

FILED FOR RECORD  
ROCKWALL, TEXAS  
06 APR 26 PM 3:33  
PAULETTE BURKS  
CO. CLERK  
INFRITY

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED DEED IN VOL. 428, P. 240, R.P.R.R.C.T.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

**OWNER:**  
ROCKWALL I-30 CHURCH, L.P.  
1540 IH 30  
ROCKWALL, TEXAS 75032  
661-803-3320

**FINAL PLAT**  
**ROCKWALL RECREATIONAL**  
**ADDITION**

7.16 ACRES ( 2 LOTS )  
A, HANNA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**RSCILAND SURVEYING**

**SHEET 1 OF 2**  
SURVEY DATE MAY 18, 2005  
SCALE 1" = 100' FILE # 20031699P  
CLIENT RAND

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

**F379**

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RAND PARTNERS, LP, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the A, HANNA SURVEY, ABSTRACT NO. 99, and N.M. BALLARD SURVEY, ABSTRACT NO. 24, City of Rockwall, Rockwall County, Texas, and being a part of that 5,000 acres tract of land as described in a Warranty deed from Rockwall Church of Christ to Rockwall Church of Christ, Charter no. 749837, a religious corporation, as recorded in Volume 229, Page 351 of the Real Property Records of Rockwall County, Texas, and being all of that 1.9292 acres tract of land as described in a Warranty deed from Tillit S. Teddlie Christian Village, Inc. to The Rockwall Church of Christ, as recorded in Volume 428, Page 240 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the Southeast right-of-way line of Interstate Highway 30, at the Northeast corner of said 5,000 acres tract of land and being in the East line of said Hanna Survey;

THENCE S. 00 deg. 20 min. 22 sec. E. along the East line of said tract and said survey, a distance of 212.96 feet to a 3/8" iron rod found for corner at the Southeast corner of said Survey and the Northeast corner of said Ballard Survey;

THENCE S. 01 deg. 26 min. 34 sec. W. along the East line of said 5,000 acres tract and the East line of said Ballard Survey, a distance of 452.24 feet to a 5/8" iron rod found for corner at the Southeast corner of said 5,000 acres tract and at the Northeast corner of said 1.9292 acres tract;

THENCE S. 00 deg. 02 min. 16 sec. W. along the East line of said 1.9292 acres tract, a distance of 530.68 feet to a 5/8" iron rod found for corner at the Southeast corner of same;

THENCE S. 84 deg. 31 min. 17 sec. W. a distance of 262.28 feet to a 5/8" iron rod found for corner at the Southwest corner of said 1.9292 acres tract;

THENCE N. 00 deg. 08 min. 00 sec. W. (Controlling bearing line) at 433.67 feet pass a 5/8" iron rod found at the Southeast corner of Commerce Street (per plat in Cab. B, Slide 323), and continuing along said right-of-way line, for a total distance of 1153.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right-of-way line of Interstate Highway 30;

THENCE N. 80 deg. 26 min. 57 sec. E. along said right-of-way line, a distance of 115.73 feet to a 1/2" iron rod found for corner;

THENCE N. 73 deg. 15 min. 59 sec. E. along said right-of-way line, a distance of 167.20 feet to the POINT OF BEGINNING and containing 7.16 acres of land.

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 ROCKWALL RECREATIONAL ADDITION, an 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 further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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.

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 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.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

*Doug Patton*  
DOUG PATTON  
FOR ROCKWALL I-30 CHURCH, L.P.

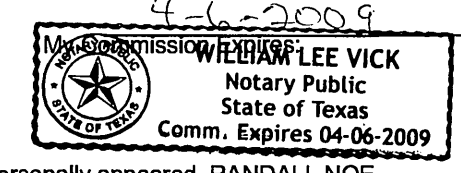
*Randall Noe*  
RANDALL NOE  
FOR ROCKWALL I-30 CHURCH, L.P.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOUG PATTON 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 17<sup>th</sup> day of SEPTEMBER, 2005

*William Lee Vick*  
Notary Public in and for the State of Texas

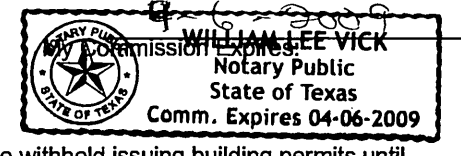


STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RANDALL NOE 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 17<sup>th</sup> day of SEPTEMBER, 2005

*William Lee Vick*  
Notary Public in and for the State of Texas



NOTE: 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 CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

*Harold D. Fetty, III*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

*Steph West*  
Planning and Zoning Commission  
Date 9-13-2005

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL RECREATIONAL ADDITION an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10<sup>th</sup> day of June, 2005.

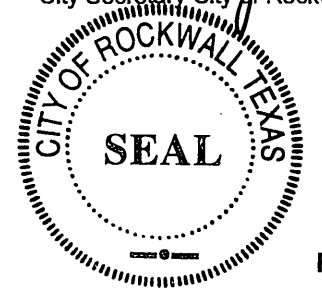
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 31 day of March, 2006

*William R. Cecil*  
Mayor, City of Rockwall  
*Dorothy Brooks*  
City Secretary, City of Rockwall

*Chuck Todd* 4-21-06  
City Engineer



FINAL PLAT  
ROCKWALL RECREATIONAL  
ADDITION

7.16 ACRES ( 2 LOTS )  
A, HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
ROCKWALL I-30 CHURCH, L.P.  
1540 IH 30  
ROCKWALL, TEXAS 75032  
661-803-3320

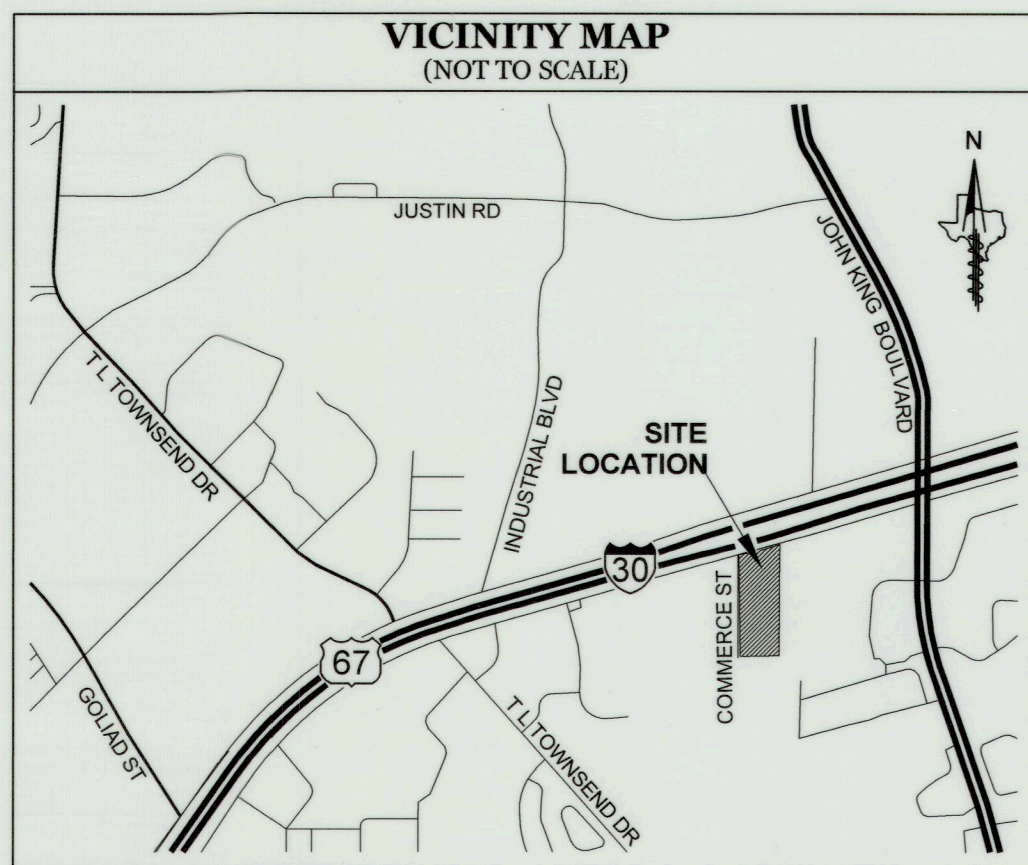
R.S.C.I.  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 2 OF 2

SURVEY DATE MAY 18, 2005  
SCALE 1" = 100' FILE # 20031699P  
CLIENT RAND

F380

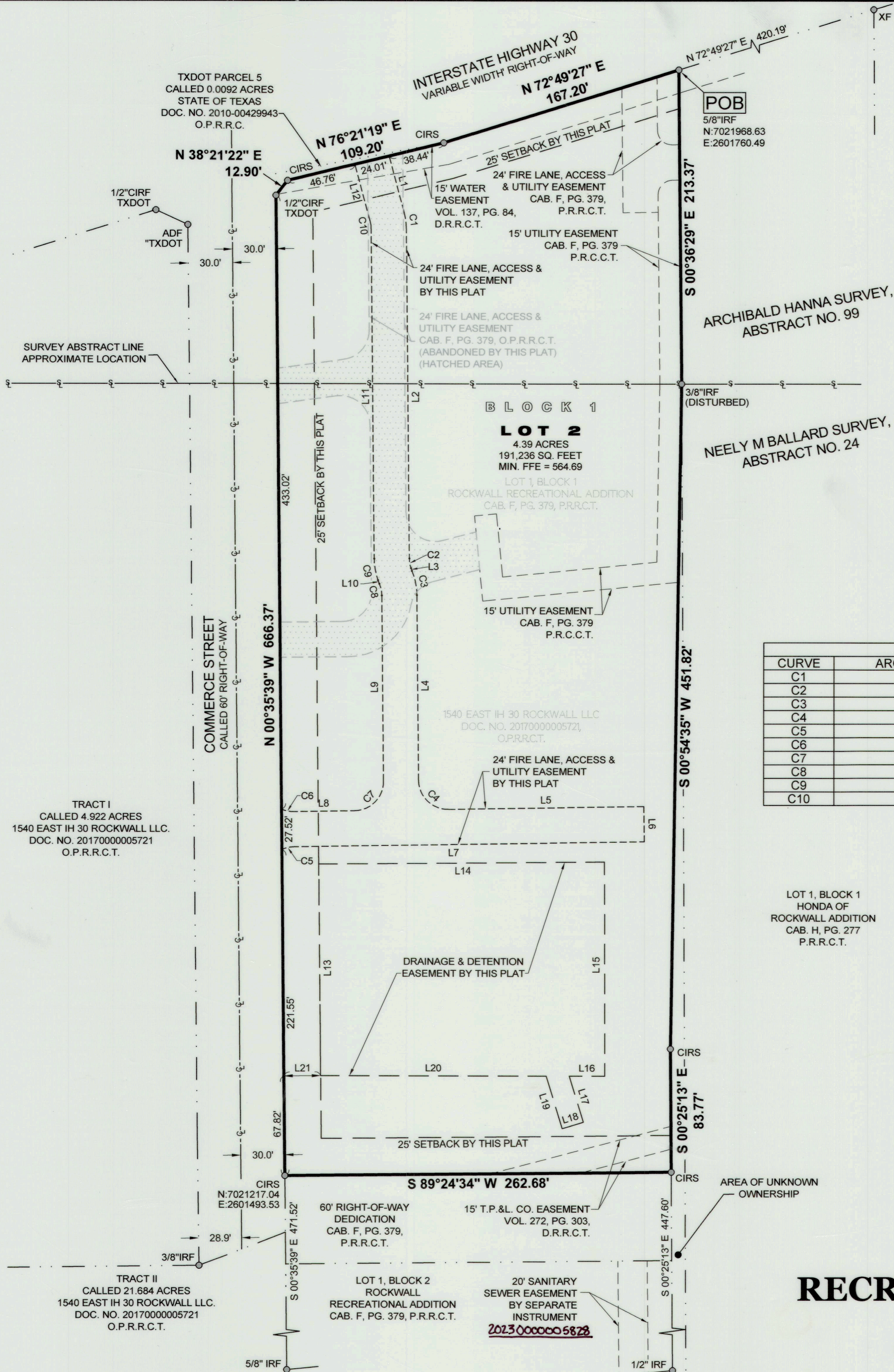




**GENERAL NOTES**

- The purpose of this plat is to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- 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.

LEGEND	
PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
ADF	= ALUMINUM DISC FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS
—	= SUBJECT BOUNDARY
- - -	= ADJOINER BOUNDARY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°03'39" E	39.66'
L2	S 00°35'39" E	224.29'
L3	S 19°58'51" E	1.97'
L4	S 00°35'39" E	125.72'
L5	N 89°03'46" E	132.78'
L6	S 00°56'14" E	24.00'
L7	S 89°03'46" W	238.24'
L8	N 89°03'47" E	41.21'
L9	N 00°35'39" W	126.11'
L10	N 19°58'51" W	2.63'
L11	N 00°35'39" W	224.29'
L12	N 15°03'39" W	40.25'
L13	N 00°35'39" W	143.59'
L14	N 89°28'24" E	194.12'
L15	S 00°10'06" E	145.33'
L16	S 89°59'29" W	24.13'
L17	S 16°50'46" E	32.94'
L18	S 73°09'14" W	15.00'
L19	N 16°50'46" W	37.48'
L20	S 89°59'29" W	153.25'
L21	N 89°24'21" E	25.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	6.77'	20.00'	19°23'12"	S 10°17'15" E	6.74'
C3	16.92'	44.00'	22°01'42"	S 11°36'30" E	16.81'
C4	31.54'	20.00'	90°20'35"	S 45°45'56" E	28.37'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.51'	20.00'	24°22'18"	S 78°45'04" E	8.44'
C7	31.30'	20.00'	89°39'26"	N 44°14'04" E	28.20'
C8	8.14'	20.00'	23°18'19"	N 12°14'49" W	8.08'
C9	14.89'	44.00'	19°23'12"	N 10°17'15" W	14.82'
C10	5.05'	20.00'	14°28'00"	N 07°49'39" W	5.04'

**REPLAT  
ROCKWALL  
RECREATIONAL ADDITION  
LOT 2, BLOCK 1  
4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION, RECORDED IN CABINET F, PAGE 379, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2110.002	<p><b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	01/30/2023	
Drafter	BE	

**SURVEYOR**  
Eagle Surveying, LLC  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Drew Donosky  
1903 Central Drive, Suite: 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
1540 East IH 30 Rockwall LLC  
PO BOX 570809  
Dallas, TX 75357



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Addition, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

**THENCE**, along the east line of said Lot 1, Block 1, Rockwall Recreational Addition, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication of record in said Rockwall Recreational Addition (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Addition;

**THENCE**, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Addition;

**THENCE**, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 666.37 feet to a 1/2" inch iron rod with pink plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called Parcel 5 - 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

**THENCE**, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, 1540 EAST IH 30 ROCKWALL LLC, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION, LOT 2, BLOCK 1**, a 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 **ROCKWALL RECREATIONAL ADDITION, LOT 2, BLOCK 1**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comply 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 we may have as a result of the dedication of exactions made herein.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: [Signature] 2/8/23  
 Signature Date

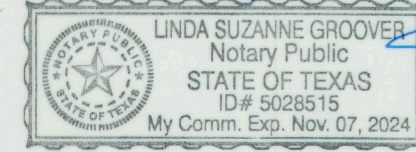
BY: CHASE E. COOLEY, MANAGER  
 Printed Name & Title

STATE OF TEXAS §  
 COUNTY OF Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared CHASE E. COOLEY of 1540 EAST IH 30 ROCKWALL 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 8th day of February, 2023.

[Signature]  
 Notary Public in and for the State of Texas



**CERTIFICATE OF SURVEYOR**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT I, **MATTHEW RAABE**, 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.

Math Raabe  
 Matthew Raabe  
 Registered Professional Land Surveyor #6402



02-03-23  
 Date

**CERTIFICATE OF APPROVAL**

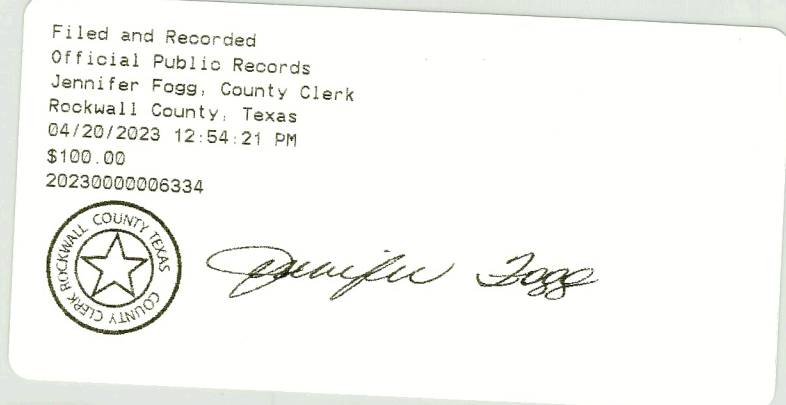
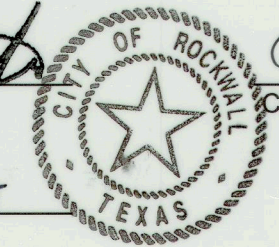
[Signature] 2-14-2023  
 Chairman Date  
 Planning & Zoning Commission

**APPROVED:**  
 I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 1st day of August, 2022.

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

WITNESS OUR HANDS, this 27th day of February, 2023.

[Signature] [Signature]  
 Mayor, City of Rockwall City Secretary, City of Rockwall  
Amy Williams, P.E.  
 City Engineer



**REPLAT  
 ROCKWALL  
 RECREATIONAL ADDITION  
 LOT 2, BLOCK 1  
 4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION, RECORDED IN CABINET F, PAGE 379, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2110.002
Date	01/30/2023
Drafter	BE



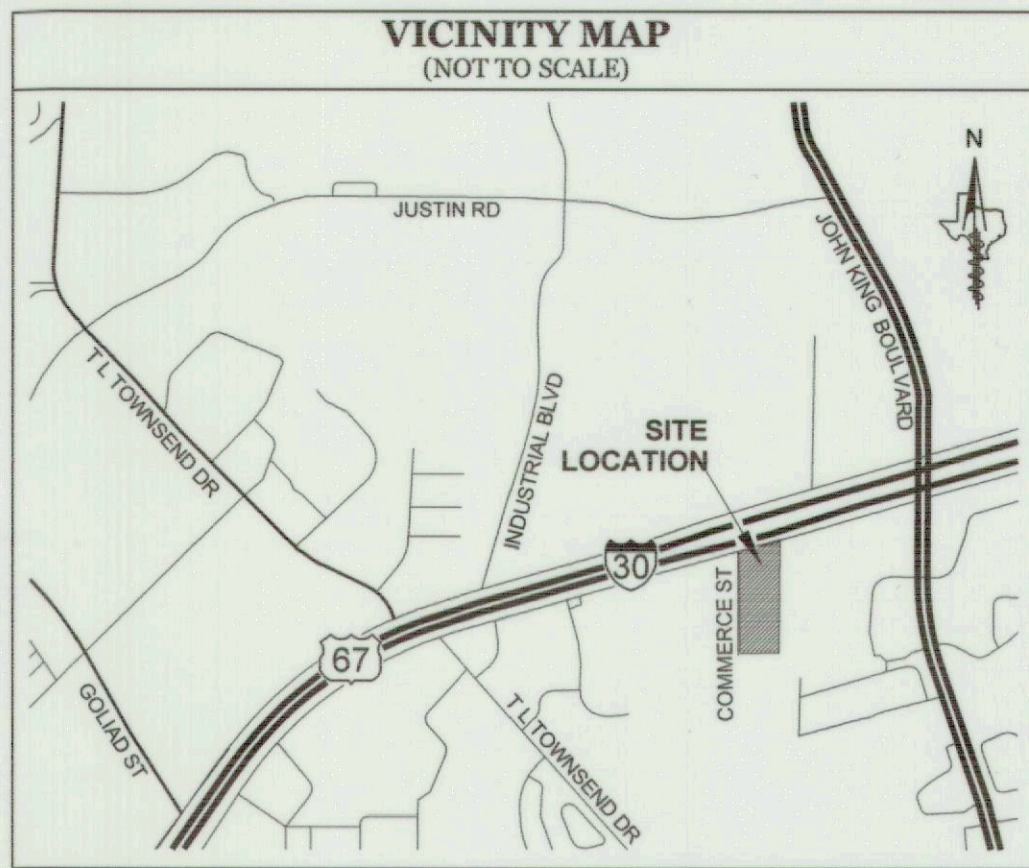
**EAGLE SURVEYING, LLC**  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009  
 TX Firm #10194177

**SURVEYOR**  
 Eagle Surveying, LLC  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009

**ENGINEER**  
 Claymoore Engineering, Inc.  
 Contact: Drew Donosky  
 1903 Central Drive, Suite: 406  
 Bedford, TX 76021  
 (817) 281-0572

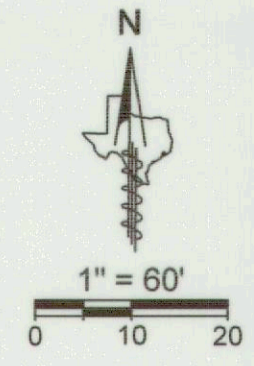
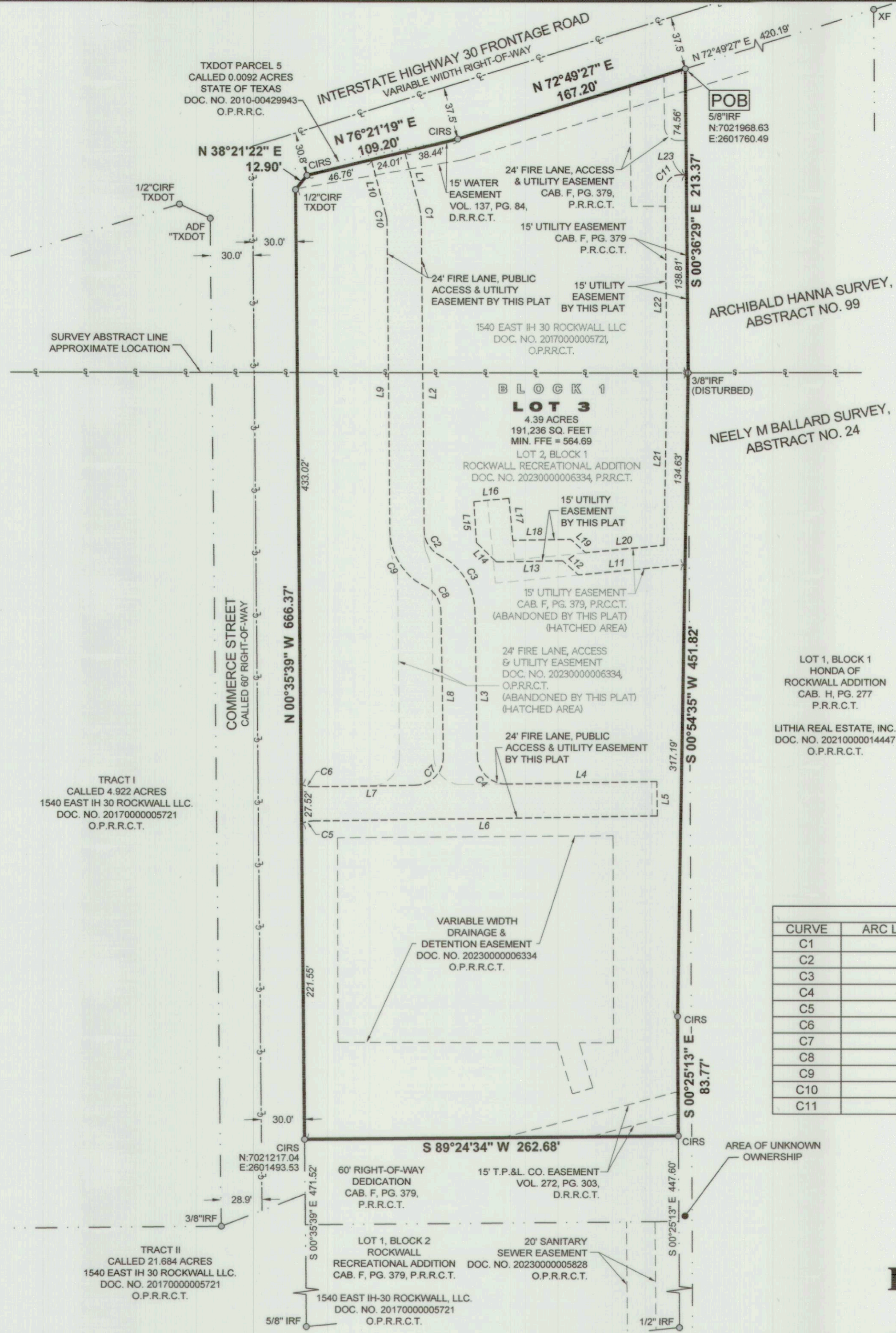
**OWNER**  
 1540 East IH 30 Rockwall LLC  
 PO BOX 570809  
 Dallas, TX 75357





**GENERAL NOTES**

- The purpose of this plat is to dedicate & abandon easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems and fire lanes in easements on-site.
- Subdivider's Statement. 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.
- Public Improvement Statement. 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.
- Drainage and Detention Easements. 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.
- Fire Lanes. 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.
- Street Appurtenances. 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).



**LEGEND**

PG = PAGE  
 CAB = CABINET  
 POB = POINT OF BEGINNING  
 CIRS = CAPPED IRON ROD SET  
 CIRF = CAPPED IRON ROD FOUND  
 ADF = ALUMINUM DISC FOUND  
 DOC. NO. = DOCUMENT NUMBER  
 D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 ——— = SUBJECT BOUNDARY  
 - - - - = ADJOINER BOUNDARY

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 15°03'39" E	39.66'
L2	S 00°35'39" E	216.38'
L3	S 01°01'55" E	101.89'
L4	N 89°03'46" E	105.75'
L5	S 00°59'25" E	24.00'
L6	S 89°03'46" W	242.03'
L7	N 89°03'46" E	71.96'
L8	N 01°01'55" W	101.78'
L9	N 00°35'39" W	216.38'
L10	N 15°03'39" W	40.25'
L11	S 84°27'38" W	75.05'
L12	N 48°21'36" W	14.96'
L13	S 89°00'35" W	46.60'
L14	N 45°59'25" W	19.53'
L15	N 03°46'33" W	28.68'
L16	N 84°27'38" E	24.76'
L17	S 05°32'22" E	29.51'
L18	N 89°00'35" E	40.63'
L19	S 48°21'36" E	14.27'
L20	N 84°27'38" E	55.10'
L21	N 00°54'35" E	121.03'
L22	N 00°36'29" W	128.61'
L23	N 89°23'31" E	5.00'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	22.02'	20.00'	63°04'08"	S 32°07'43" E	20.92'
C3	48.10'	44.00'	62°37'52"	S 32°20'51" E	45.74'
C4	31.38'	20.00'	89°54'18"	S 45°59'04" E	28.26'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.55'	20.00'	24°29'59"	S 78°41'14" E	8.49'
C7	31.45'	20.00'	90°05'41"	N 44°00'55" E	28.31'
C8	21.86'	20.00'	62°37'52"	N 32°20'51" W	20.79'
C9	48.43'	44.00'	63°04'08"	N 32°07'43" W	46.02'
C10	5.05'	20.00'	14°28'00"	N 07°49'39" W	5.04'
C11	15.71'	10.00'	90°00'00"	N 44°23'31" E	14.14'

**FINAL PLAT  
 LOT 3, BLOCK 1  
 ROCKWALL  
 RECREATIONAL  
 ADDITION**

BEING A REPLAT OF LOT 2, BLOCK 1  
 ROCKWALL RECREATIONAL ADDITION,  
 RECORDED IN DOCUMENT NUMBER 2023000006334, P.R.R.C.T.,  
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,  
 BEING ONE (1) LOT, 4.39-ACRES OR 191,236 SQUARE FEET  
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 24  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-12  
 Date 11/03/2023  
 Drafter BE

**EAGLE SURVEYING, LLC**  
 222 S. Elm Street, Suite: 200  
 Denton, TX 76201  
 (940) 222-3009  
 TX Firm #10194177

**SURVEYOR**  
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**ENGINEER**  
 Claymore Engineering, Inc.  
 Contact: Drew Donosky  
 1903 Central Drive, Suite: 406  
 Bedford, TX 76021  
 (817) 281-0572

**OWNER**  
 1540 East IH 30 Rockwall LLC  
 PO BOX 570809  
 Dallas, TX 75357



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1 of Rockwall Recreational Addition, a subdivision of record in Document Number 2023000006334, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 2, Block 1, Rockwall Recreational Addition, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

**THENCE**, along the east line of said Lot 2, Block 1, Rockwall Recreational Addition, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication of record in said Rockwall Recreational Addition (unimproved) and the southeast corner of said Lot 2, Block 1, Rockwall Recreational Addition;

**THENCE**, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 2, Block 1, Rockwall Recreational Addition, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 2, Block 1, Rockwall Recreational Addition;

**THENCE**, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 2, Block 1, Rockwall Recreational Addition, a distance of 666.37 feet to a 1/2" inch iron rod with pink plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called Parcel 5 - 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

**THENCE**, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the POINT OF BEGINNING and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

I, 1540 EAST IH 30 ROCKWALL LLC, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION, LOT 3, BLOCK 1**, a subdivision to the City of Rockwall, Rockwall County, 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 **ROCKWALL RECREATIONAL ADDITION, LOT 3, BLOCK 1** 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.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: [Signature]  
 Clay Cooley, Manager

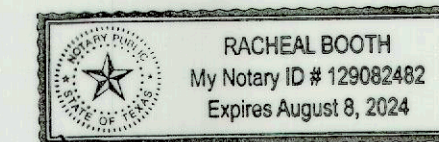
11/8/23  
 Date

STATE OF TEXAS §  
 COUNTY OF Rockwall §

BEFORE ME, the undersigned authority, on this day personally appeared Clay Cooley, Manager of 1540 EAST IH 30 ROCKWALL 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 8 day of November, 2023.

[Signature]  
 Notary Public in and for the State of Texas

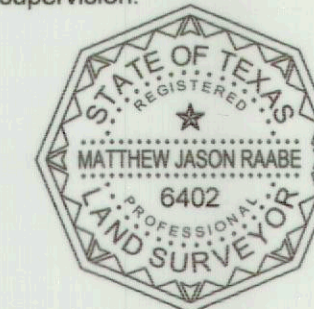


**CERTIFICATE OF SURVEYOR**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

[Signature]  
 Matthew Raabe  
 Registered Professional Land Surveyor #6402



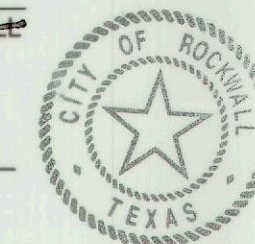
11-06-23  
 Date

APPROVED: I hereby certify that the above and foregoing 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 6<sup>th</sup> day of November, 2023.

[Signature]  
 MAYOR OF THE CITY OF ROCKWALL

[Signature]  
 PLANNING AND ZONING COMMISSION CHAIRMAN

[Signature]  
 CITY SECRETARY



[Signature], P.E.  
 CITY ENGINEER

Filed and Recorded  
 Official Public Records  
 Jennifer Fogg, County Clerk  
 Rockwall County, Texas  
 11/17/2023 01:47:35 PM  
 \$100.00  
 20230000019505

[Signature]

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 ROCKWALL  
 RECREATIONAL  
 ADDITION**

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Project	2110.002-12
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Drafter	BE

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