°35'48"W
L59	14.96	N00°53'45"W
L60	15.00	S89°25'45"W
L61	25.00	S89°05'59"W
L62	14.96	S89°35'48"W
L63	14.96	N00°53'45"W
L64	125.48	N00°53'13"W
L65	11.43	N60°54'01"W
L66	15.00	N29°05'59"E
L67	20.09	N60°54'01"W
L68	120.42	N00°54'01"W
L69	23.00	N89°05'59"E
L70	15.00	N00°54'01"W
L71	23.00	S89°05'59"W
L72	20.95	S89°35'48"W
L73	74.84	S43°52'33"W
L74	545.44	S00°54'01"E
L75	9.37	N00°54'01"W
L76	15.00	N89°05'59"E
L77	17.47	N00°54'01"W
L78	108.95	S89°37'55"W
L79	13.41	S00°22'05"E
L80	15.00	S89°37'55"W
L81	13.55	S00°22'05"E
L82	15.30	S00°54'01"E
L83	24.61	N89°39'40"E
L84	11.42	N00°54'01"W
L85	10.00	N00°54'01"W
L86	43.67	S 89°5'59" W
L87	40.66	N89°05'59"E
L88	92.93	S89°05'59"W
L89	13.87	S89°05'59"W
L90	55.86	S89°05'59"W
L91	73.40	N44°46'03"E
L92	15.00	S89°05'59"W
L93	15.00	N00°54'01"W
L94	15.00	N89°05'59"E
L95	0.57	S00°54'01"E
L96	14.43	S00°54'01"E
L97	93.41	S44°46'03"E

ROCKWALL 205-552, LLC
 INST. NO. 2015000019501
 O.P.R.R.C.T.

BLOCK A DALTON GOLIAD ADDITION
 392,265 SQ. FT. OR 9.005 ACRES

LOT 3
 58,800 SQ. FT. OR 1.350 ACRES

LOT 1
 85,901 SQ. FT. OR 1.972 ACRES

10' RIGHT-OF-WAY DEDICATION
 7,763 SQ. FT. OR 0.178 ACRE

STATE HIGHWAY NO. 205
 (CALLED 100' RIGHT-OF-WAY)

10' LANDSCAPE BUFFER
 N00°57'42"W 793.33'

LOT 2
 247,564 SQ. FT. OR 5.683 ACRES

LOT 1, BLOCK A ROCKWALL SCHOOL NORTH ADDITION
 CAB. C, SLD. 270 P.R.R.C.T.



5' RIGHT-OF-WAY DEDICATION
 2,131 SQ. FT. OR 0.049 ACRE

DALTON ROAD
 (80' RIGHT-OF-WAY)

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	69.12	44.00	90°00'00"	S44°05'59"W	62.23'
C2	66.25	44.00	86°16'14"	N07°45'54"W	60.17'
C3	176.03	2765.03	03°38'52"	N02°48'21"W	176.00'
C4	31.41	20.00	89°58'18"	S45°31'10"E	28.28'
C5	174.52	2735.03	03°39'21"	N02°48'36"W	174.49'
C6	31.42	20.00	90°00'01"	N44°05'59"E	28.28'
C7	31.42	20.00	90°00'00"	S45°34'01"E	28.28'
C8	31.42	20.00	90°00'00"	S44°05'59"W	28.28'
C9	30.11	20.00	86°15'44"	N47°46'09"W	27.35'
C10	31.42	20.00	90°00'00"	N45°54'01"W	28.28'
C11	31.42	20.00	90°00'01"	N44°05'59"E	28.28'
C12	31.42	20.00	90°00'00"	S45°34'01"E	28.28'
C13	31.42	20.00	90°00'00"	S44°05'59"W	28.28'
C14	31.41	20.00	89°58'44"	S44°06'07"W	28.28'
C15	69.12	44.00	90°00'01"	N44°05'59"E	62.23'
C16	31.42	20.00	90°00'01"	S44°05'59"W	28.28'
C17	16.96	20.00	48°35'26"	S66°36'18"E	16.46'
C18	13.55	20.00	38°48'39"	S89°24'32"W	13.29'
C19	229.91	2790.03	04°43'17"	N03°20'34"W	229.84'
C20	12.71	20.00	36°24'50"	S17°18'21"W	12.50'
C21	30.26	44.00	39°24'02"	S18°48'00"W	29.66'
C22	10.47	44.00	13°37'48"	N15°50'21"E	10.44'

CASE NO. P2016-034

J 017 F.M. 552

FINAL PLAT DALTON GOLIAD ADDITION LOTS 1-3, BLOCK A
 BEING 9.232 ACRES OUT OF THE T. R. BAILEY SURVEY, ABSTRACT NO. 30 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 JANUARY 2016

JOB NO.: 15-1216
 DATE: 1/14/2016
 SCALE: 1" = 50'
 DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051
 817-481-1806 (O)
 817-481-1809 (F)

COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE

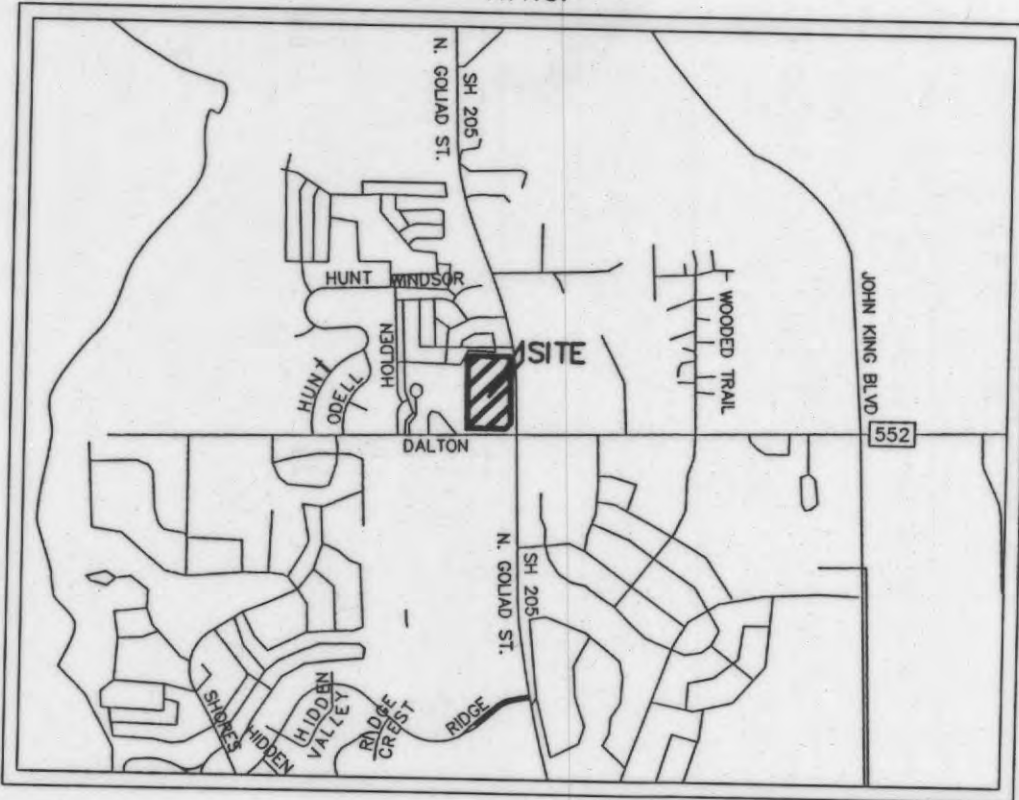
Texas Society of Professional Surveyors
 Member Since 1977

SHEET 1 OF 2

Dalton Goliad Addition
 Lots 1-3, Block A
 Final Plat

2015000019501-1/2 PLAT 09/28/2016 10:59:40 AM

VICINITY MAP
N.T.S.



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 **DALTON GOLIAD 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 further certify that all other parties who have a mortgage or lien interest in the **DALTON GOLIAD ADDITION** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, 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 development.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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 MY HAND, this 25th day of August, 2016

ROCKWALL 205-552, LLC

By: OWNER Donald L. Silverman, Manager

STATE OF TEXAS:
COUNTY OF Dallas

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Donald Silverman, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF August, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS



REV: 05/27/2016
06/01/2016
06/21/2016
06/27/2016
08/09/2016

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE
SUITE 160
DALLAS, TX 75254

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205-552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land conveyed to ROCKWALL 205-552, LLC in Warranty Deed recorded under Instrument Number 2015000019501, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point for the Southwest corner of said Rockwall 205 tract, same being in the North right-of-way line of Dalton Road (80 foot right-of-way);

THENCE North 00 deg. 57 min. 42 sec. West, along the west line of said Rockwall 205 tract, passing at a distance of 5.00 feet, a 1/2 inch iron rod with yellow "Brittain" cap found, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, and continuing along the common line of said Rockwall 205 tract and said Rockwall School North Addition, a total distance of 793.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Rockwall 205 tract, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park - Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet;

THENCE along the common line of said Rockwall 205 tract and said Block C as follows:

Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;

North 89 deg. 37 min. 55 sec. East, a distance of 436.51 feet to a 1/2 inch iron rod found for the Northeast corner of said Rockwall 205 tract, same being the Southeast corner of said Block C, same being in the westerly right-of-way line of State Highway No. 205 (called 100' right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 2815.03 feet, a central angle of 04 deg. 40 min. 26 sec., and a chord bearing and distance of South 03 deg. 19 min. 09 sec. East, 229.57 feet;

THENCE along the common line of said Rockwall 205 tract and said State Highway No. 205 as follows:

Along said non-tangent curve to the right, an arc distance of 229.63 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

South 00 deg. 54 min. 01 sec. East, a distance of 541.54 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Rockwall 205 tract, same being the North end of a corner clip in the intersection of said State Highway No. 205 and aforesaid Dalton Road;

THENCE South 43 deg. 52 min. 33 sec. West, along the common line of said Rockwall 205 tract and said corner clip, passing at a distance of 80.59 feet, a 1/2 inch iron rod found, and continuing a total distance of 87.57 feet to a point for the most southerly Southeast corner of said Rockwall 205 tract, same being the South end of said corner clip;

THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Rockwall 205 tract and said Dalton Road, a distance of 423.94 feet to the POINT OF BEGINNING and containing 402,160 square feet or 9.232 acre of computed land, more or less.

NOTES:

- IRF - Iron Rod Found
- IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
- P.O.B. - Point of Beginning.
- O.P.R.D.C.T. - Official Public Records, Collin County, Texas.
- D.R.C.C.T. - Deed Records, Collin County, Texas.
- Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
- Lots 3 and 4 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development Code.
- SLD. - SLIDE
- CAB. - CABINET

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning & Zoning Commission, Chairman Date 7/20/16

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 1 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 28 day of Sept., 2016.
[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] City Engineer

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

[Signature] Timothy R. Mankin Date 08/18/2016
Registered Professional Land Surveyor, No. 6122

08/18/2016



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/28/2016 10:58:40 AM
\$108.00
2016000017019

COPY

[Signature]

J 018
FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 1-3, BLOCK A
BEING 9.232 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2016

CASE NO. P2016-034

JOB NO.: 15-1216	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 1/14/2016	www.peisersurveying.com		
SCALE: 1" = 50'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
DRAWN: J.B.W.	tmankin@peisersurveying.com	FIRM No. 100999-00	OF
		Member Since 1977	2

Dalton Goliad Addition
Lots 1-3, Block A
Final Plat

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

D=90°32'33"
R=40.00'
L=63.21'
CB=N44°12'06"E
CD=56.84'

LOT 26, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

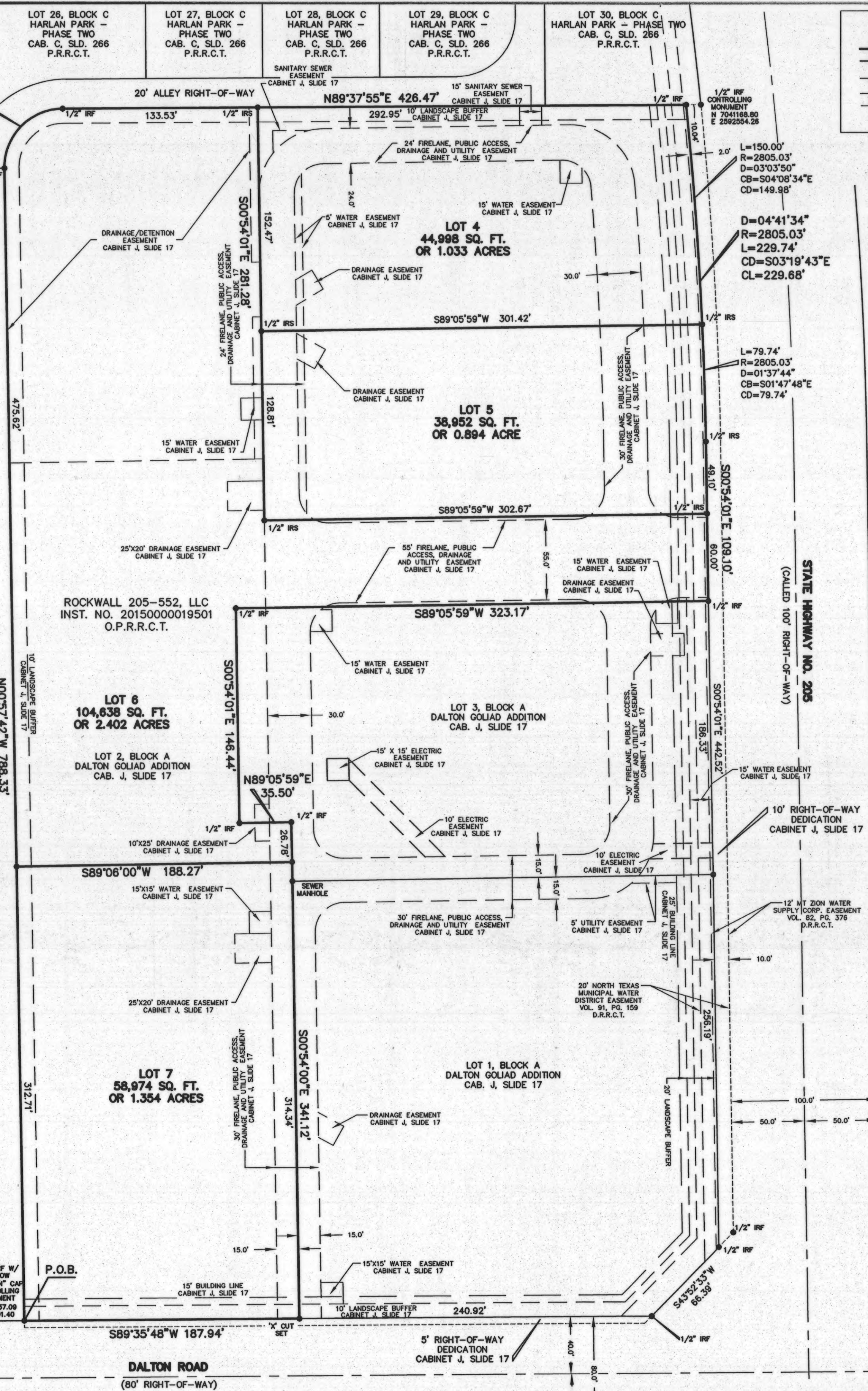
LOT 27, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

LOT 28, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

LOT 29, BLOCK C
HARLAN PARK -
PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

LOT 30, BLOCK C
HARLAN PARK - PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

NOTE:
Lot 4 will require
screening/buffering from
the adjacent residential
properties in accordance
with the residential
screening requirements
of the Unified
Development Code.



STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

ROCKWALL 205-552, LLC
INST. NO. 20150000019501
O.P.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL SCHOOL NORTH
ADDITION
CAB. C, SLD. 270
P.R.R.C.T.

LOT 6
104,638 SQ. FT.
OR 2.402 ACRES

LOT 3, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

LOT 2, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

LOT 1, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

LOT 7
58,974 SQ. FT.
OR 1.354 ACRES

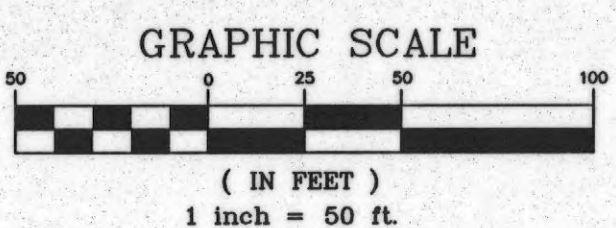
1/2" IRF W/
YELLOW
"BRITANN" CAP
CONTROLLING
MONUMENT
N 7040337.09
E 2592101.40

P.O.B.

DALTON ROAD
(80' RIGHT-OF-WAY)

F.M. 552

FINAL PLAT
BEING A CONVEYANCE PLAT FOR
DALTON GOLIAD ADDITION
LOTS 4-7, BLOCK A
BEING A REPLAT OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

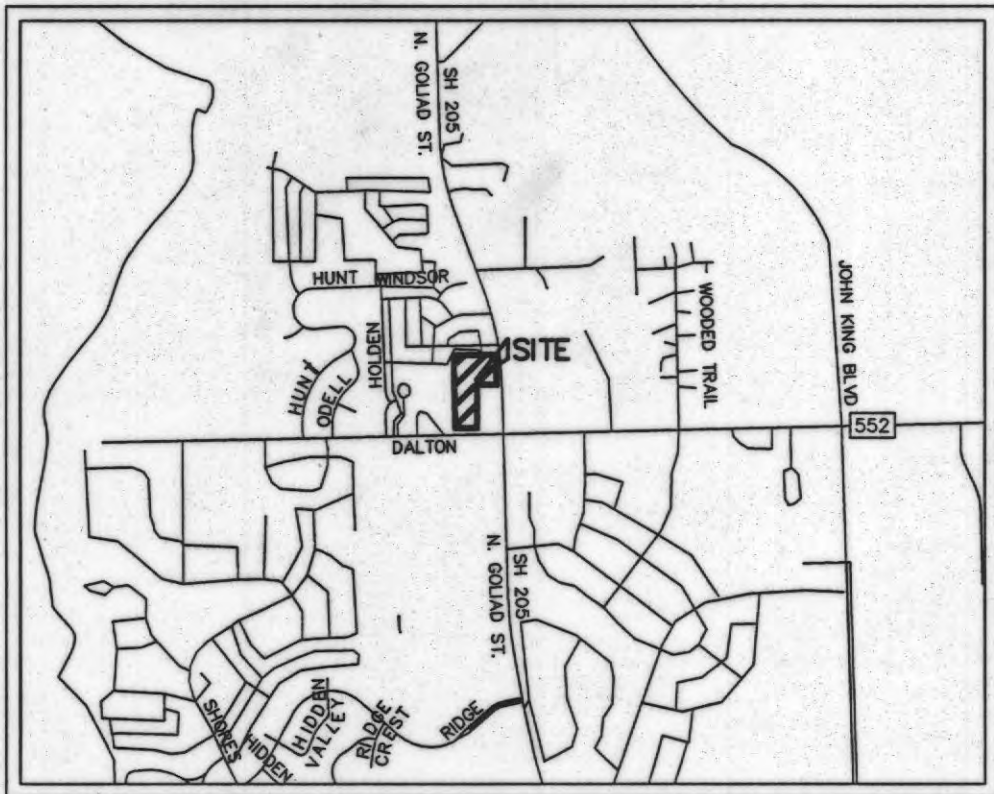


CASE NO. P2020-048

JOB NO.: 15-1216	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 2
DATE: 10/21/2020		
SCALE: 1" = 50'	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
DRAWN: J.B.W.		

202100000005978 1/2 PLAT 02/10/2021 01:50:13 PM

VICINITY MAP
N.T.S.



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 **DALTON GOLIAD 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 further certify that all other parties who have a mortgage or lien interest in the **DALTON GOLIAD ADDITION** 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:

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- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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 MY HAND, this 11th day of JANUARY, 2021

ROCKWALL 205-552, LLC

By: DONALD L. SILVERMAN, MANAGER

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DONALD L. SILVERMAN, MANAGER, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF JANUARY, 2021.

NOTARY PUBLIC in and for the STATE OF TEXAS

- NOTES:
- IRF - Iron Rod Found
 - IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - P.O.B. - Point of Beginning.
 - O.P.R.D.C.T. - Official Public Records, Collin County, Texas.
 - D.R.C.C.T. - Deed Records, Collin County, Texas.
 - Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Adminstrated by Western Data Systems.
 - SLD. - SLIDE
 - CAB. - CABINET
 - This Final Plat is for conveyance only and not for the development of the subject property.
 - A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

Date 1/9/21

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 7 day of December, 2020

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

WITNESS OUR HANDS, this 9th day of February, 2021

Mayor, City of Rockwall

City Secretary

City Engineer

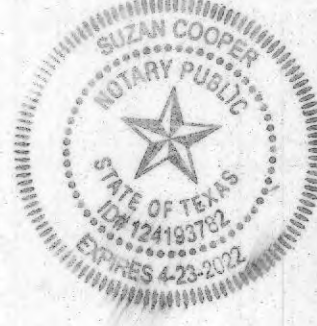
SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

Date

01/05/2021



ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:

ROCKWALL 205-552, LLC
4622 MAPLE AVE.
SUITE 200
DALLAS, TEXAS 75219
214-393-3983

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205-552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwall County, Texas, and being a portion of that certain tract of land conveyed to ROCKWALL 205-552, LLC in Warranty Deed recorded under Instrument Number 20150000019501, Deed Records, Rockwall County, Texas, and being all of Lot 2, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a 1/2 inch iron rod with yellow "Brittain" cap found for the Southwest corner of said Rockwall 205 tract, same being the Southwest corner of said Lot 2, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, same being in the North right-of-way line of Dalton Road (80 foot right-of-way);

THENCE North 00 deg. 57 min. 42 sec. West, along the common line of said Lot 2 and said Rockwall School North Addition, a total distance of 788.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Lot 2, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park - Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet; THENCE along the common line of said Lot 2 and said Block C as follows: Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;

North 89 deg. 37 min. 55 sec. East, a distance of 426.47 feet to a 1/2 inch iron rod found for the Northeast corner of said Lot 2, same being in the westerly right-of-way line of State Highway No. 205 (called 100' right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 2805.03 feet, a central angle of 04 deg. 41 min. 34 sec., and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet;

THENCE along the common line of said Lot 2 and said State Highway No. 205 as follows:

Along said non-tangent curve to the right, an arc distance of 229.74 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

South 00 deg. 54 min. 01 sec. East, a distance of 109.10 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Lot 2, same being the Northeast corner of Lot 3, Block A, said Dalton Goliad Addition;

THENCE along the common line of said Lot 2 and said Lot 3 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 323.17 feet to a 1/2 inch iron rod found for corner;

South 00 deg. 54 min. 01 sec. East, a distance of 146.44 feet to a 1/2 inch iron rod found for corner;

North 89 deg. 05 min. 59 sec. East, a distance of 35.50 feet to a 1/2 inch iron rod found for corner;

South 00 deg. 54 min. 00 sec. West, passing a 1/2 inch iron rod found for the Southwest corner of said Lot 3, same being the Northwest corner of Lot 1, Block A, said Dalton Goliad Addition, and continuing along the common line of said Lot 2 and said Lot 1, a total distance of 341.12 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 2, same being the Southwest corner of said Lot 1, same being in the northerly right-of-way line of aforesaid Dalton Road;

THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Lot 2 and said Dalton Road, a distance of 187.94 feet to the POINT OF BEGINNING and containing 247,562 square feet or 5.683 acres of computed land, more or less.

Filed and Recorded
Official Public Records
Jennifer Fagg, County Clerk
Rockwall County, Texas
02/10/2021 01:50:13 PM
\$100.00
20210000003578



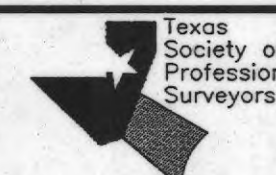
Jennifer Fagg

FINAL PLAT
BEING A CONVEYANCE PLAT FOR
DALTON GOLIAD ADDITION
LOTS 4-7, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2020-048

JOB NO.: 15-1216	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 2
DATE: 10/09/2020		
SCALE: 1" = 50'	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
DRAWN: J.B.W.		
	tmankin@peisersurveying.com	FIRM No. 100999-00



Member Since 1977

LOT 26, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 27, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 28, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

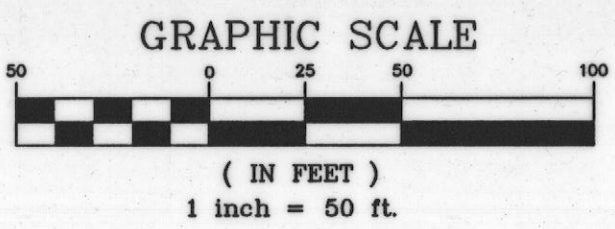
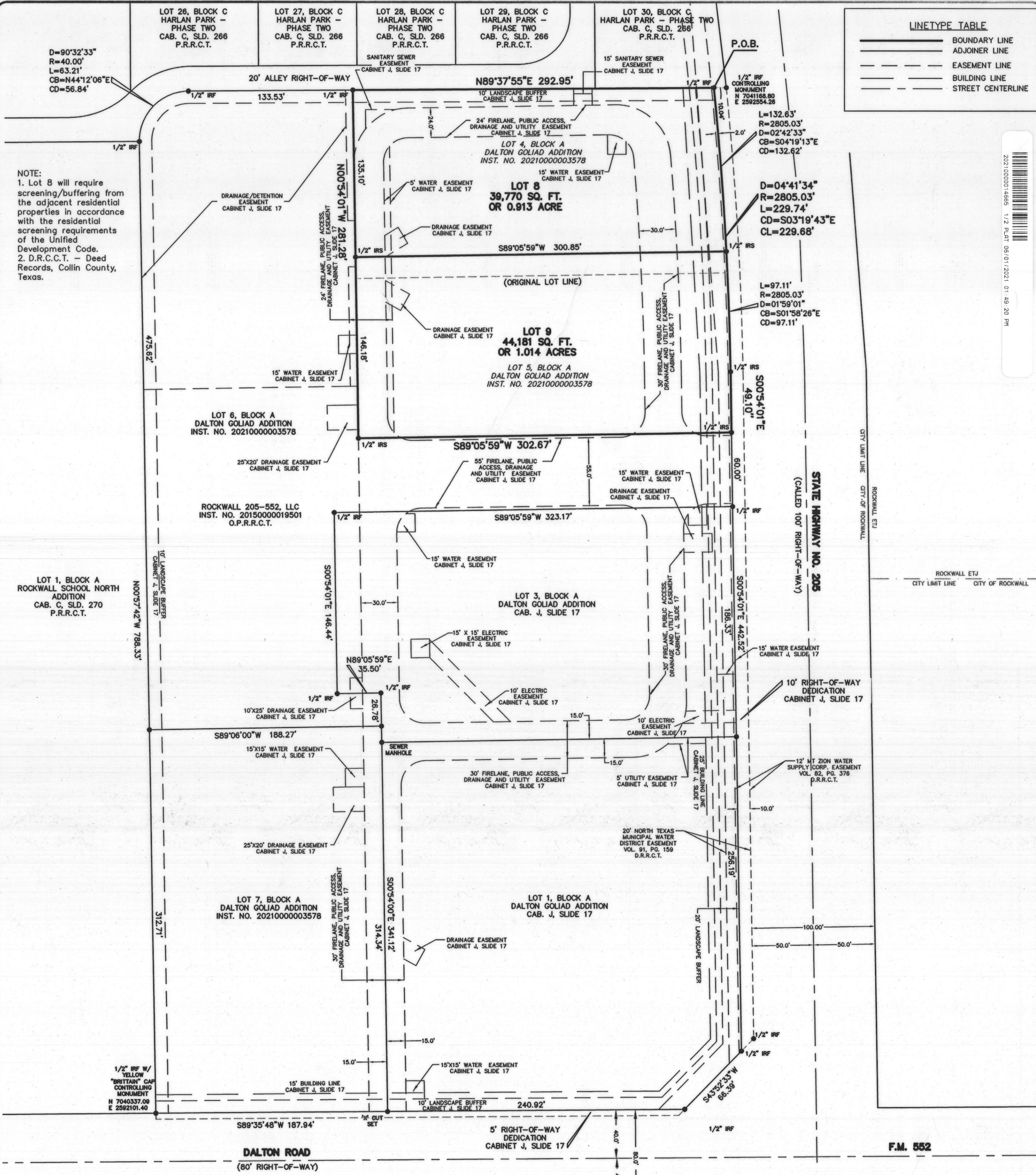
LOT 29, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 30, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

D=90°32'33"
R=40.00'
L=63.21'
CB=N44°12'06"E
CD=56.84'

LINETYPE TABLE	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

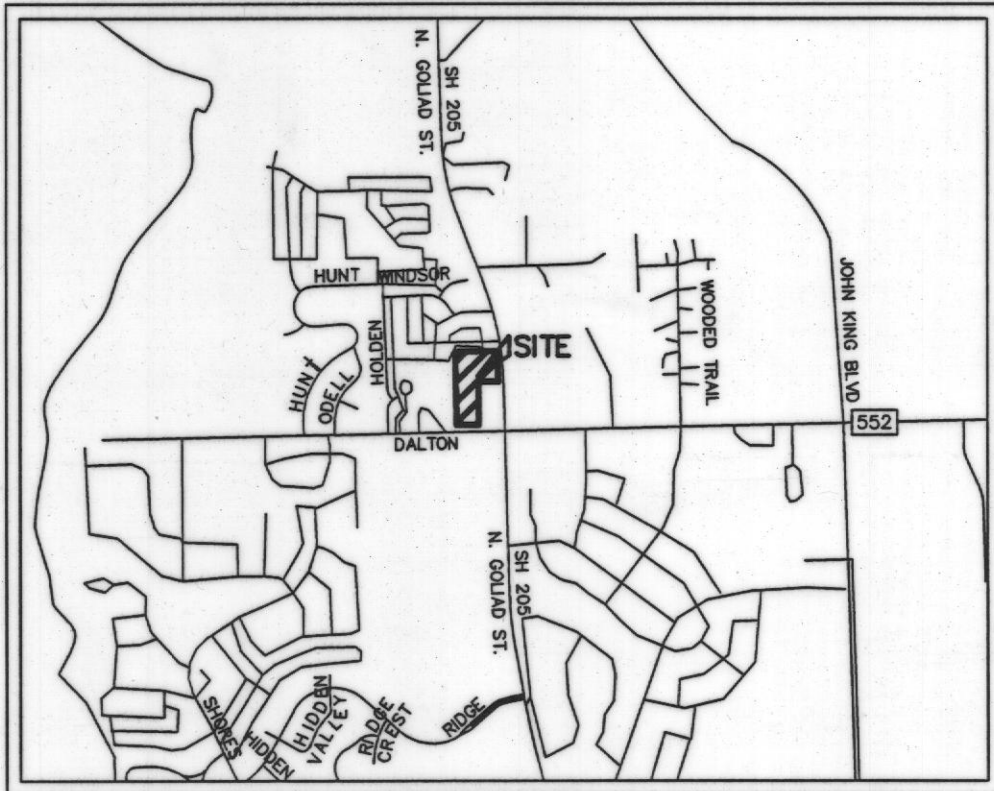
NOTE:
1. Lot 8 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development Code.
2. D.R.C.C.T. - Deed Records, Collin County, Texas.



FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 8 AND 9, BLOCK A
BEING A REPLAT OF LOTS 4 AND 5, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2021-016		PEISER & MANKIN SURVEYING, LLC		SHEET
JOB NO.: 15-1216	DATE: 4/72021	www.peisersurveying.com		
SCALE: 1" = 50'		DRAWN: J.B.W.		1
FIRM No. 100999-00		Member Since 1977		OF
				2

VICINITY MAP
N.T.S.



NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. P.O.B. - Point of Beginning.
5. O.P.R.D.C.T. - Official Public Records, Collin County, Texas.
6. Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
7. SLD. - SLIDE
8. CAB. - CABINET
9. This Final Plat is for conveyance only and not for the development of the subject property.
10. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

APPROVED:

I hereby certify that the above and foregoing plat of Dalton Goliad Addition, Lots 8 & 9, Block A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 1 day of June, 2021.

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

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

WITNESS OUR HANDS, this 1 day of June, 2021.

[Signature]
Director of Planning

[Signature]
City of Engineer

05/01/2021
Date

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

[Signature]
Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

05/03/2021
Date



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 **DALTON GOLIAD 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 further certify that all other parties who have a mortgage or lien interest in the **DALTON GOLIAD ADDITION** 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. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. 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 MY HAND, this 10 day of May, 2021

ROCKWALL 205-552, LLC

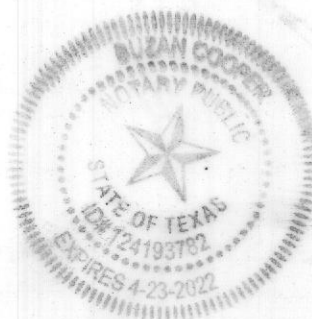
[Signature]
By: DONALD L. SILVERMAN, MANAGER

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DONALD L. SILVERMAN, MANAGER, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF May, 2021.

NOTARY PUBLIC in and for the STATE OF TEXAS



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
06/01/2021 01:49:20 PM
\$100.00
20210000014665



COPY

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:

ROCKWALL 205-552, LLC
4622 MAPLE AVE.
SUITE 200
DALLAS, TEXAS 75219
214-393-3983

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205-552, LLC, is the sole owner of that tract of land in the County of Rockwall, State of Texas, situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, and being a portion of that certain tract of land conveyed to ROCKWALL 205-552, LLC in Warranty Deed recorded under Instrument Number 20150000019501, Deed Records, Rockwall County, Texas, and being all of Lots 4 & 5, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, Official Public Plat Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Lot 4, same being in the west right-of-way line of State Highway No. 205 (110 foot right-of-way, at this point), same being in the south line of Block C, Harlan Park - Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being the beginning of a curve to the right having a radius of 2805.03 feet, and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE in a southeasterly direction, along the common line of said Lots 4, 5 and the west right-of-way line of said State Highway No. 205, and along said curve to the right, an arc distance of 229.74 feet, and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

THENCE South 00 deg. 54 min. 01 sec. East, along the common line of said Lot 5 and said State Highway No. 205, a distance of 49.10 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for the southeast corner of said Lot 5, same being the most easterly northeast corner of Lot 6, Block A, said Dalton Goliad Addition;

THENCE along the common line of said Lot 5 and said Lot 6 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for the southwest corner of said Lot 5, same being an internal corner of said Lot 6;

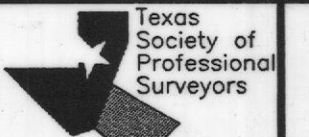
North 00 deg. 54 min. 01 sec. West, passing at a distance of 128.81 feet the northwest corner of said Lot 5, same being the southwest corner of aforesaid Lot 4, and continuing along the common line of said Lot 4, and said Lot 6, a total distance of 281.28 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 4, same being the most northerly northeast corner of said Lot 6, same being in the south line of aforesaid Block C;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 4 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.

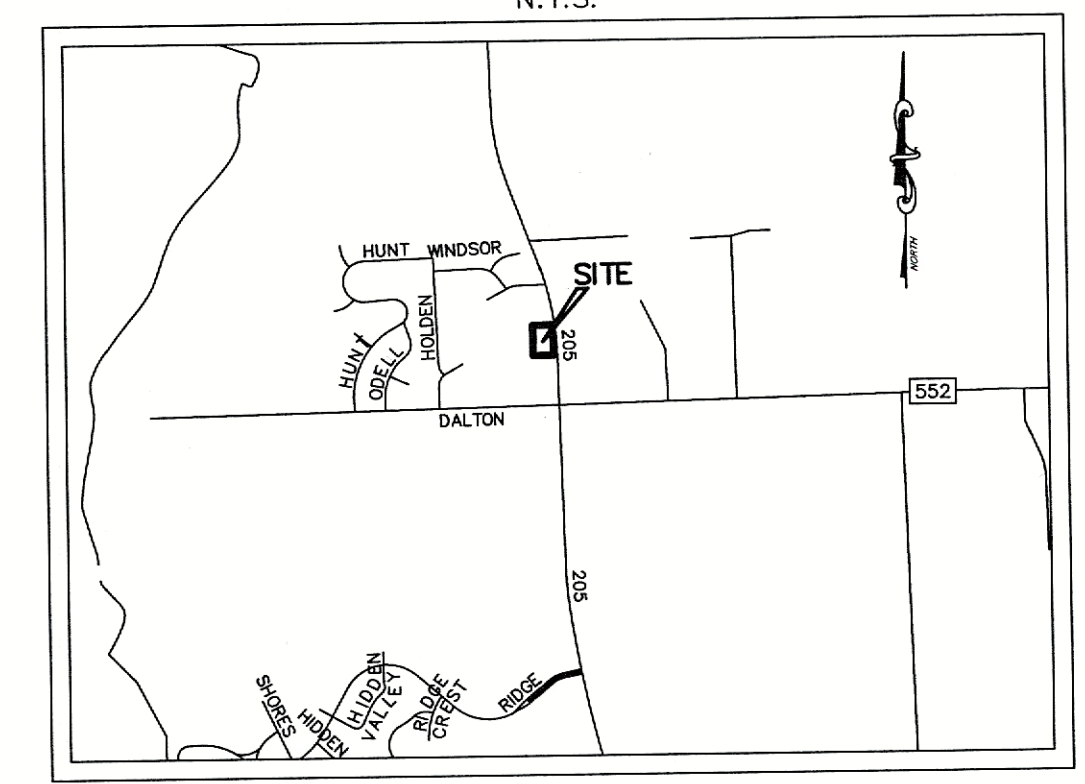
FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 8 AND 9, BLOCK A
BEING A REPLAT OF LOTS 4 AND 5, BLOCK A,
DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2021-016

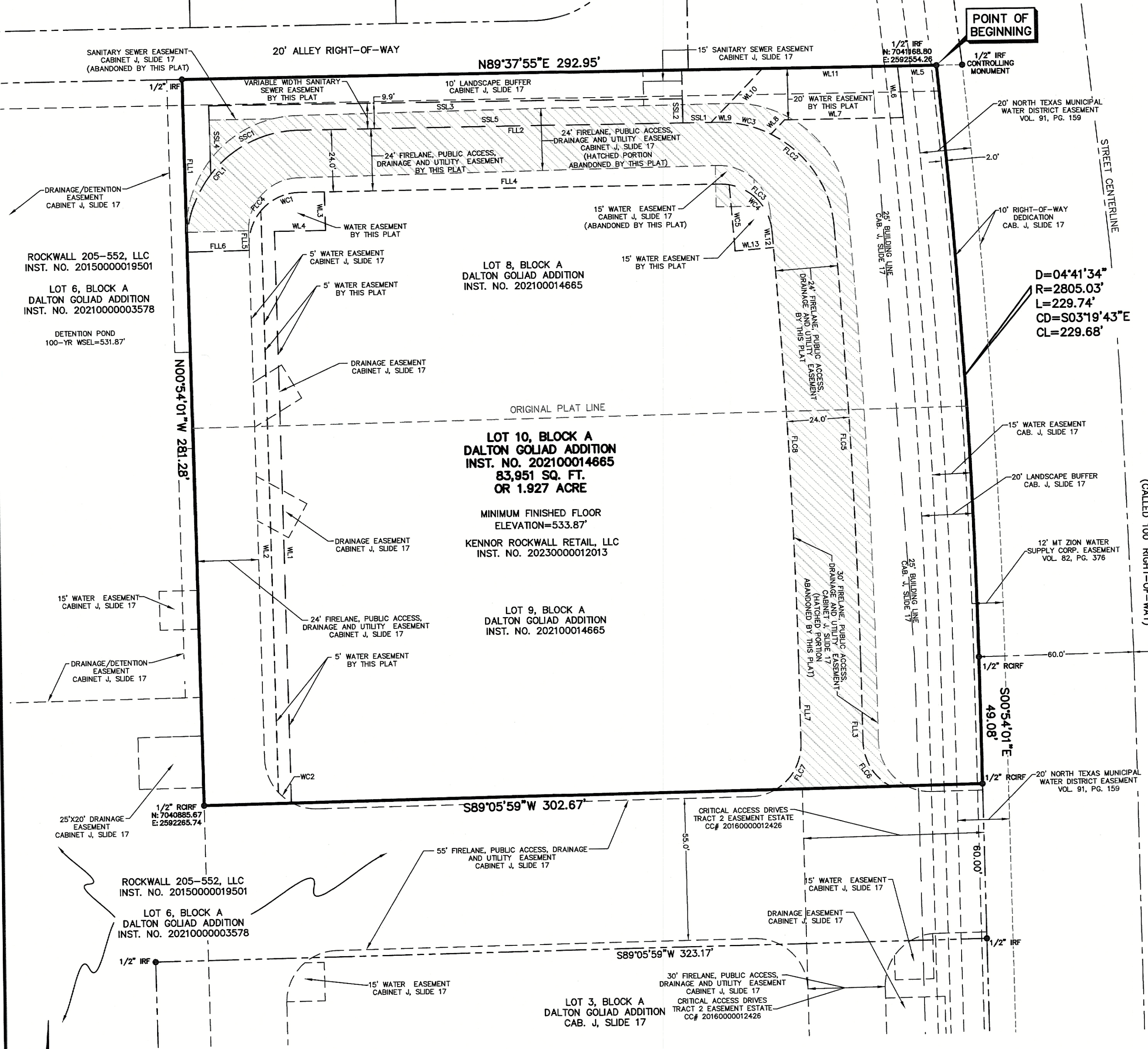
JOB NO.:	15-1216	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	4/7/2021		
SCALE:	NTS	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
DRAWN:	J.B.W.		



VICINITY MAP
N.T.S.



LOT 27, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266
 LOT 28, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266
 LOT 29, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266
 LOT 30, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266



POINT OF BEGINNING

$D=04'41'34''$
 $R=2805.03'$
 $L=229.74'$
 $CD=S03'19'43''E$
 $CL=229.68'$

FIRE LANE LINE TABLE

LINE	BEARING	DISTANCE
FLL1	S 00°54'01" E	66.91'
FLL2	N 89°37'55" E	163.36'
FLL3	S 00°54'01" E	32.52'
FLL4	S 89°37'55" W	163.36'
FLL5	S 00°54'01" E	2.00'
FLL6	S 89°05'59" W	24.00'
FLL7	S 00°54'01" E	31.50'

FIRE LANE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	71.53'	44.09'	092°56'32"	N 43°05'33" E	63.94'
FLC2	65.95'	44.00'	85°52'57"	S 47°25'36" E	59.95'
FLC3	29.98'	20.00'	085°52'41"	N 47°25'44" W	27.25'
FLC4	31.60'	20.00'	090°31'56"	S 44°21'57" W	28.42'
FLC5	168.89'	2759.03'	03°30'11"	S 02°44'02" E	168.66'
FLC6	21.31'	20.00'	61°03'43"	S 31°25'53" E	20.32'
FLC7	21.31'	20.00'	61°02'41"	N 29°37'19" E	20.31'
FLC8	167.20'	2735.03'	03°30'10"	N 02°44'02" W	167.18'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 00°54'01" E	221.28'
WL2	N 00°54'01" W	225.32'
WL3	S 00°54'01" E	15.00'
WL4	S 89°37'55" W	20.00'
WL5	S 89°37'55" W	15.06'
WL6	S 05°29'50" E	20.08'
WL7	S 89°37'55" W	45.92'
WL8	S 44°37'55" W	7.74'
WL9	S 89°37'55" W	3.00'
WL10	N 44°37'55" E	28.99'
WL11	N 89°37'56" E	52.41'
WL12	S 04°25'07" E	6.38'
WL13	S 85°33'15" W	15.00'

WATER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	17.15'	20.00'	49°07'22"	S 65°04'15" W	16.63'
WC2	6.49'	20.00'	18°35'25"	N 51°36'18" W	6.46'
WC3	21.12'	44.00'	27°30'02"	N 76°37'03" W	20.92'
WC4	26.43'	20.00'	75°43'19"	S 42°21'04" E	24.55'
WC5	25.75'	2720.03'	00°32'33"	N 04°37'21" W	25.75'

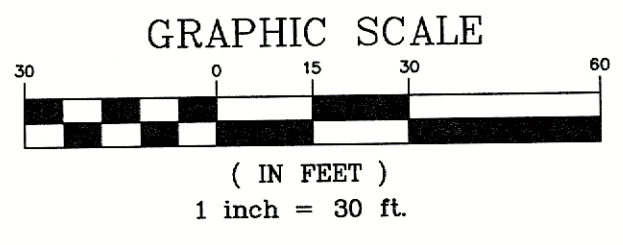
SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SSL1	S 89°37'55" W	19.94'
SSL2	N 00°22'05" W	9.37'
SSL3	S 89°52'27" W	183.94'
SSL4	S 00°54'01" E	26.54'
SSL5	N 89°37'55" E	149.44'

SANITARY SEWER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SSC1	39.26'	44.14'	050°57'18"	N 64°03'58" E	37.98'

FINAL PLAT
LOT 10, BLOCK A
DALTON GOLIAD ADDITION
 BEING A REPLAT OF
 LOTS 8 AND 9, BLOCK A,
 DALTON GOLIAD ADDITION
 BEING 1 LOT
 1.927 ACRES OR 83,951 SQUARE FEET
 SITUATED IN THE
 T. R. BAILEY SURVEY, ABSTRACT NO. 30
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

ENGINEER:
 VASQUEZ ENGINEERING, L.L.C.
 1919 S. SHILOH ROAD
 SUITE 440, LB 44
 GARLAND, TEXAS 75042
 972-278-2948
 CONTACT: JUAN VASQUEZ, P.E.

OWNER:
 KENOR ROCKWALL RETAIL, LLC
 706 VALENCIA STREET
 DALLAS, TEXAS 75223
 SHANE SHOULDERS
 903-819-1208

CASE NO. P2024-005
 JOB NO.: 15-1216L8&9
 DATE: 11/27/2023
 REV: 1/31/2024
 SCALE: 1" = 30'
 DRAWN: J.M.N.

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

1612 HART STREET
 SUITE 201
 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)

COMMERCIAL
 RESIDENTIAL
 BOUNDARIES
 TOPOGRAPHY
 MORTGAGE



SHEET
 1
 OF
 2

FIRM No. 100999-00 Member Since 1977

OWNER'S CERTIFICATION

WHEREAS KENNOR ROCKWALL RETAIL, LLC, being the sole owner of a tract of land in the City of Rockwall, Rockwall County, Texas, situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, and being a portion of that certain tract of land conveyed to Kennor Rockwall Retail, LLC in Special Warranty Deed recorded under Instrument Number 20230000012013, Deed Records, Rockwall County, Texas, and being Lots 8 and 9, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in under Clerk's File No. 20210000014665, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod with red cap found) for the northeast corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being in the westerly right-of-way line of Sate Highway No. 205 (called 100 foot right-of-way), same being the beginning of a curve to the right, having a radius of 2805.03 feet and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE along said curve to the right, and along the common line of said Lot 8 and said State Highway No. 205, passing a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 8, same being the northeast corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said State Highway No. 205, a total arc distance of 229.74 feet and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a 1/2 inch iron rod with red cap found for angle point;

THENCE South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 9 and said State Highway No. 205, a distance of 49.08 feet to a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 9, same being the most easterly northeast corner of Lot 6, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, aforesaid Official Public Records;

THENCE along the common line of said Lots 9 and 6 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod with red cap found for the southwest corner of said Lot 9, same being an internal corner of said Lot 6;

North 00 deg. 54 min. 01 sec. West, passing at a distance of 146.18 feet, a 1/2 inch iron rod with red cap found for the northeast corner of said Lot 9, same being the southwest corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Lot 6, a total distance of 281.28 feet to the 1/2 inch iron rod with red cap found for the northwest corner of said Lot 8, same being in the south line of aforesaid Block C, Harlan Park-Phase Two;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 8 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.

I hereby certify that the above and forgoing subdivision plat being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the 3rd day of March, 2024.


MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN



CITY SECRETARY




CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, 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.


Timothy R. Mankin
Date April 12, 2024
Registered Professional Land Surveyor, No. 6122



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 **DALTON GOLIAD 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 further certify that all other parties who have a mortgage or lien interest in the Dalton Goliad Addition 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 off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- (5) The developer/property owner 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 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; 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.

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 MY HAND, this 12th day of August, 2024

KENNOR ROCKWALL RETAIL, LLC

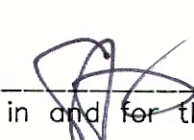

By: SHANE SHOULDERS, MANAGER

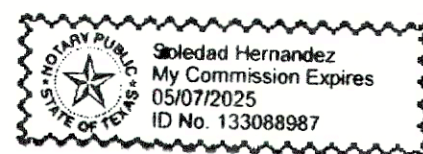
STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, on this day personally appeared SHANE SHOULDERS, 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 12th DAY OF August, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS





NOTES:

1. IRF - Iron Rod Found
2. RCIRF - Iron Rod Found w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001480389 was used to scale grid coordinates and distances to surface.
4. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
5. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
6. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
7. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
8. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.

Filed and Recorded
Official Public Records
Jennifer Fagg, County Clerk
Rockwall County, Texas
08/29/2024 03:30:53 PM
\$98.00
20240000015139



FINAL PLAT
LOT 10, BLOCK A
DALTON GOLIAD ADDITION

BEING A REPLAT OF
LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
BEING 1 LOT
1.927 ACRES OR 83,951 SQUARE FEET
SITUATED IN THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2024-005

JOB NO.: 15-1216L8&9	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 11/27/2023	www.peisersurveying.com	
REV: 1/31/2024		
SCALE: 1" = 30'	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	2
DRAWN: J.M.N.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
	tmankin@peisersurveying.com FIRM No. 100999-00	2
	Member Since 1977	

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENNOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208