

| Line # | Distance | Bearing     |
|--------|----------|-------------|
| L1     | 20.00'   | S88°33'04"W |
| L2     | 30.00'   | S01°22'53"E |
| L3     | 14.24'   | N88°31'26"E |
| L4     | 25.00'   | N88°33'04"E |

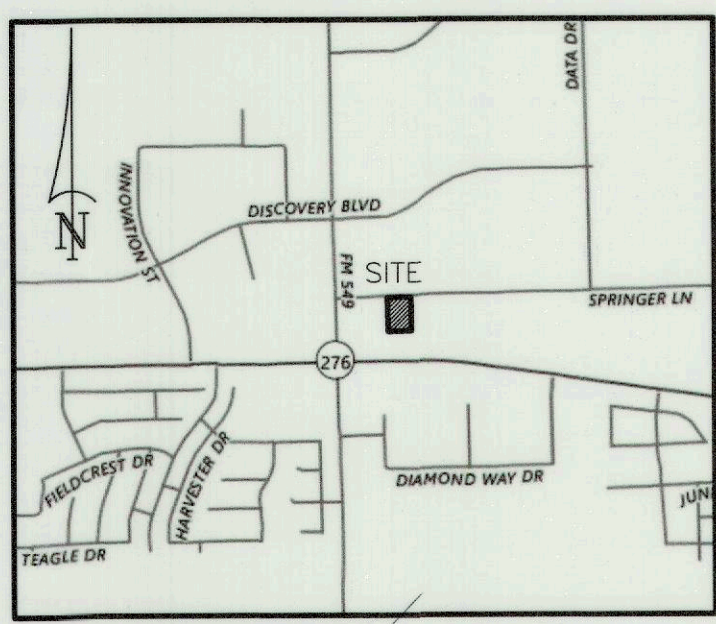
F.M. 549  
(CORPORATE CROSSING)  
(VARIABLE WIDTH RIGHT-OF-WAY)

SPRINGER ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A  
80,973 SQ.FT.  
1.859ACRES

LOT 2, BLOCK A  
86,670 SQ.FT.  
1.990ACRES

| Curve # | Arc     | Radius  | Delta      | Chord Bearing | Chord   |
|---------|---------|---------|------------|---------------|---------|
| C1      | 39.27'  | 25.00'  | 090°00'00" | N43°33'04"E   | 35.36'  |
| C2      | 39.27'  | 25.00'  | 090°00'00" | S46°26'56"E   | 35.36'  |
| C3      | 76.97'  | 49.00'  | 090°00'00" | N46°26'56"W   | 69.30'  |
| C4      | 76.97'  | 49.00'  | 090°00'00" | S43°33'04"W   | 69.30'  |
| C5      | 143.84' | 315.77' | 026°05'56" | N88°33'13"E   | 142.59' |



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Ailterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
- The purpose of this plat is to create two recorded lots out of a previously unplatted tract of land.
- All internal proposed lot corners will be set with a 1/2 inch iron rod with a cap stamped "Traverse LS Prop Cor".

OWNER  
MAK SPOT REAL ESTATES, LLC  
2215 CEDAR SPRINGS, #2114  
DALLAS, TX 75201

OWNER  
J R FLEMING INVESTMENTS, LLC  
P.O. BOX 489  
ROCKWALL, TX 75087



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631  
Surveying | Construction Staking | Platting  
Date: 2024.11.15 Project No.: TR-530-24

FINAL PLAT  
LOTS 1 & 2, BLOCK A  
INTERSTATE  
CLASSIC CARS  
ADDITION

BEING TWO (2) LOTS  
3.849 ACRES OR 167,643 SQUARE FEET  
SITUATED WITHIN THE J.S. RAMSEY SURVEY  
ABSTRACT NUMBER 186  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
NOVEMBER 2024  
REF CASE NO.: P2023-032

LEGEND

- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- FOUND/SET MONUMENT (SEE LABEL)
- SUBJECT PROPERTY LINE
- - - OFF-SITE PROPERTY LINE
- - - PROPOSED EASEMENT
- - - BUILDING LINE
- - - RIGHT-OF-WAY CENTERLINE



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS J R Fleming Investments, LLC and Mak Spot Real Estate, LLC are the owners of a tract of land within the John A. Ramsey Survey, Abstract Number 186, Rockwall County, Texas, being that same tract of land conveyed to said J R Fleming Investments, LLC by Warranty Deed recorded in Instrument No. 2022000019133 of the Official Public Records of Rockwall County, Texas, and being the remainder of that same tract of land conveyed to MAK Spot Real Estate, LLC by deed recorded in Instrument No. 2011-00453546 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southeast corner of Lot 1, Block A of Pannell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 365 of the Plat Records of Rockwall County, Texas, said point being the Southwest corner of said J R Fleming Investments, LLC tract, same point lying on the North line of a tract of land conveyed to PRBS Properties, LLC by deed recorded in Document No. 2019000010624 of the Official Public Records of Rockwall County, Texas;

THENCE North 01 Degrees 37 Minutes 17 Seconds West, departing the North line of said PRBS Properties, LLC tract, with the east line of said Pannell Subdivision, a distance of 176.24 feet to a 1/2 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said Pannell Subdivision;

THENCE South 88 Degrees 32 Minutes 21 Seconds West, departing the West line of said J R Fleming Investments, LLC tract, with the North line of said Pannell Subdivision, passing a 1/2 inch iron rod found with a cap stamped "DAS" for the Northwest corner of said Pannell Subdivision, at a distance of 473.38 feet and continuing for a total distance of 479.82 feet to a 1/2 inch iron rod set with a cap stamped "Traverse LS Prop Cor", said point being the westernmost Southwest corner of the remainder of said Mak Spot Real Estate, LLC tract and lying on the East right-of-way line of F.M. 549 (Corporate Crossing) (variable width right-of-way);

THENCE North 01 Degrees 37 Minutes 39 Seconds West, with the East right-of-way line of said F.M. 549, a distance of 90.14 feet to a 1/2 inch iron rod set with a cap stamped "Traverse LS Prop Cor" at west end of a corner clip at the intersection of the East right-of-way line of said F.M. 549 with the South right-of-way line of Springer Road (variable width right-of-way), and being the westernmost Northwest corner of said remainder of Mak Spot Real Estate, LLC tract;

THENCE North 43 Degrees 10 Minutes 50 Seconds East, with the Southeast line of said corner clip, a distance of 120.92 feet to a 1/2 inch iron rod set with a cap stamped "Traverse LS Prop Cor" at the East end of said corner clip, said point being the northernmost Northwest corner of said Mak Spot Real Estate, LLC tract, and lying on the South right-of-way line of said Springer Road;

THENCE North 88 Degrees 33 Minutes 03 Seconds East, with the South right-of-way line of said Springer Road, passing a 1/2 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for the Northwest corner of said J R Fleming Investments, LLC tract at a distance of 395.98 feet and continuing for a total distance of 641.44 feet to a 1/2 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said J R Fleming Investments, LLC tract, same being the Northwest corner of a tract of land conveyed to Prism Leasing, Ltd. by deed recorded in Volume 1244, Page 114 of the Deed Records of Rockwall County, Texas;

THENCE South 01 Degrees 27 Minutes 00 Seconds East, departing the South right-of-way line of said Springer Road, with the West line of said Prism Leasing, Ltd. tract, a distance of 352.43 feet to a 1/2 inch iron rod found for the Southeast corner of said J R Fleming Investments, LLC tract, same being the Northeast corner of said PRBS Properties, LLC tract;

THENCE South 88 Degrees 34 Minutes 26 Seconds West, departing the West line of said Prism Leasing, Ltd. tract, with the North line of said PRBS Properties, LLC tract, a distance of 245.77 feet to the POINT OF BEGINNING and containing 167,643 square feet or 3.849 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the INTERSTATE CLASSIC CARS ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Fit Sport Life Addition subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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

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

Witness, my hand at \_\_\_\_\_, 20\_\_\_\_  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature J R Fleming  
J R FLEMING INVESTMENTS, LLC Representative

Printed Name & Title  
JEFF R FLEMING

Signature Mark W Pogue  
Signature - Mak Spot Real Estate, LLC Representative

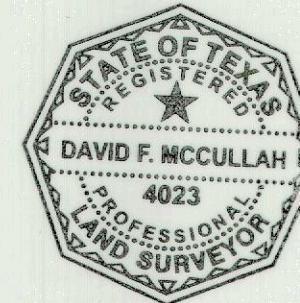
Printed Name & Title  
MARK W POGUE

### SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah  
David F. McCullah  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4023

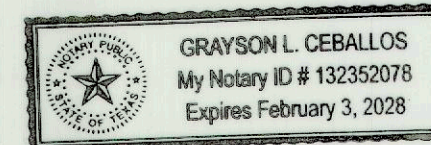


STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 27<sup>th</sup> day of November, 2024

Grayson L. Ceballos  
Notary Public in and for the State of Texas



#### STANDARD CITY NOTES

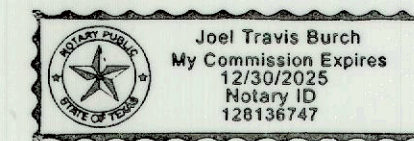
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that 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 Subdivision Ordinance of the City of Rockwall.
- 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.
- 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.
- All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired and replaced by the Home Owner's Association (HOA).
- 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.

STATE OF TEXAS §  
COUNTY OF Rockwall §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JEFF FLEMING (J R Fleming Investments, LLC), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27<sup>th</sup> day of November, 2024

Joel Travis Burch  
Notary Public in and for the State of Texas

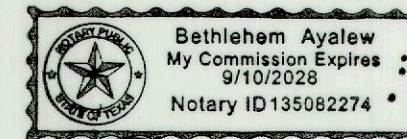


STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of \_\_\_\_\_, on this day personally appeared \_\_\_\_\_, (MAK Spot Real Estate, LLC) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

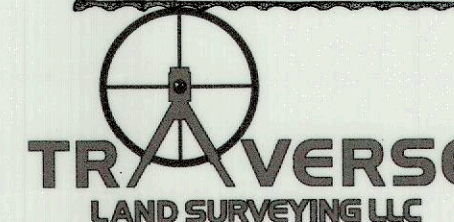
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27<sup>th</sup> day of November, 2024

Bethlehem Ayalew  
Notary Public in and for the State of TEXAS



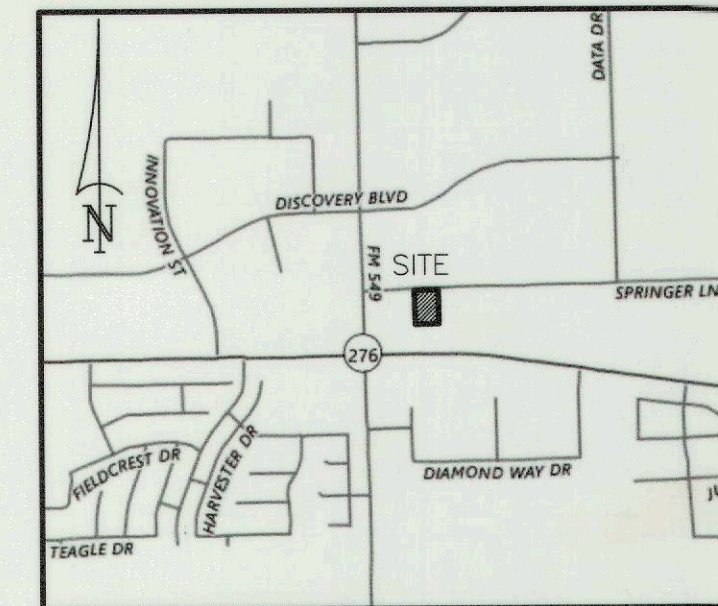
OWNER  
MAK SPOT REAL ESTATES, LLC  
2215 CEDAR SPRINGS, #2114  
DALLAS, TX 75201

OWNER  
J R FLEMING INVESTMENTS, LLC  
P.O. BOX 489  
ROCKWALL, TX 75087



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Surveying | Construction Staking | Platting  
Date: 2024.11.15 Project No.: TR-530-24



VICINITY MAP  
SCALE: 1"=2000'

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat, was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the 27<sup>th</sup> day of November, 2024.

Grayson L. Ceballos  
Mayor, City of Rockwall

Grayson L. Ceballos  
Planning and Zoning Commission Chairman

Grayson L. Ceballos, P.E.  
City Engineer

Kristy League  
City Secretary

## FINAL PLAT LOTS 1 & 2, BLOCK A INTERSTATE CLASSIC CARS ADDITION

BEING TWO (2) LOTS  
3.849 ACRES OR 167,643 SQUARE FEET  
SITUATED WITHIN THE J.S. RAMSEY SURVEY  
ABSTRACT NUMBER 186  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
NOVEMBER 2024

2 of 2

REF CASE NO: P2023-032

THE STATE OF TEXAS  
COUNTY OF ROCKWALL  
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.  
2025000000552 PLAT  
01/14/2025 02:25:22 PM Total Fees: \$98.00  
Jennifer Fogg, County Clerk  
Rockwall County, TX

