

NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 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.
- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING UNRECORDED PLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/26/2008, ZONE X.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	54.00'	84.82'	76.37'	S 52°29'24" E	90°00'00"
C2	54.00'	84.82'	76.37'	S 37°30'36" W	90°00'00"
C3	30.00'	47.12'	42.43'	N 37°30'36" E	90°00'00"
C4	30.00'	47.12'	42.43'	N 52°29'24" W	90°00'00"

PROPERTY ADDRESS:  
227 NATIONAL DRIVE,  
ROCKWALL, TX 75032  
OWNER: NXG SERVICES, LLC  
ADDRESS: 5150 BOYD BLVD.,  
ROWLETT, TX 75089  
PHONE: 214-228-8490

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL  
WHEREAS NXG Services, LLC, is the sole owner of a tract of land located in the J. R. JOHNSON SURVEY, Abstract No. 128, City of Rockwall, Rockwall County, Texas, being Lot 3, of Rockwall 205 Business Park, an unrecorded addition to the City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to NXG Services, LLC, recorded in Instrument No. 20240000004497, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of National Drive, a 60 foot right-of-way, at the Southwest corner of Lot 2, Block A, of said 205 Business Park same being the Southwest corner a tract of land described in deed to Epes Transport System, LLC, recorded in Instrument No. 20200000002928, Official Public Records, Rockwall County, Texas, and being the Northwest corner of said Lot 3, Block A, and said NXG Services, LLC tract;

THENCE North 74 deg. 48 min. 20 sec. East, a distance of 182.95 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 deg. 39 min. 38 sec. East, a distance of 100.00' to a 1/2 inch iron rod found at the Southwest corner of Lot 1-R, Block 1, of Texas Star Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 177, Plat Records, Rockwall County, Texas, and being the Southeast corner of said Lot 2, Block A, same being the North corner of said Lot 3;

THENCE South 43 deg. 49 min. 51 sec. East, a distance of 219.99 feet to a 1/2 inch iron rod found in the Northwest line of a tract of land described in said deed to Epes Transport System, LLC, at the South corner of said Lot 1-R, Block 1, and being the East corner of said Lot 3, Block A;

THENCE South 46 deg. 07 min. 34 sec. West, a distance of 179.43 feet to a 1/2 inch iron rod found at the West corner of said Epes Transport System, LLC tract, and being the North corner of Lot 4, of said Block A, same being the Southeast corner of said Lot 3;

THENCE South 82 deg. 34 min. 51 sec. West, a distance of 260.53 feet to a 1/2 inch iron rod found in the said East line of National Drive, at the Northwest corner of said Lot 4, Block A, same being the Southwest corner of said Lot 3, and being at the beginning of a non-tangent curve to the right, having a central angle of 13 deg. 10 min. / 50 sec., a radius of 320.00 feet, and a chord bearing and distance of North 08 deg. 19 min. 54 sec. West, 73.45 feet;

THENCE Northwestly with said East line and said curve to the right, an arc distance of 73.61 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 deg. 56 min. 51 sec. West, with said East line, a distance of 126.20 feet to the PLACE OF BEGINNING and containing 78,348 square feet or 1.799 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

THAT, NXG Services, LLC, the undersigned owner of the land shown on this plat, and designated herein as the NXG SERVICES 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 NXG SERVICES 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.
- 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.

Jonathan McBride  
Name:  
Title: Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jonathan McBride 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 expressed, in the capacity therein stated.

Given upon my hand and seal of office this 22nd day of April, 2025

Tara Kristin Riggs  
Notary Public in and for the State of Texas  
My commission expires 4-15-2028



LEGEND

D.R.R.C.T.  
P.R.R.C.T.  
O.P.R.R.C.T.  
C.M.  
VOL.  
CAB.  
PG.  
INST. NO.  
IRF  
IRS  
DEED RECORDS, ROCKWALL COUNTY, TEXAS  
PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
CONTROLLING MONUMENT  
VOLUME  
CABINET  
PAGE  
INSTRUMENT NUMBER  
IRON ROD FOUND  
IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

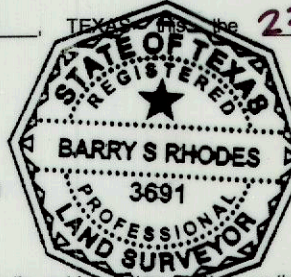
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT Rockwall, TEXAS, this 23rd day of April, 2025

Barry S. Rhodes  
Registered Professional Land Surveyor R.P.L.S. No. 3691

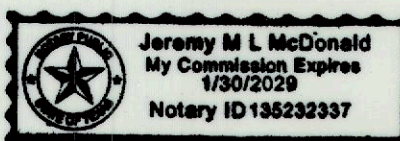


STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of April, 2025

Jeremy M. L. McDonald  
Notary Public in and for the State of Texas  
My commission expires: 1/30/2028



GENERAL NOTES

- 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.
- 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.
- 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 Homeowner's Association (HOA).

CERTIFICATE OF APPROVAL

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 16 day of December, 2024.

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 30th day of April, 2025

Mayor, City of Rockwall

Planning and Zoning Chairman

Kristy League  
City Secretary

Ann Williams, P.E.  
City Engineer



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.  
2025000007656 PLAT  
05/02/2025 09:54:44 AM Total Fees: \$49.00

Jennifer Fogg, County Clerk  
Rockwall County, TX



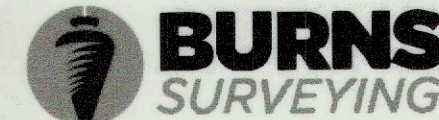
FINAL PLAT  
LOT 1, BLOCK A  
NXG SERVICES ADDITION

BEING A REPLAT OF LOT 3, BLOCK A  
ROCKWALL 205 BUSINESS PARK ADDITION

1.799-ACRES OR 78,348 SF

SITUATED IN THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

(CASE NO. P2024-041)



PROFESSIONAL LAND SURVEYORS

OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032  
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691

FIRM NO. 10194366

WEBSITE: WWW.BURNSSURVEY.COM

PHONE: (214) 326-1090

JOB NO.: 202400919-01 PREPARATION DATE: 09/27/2024 DRAWN BY: TD