

*** LEGEND ***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"
472.73	FLOOD PLAIN CROSS SECTION AND ELEVATION

NOTE: FLOOD PLAIN CROSS SECTIONS AND ELEVATIONS BASED ON FLOOD STUDY PERFORMED BY KIMLEY-HORN AND ASSOCIATES, INC. IN DECEMBER 2008, PROJECT NO. 068237002.

OWNER / DEVELOPER
 JCDB GOLIAD HOLDINGS, LLC
 8350 N. CENTRAL EXPY, SUITE 1313
 DALLAS, TEXAS 75206
 CONTACT: CHAD DUBOSE
 PH: (214) 561-6522
 EMAIL: CHAD@FOREMARK.COM

ENGINEER / SURVEYOR
 WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: JAKE FEARS, P.E.
 PH: (817) 467-7700
 FAX: (817) 467-7713

FINAL PLAT
LOT 1, BLOCK A
PECAN VALLEY RETAIL
 BEING A PORTION OF THE
 SAMUEL KING SURVEY, ABSTRACT No. 131,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NUMBER P2020-034
 1 LOT 2.246 ACRES

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

EASEMENT LINE TABLE

LINE	BEARING	DIST
L1	N48°59'09"E	9.99'
L2	N75°49'41"E	89.21'
L3	N44°56'06"E	50.39'
L4	N68°49'52"E	59.91'
L5	N75°50'22"E	31.98'
L6	N48°49'21"E	29.81'
L7	N75°55'34"E	78.69'
L8	N68°35'10"E	31.34'
L9	N56°51'52"E	40.08'
L10	N62°01'49"E	24.94'
L11	N03°59'09"E	34.59'
L12	S86°00'51"E	15.00'
L13	S03°59'09"W	34.59'
L14	S03°59'09"W	26.03'
L15	N03°59'09"E	11.03'
L16	N86°00'51"W	15.00'
L17	N49°03'50"E	7.24'
L18	N49°02'14"E	23.18'
L19	N75°49'38"E	18.51'
L20	S75°49'38"W	13.58'
L21	N14°10'19"W	3.31'
L22	N16°43'56"W	2.43'
L23	S14°10'19"E	3.36'
L24	N14°10'19"W	47.36'
L25	S75°49'41"W	54.09'

EASEMENT CURVE TABLE

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	22.07'	20.00'	63°13'32"	N17°27'05"E	20.97'
C2	9.35'	20.00'	26°47'27"	N62°25'57"E	9.27'
C3	5.37'	44.00'	6°59'49"	N72°19'46"E	5.37'
C4	2.44'	20.00'	6°59'49"	N72°19'46"E	2.44'
C5	28.97'	20.00'	83°00'11"	N27°19'46"E	26.51'
C6	63.74'	44.00'	83°00'11"	N27°19'46"E	58.31'
C7	31.42'	20.00'	89°59'57"	N30°49'40"E	28.28'
C8	31.42'	20.00'	90°00'00"	N59°10'19"W	28.28'
C9	31.42'	20.00'	90°00'03"	N59°10'20"W	28.28'
C10	31.74'	20.00'	90°55'54"	N28°44'01"E	28.51'
C11	31.42'	20.00'	90°00'00"	S59°10'19"E	28.28'
C12	31.42'	20.00'	90°00'38"	N59°10'00"W	28.28'
C13	31.41'	20.00'	89°59'22"	S30°50'00"W	28.28'
C14	31.42'	20.00'	90°00'38"	S59°10'00"E	28.29'

PRINTED: 9/29/2020 STB FILE: WIER-SURVEY.STB LAST SAVED: 9/29/2020 7:36 AM SAVED BY: AARONS FILE: FINAL-PLAT-19022.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JCDB GOLIAD HOLDINGS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO JCDB GOLIAD HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 2019000009184, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL" IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (STATE HIGHWAY NO. 205) (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JCDB GOLIAD TRACT AND THE SOUTHWEST CORNER OF A 10-FOOT RIGHT-OF-WAY DEDICATION AS SHOWN ON THE PLAT OF LOT 1, BLOCK A, CHILDRENS LIGHTHOUSE, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET I, PAGE 395, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE S 14°09'38" E, ALONG THE EAST LINE OF SAID JCDB GOLIAD TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 311.99 FEET TO A CONCRETE MONUMENT FOUND;

THENCE S 43°35'00" W, ALONG A SOUTH LINE OF SAID JCDB GOLIAD TRACT AND CONTINUING ALONG THE WEST LINE OF SAID NORTH GOLIAD STREET, 110.62 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY DRIVE (A 50' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 88.33 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 18°24'13", AND A CHORD BEARING S 71°24'37" W, 87.95 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL", SAID IRON ROD BEING THE SOUTH CORNER OF SAID JCDB GOLIAD TRACT AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE WITH THE EAST RIGHT-OF-WAY LINE OF QUAIL RUN ROAD (A 50' RIGHT-OF-WAY);

THENCE ALONG THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD AS FOLLOWS:

- 1) N 35°33'55" W, 69.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";
- 2) N 41°00'51" W, AT A DISTANCE OF 160.70 FEET PASSING A 5/8" IRON ROD FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 308.74 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";
- 3) N 18°54'05" W, 37.43 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL" BEARS S 48°22'57" E, 0.31 FEET, SAID POINT BEING THE NORTHWEST CORNER OF SAID JCDB GOLIAD TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, CHILDRENS LIGHTHOUSE;

THENCE N 75°50'22" E, ALONG THE NORTH LINE OF SAID JCDB GOLIAD TRACT AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, CHILDRENS LIGHTHOUSE, 349.30 FEET TO A PLACE OF BEGINNING, AND CONTAINING 2.246 ACRES (97,847 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

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

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.


AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronL@WierAssociates.COM



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A, PECAN VALLEY RETAIL 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 1, BLOCK A, PECAN VALLEY RETAIL HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

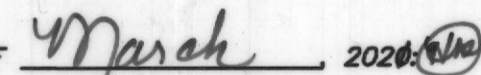
1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

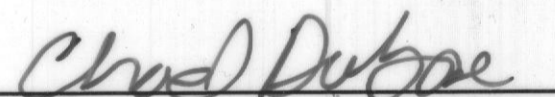
UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

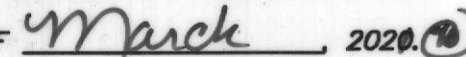
WITNESS OUR HANDS THIS THE 31st DAY OF March, 2020 


FOR: JCDB GOLIAD HOLDINGS, LLC

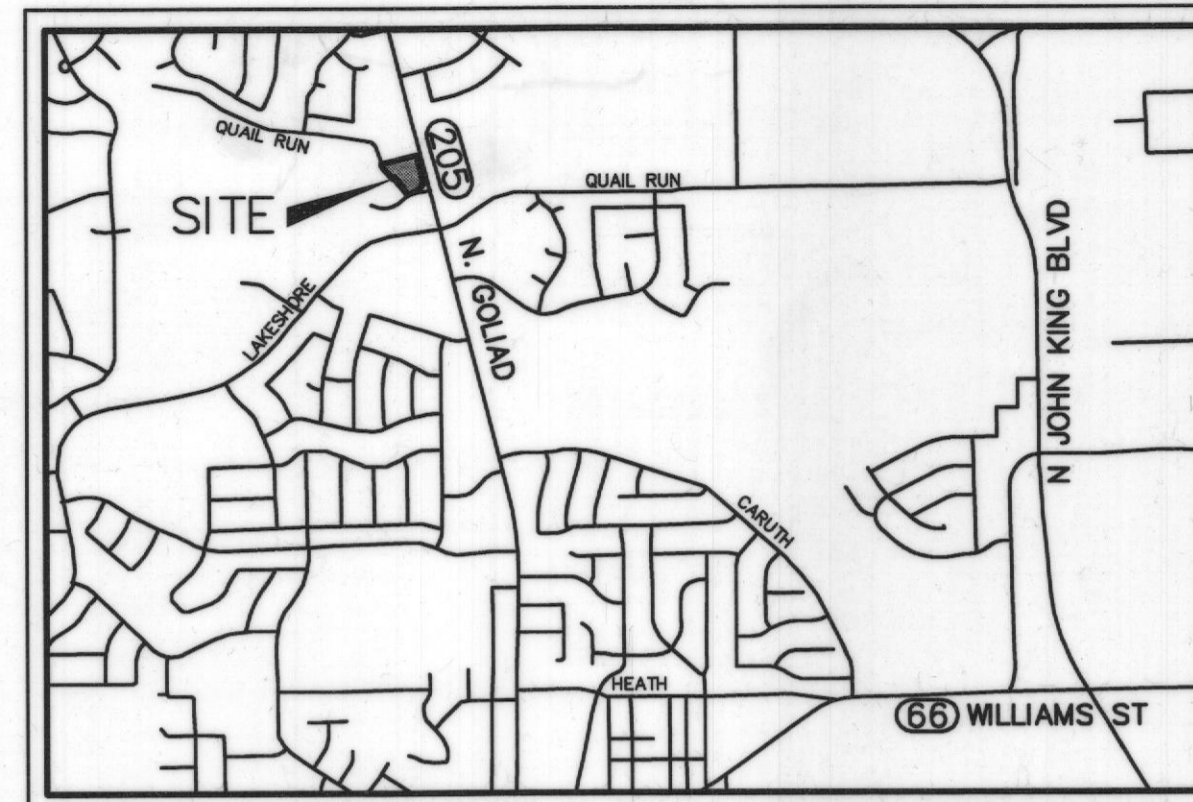
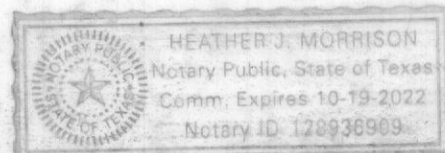

OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad Dubose OF JCDB GOLIAD HOLDINGS, LLC, 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 31st DAY OF March, 2020 


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Heather J. Morrison
PRINTED NAME



VICINITY MAP
NOT TO SCALE

RECOMMENDED FOR FINAL APPROVAL

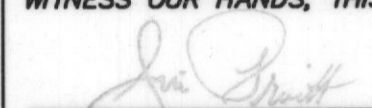

PLANNING AND ZONING COMMISSION, CHAIRMAN

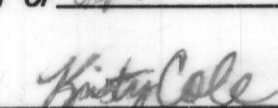
DATE: 4/13/21

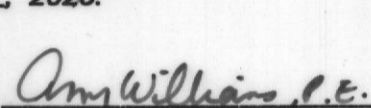
APPROVED

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 21 DAY OF September, 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 14th DAY OF April, 2020 
MAYOR, CITY OF ROCKWALL


CITY SECRETARY

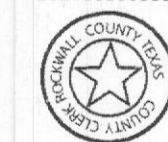

CITY ENGINEER

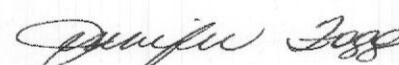


OWNER / DEVELOPER
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Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
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FINAL PLAT
LOT 1, BLOCK A
PECAN VALLEY RETAIL

BEING A PORTION OF THE
SAMUEL KING SURVEY, ABSTRACT No. 131,
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