

LOT 1, BLOCK A
206,232 SF
4.734 ACRES

INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)

LINE #	BEARING	LENGTH
L1	S80°30'56"W	22.28'
L2	N26°34'44"E	24.74'
L3	N80°30'56"E	22.28'
L4	S16°37'29"E	68.90'
L5	S02°59'58"E	30.06'
L6	S16°37'29"E	64.70'
L7	N16°37'29"W	24.97'
L8	N16°37'29"W	43.47'
L9	N86°49'23"E	14.89'
L10	N03°08'57"W	20.00'
L11	S86°49'23"W	14.85'
L15	N86°59'54"E	17.48'
L16	S03°05'50"E	20.00'
L17	S86°59'53"W	17.52'
L18	S88°50'59"E	23.47'
L19	N01°09'01"E	20.00'
L20	N88°50'59"W	24.27'
L21	S01°09'01"W	68.22'
L22	N88°50'59"W	7.50'
L23	S01°09'01"W	72.48'

LINE #	BEARING	LENGTH
L24	S73°17'16"W	138.04'
L25	N88°50'59"W	14.47'
L26	N01°09'01"E	7.42'
L27	N88°50'59"W	13.37'
L28	S64°26'55"W	105.58'
L29	S86°56'16"W	97.14'
L30	S48°03'09"E	27.87'
L31	S72°42'41"W	11.64'
L32	N48°03'09"W	31.92'
L33	S86°56'16"W	175.89'
L34	N02°31'18"W	67.28'
L35	N87°28'42"E	8.49'
L36	N42°28'26"E	39.05'
L37	N02°31'34"W	98.37'
L38	N87°28'26"E	10.00'
L39	S02°31'34"E	102.51'
L40	S42°28'26"W	43.49'
L41	S02°31'18"E	44.55'
L42	N86°56'16"E	275.08'
L43	N64°26'55"E	105.96'

LINE #	BEARING	LENGTH
L44	S88°50'59"E	15.74'
L45	N01°09'01"E	107.54'
L46	N43°50'59"W	40.41'
L47	N58°54'54"E	10.25'
L48	S43°50'59"E	28.14'
L49	N01°09'01"E	42.06'
L50	N88°06'35"E	35.38'
L51	S88°50'59"E	118.03'
L52	N17°17'20"W	20.53'
L53	N02°59'58"W	147.48'
L54	N86°56'55"E	60.56'
L55	N86°56'55"E	200.89'
L56	S03°03'05"E	120.19'
L57	S17°59'37"E	5.00'
L58	S72°41'11"W	99.52'
L59	N88°09'44"W	57.22'
L60	N02°59'58"W	113.52'
L61	N86°56'55"E	26.59'
L62	S71°48'14"E	13.64'
L63	N86°56'55"E	168.89'

LINE #	BEARING	LENGTH
L64	S03°03'05"E	86.19'
L65	N72°42'41"E	106.20'
L66	S71°48'14"E	13.64'
L67	N16°37'29"W	22.32'
L68	N03°03'05"W	44.15'
L69	N86°56'55"E	2.50'
L70	S03°03'05"E	15.00'
L71	N86°56'55"E	15.00'
L72	N03°03'05"W	45.34'
L73	N16°37'29"W	23.63'
L74	N01°08'30"W	124.03'
L75	N26°34'44"E	146.64'

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	9.24'	26°27'25"	N 04°03'36" W	9.15'
C2	50.00'	36.82'	42°11'52"	N 38°23'16" W	36.00'
C3	54.00'	53.24'	56°29'14"	N 31°14'35" W	51.11'
C4	44.00'	16.32'	21°14'51"	S 82°25'40" E	16.22'
C5	20.00'	7.42'	21°14'51"	S 82°25'40" E	7.37'
C6	49.00'	62.34'	72°53'46"	S 33°23'48" W	58.22'
C7	15.00'	22.83'	87°11'53"	S 26°14'45" W	20.69'
C8	15.38'	28.56'	106°23'49"	S 53°23'41" E	24.63'
C9	15.44'	28.57'	106°03'03"	N 18°49'47" E	24.67'
C10	150.00'	50.14'	19°09'05"	S 82°15'43" W	49.90'
C11	30.00'	44.59'	85°09'46"	N 45°34'51" W	40.60'
C12	10.00'	15.70'	89°56'53"	N 41°58'28" E	14.14'
C13	20.00'	7.42'	21°14'51"	S 82°25'40" E	7.37'
C14	44.00'	16.32'	21°14'51"	S 82°25'40" E	16.22'
C15	10.00'	15.71'	90°00'00"	S 48°03'05" E	14.14'
C16	25.00'	33.05'	75°44'16"	S 34°49'03" W	30.69'

LINE #	BEARING	LENGTH
L1	S72°42'04"W	23.83'
L2	N16°43'58"W	74.51'
L3	S70°31'03"W	23.04'
L4	S22°04'14"E	73.88'
L5	N13°23'57"W	66.69'
L6	S76°36'03"W	57.02'

LEGEND

(C.M.) - CONTROLLING MONUMENT
 IRF - IRON ROD FOUND
 IPF - IRON PIPE FOUND
 NTS - NOT TO SCALE
 R.O.W. - RIGHT OF WAY
 INST. - INSTRUMENT
 CAB. - CABINET
 VOL. - VOLUME
 NO. - NUMBER
 PG. - PAGE
 SF - SQUARE FEET
 AC - ACRES
 D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES:

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND REFERENCED TO THE CITY OF ROCKWALL MONUMENT NETWORK.

2) ACCORDING TO THE FLOOD STUDY PREPARED BY CARDINAL STRATEGIES 6/19/2018, THIS PROPERTY IS LOCATED IN NON-SHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE", DEFINED AS AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE ESTABLISHED. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING AND FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



FINAL PLAT
ROCKWALL SUBARU ADDITION
LOT 1, BLOCK A
 211,159 SQUARE FEET
 4.848 ACRES GROSS

206,232 SQUARE FEET
 4.734 ACRES NET AFTER RIGHT OF WAY DEDICATION

SITUATED IN THE A. HANA SURVEY, ABSTRACT NO. 99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO ROCKWALL RENTAL PROPERTIES, LP AS RECORDED IN VOLUME 5067, PAGE 22 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
 ROCKWALL RENTAL PROPERTIES, L.P.
 P.O. BOX 818
 Terrell, Texas 75160

PROJECT INFORMATION
 Project No.: FCU 18243
 Date: September 20, 2018
 Drawn By: GS9
 Scale: 1"=60'
 SHEET 1 of 2



SURVEYOR
 TEAGUE NALL AND PERKINS, INC.
 825 Walters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnpsc.com

CASE NO. P2018-026

OWNERS DEDICATION

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 SUBARU 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 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. Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 exactions made herein.

ROCKWALL RENTAL PROPERTIES, LP

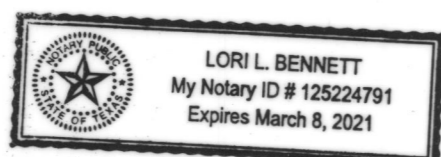
[Signature]
Representative:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Randall Jol 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 4th day of October, 2018.

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

3/8/21
My Commission Expires:



OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Rockwall Rental Properties, LP, is the owner of a tract of land out of the A. Hanna Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, Being all of a 4.862 acre tract of land to Rockwall Rental Properties, LP as recorded in Volume 5067, Page 22 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the southeast corner of said 4.862 acre tract and the southwest corner of Lot 1, Block 1, Sparks Office Plaza, an addition to The City of Rockwall as recorded in Cabinet C, Page 162 of the Plat Records of Rockwall, Texas;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 23.83 feet to a 1/2 inch iron rod found for corner at the southeast corner of a tract of land to Terry B. Kafka, called Tract 3 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 3 the following courses and distances;

North 16 degrees 43 minutes 58 seconds West, a distance of 74.51 feet to a 1/2 inch iron rod found for corner;

South 70 degrees 31 minutes 03 seconds West, a distance of 23.04 feet to a 1/2 inch iron rod found for corner;

South 22 degrees 04 minutes 14 seconds East, a distance of 73.88 feet to a 1/2 inch iron rod found for corner lying on the previously mentioned north right-of-way line of Interstate Highway No. 30, same being the southwest corner of said Tract 3;

THENCE South 72 degrees 42 minutes 04 seconds West along said north right-of-way line of Interstate Highway No. 30, a distance of 828.46 feet to a 1/2 inch iron rod found for the southwest corner of said 4.862 acre tract, same being the southeast corner of a tract of land to Terry B. Kafka, called Tract 1 as recorded in Volume 1176, Page 253 of the Deed Records of Rockwall, Texas;

THENCE North 13 degrees 23 minutes 57 seconds West departing said north right-of-way line of Interstate Highway No. 30 and along the common line of said 4.862 acre tract and said Tract 1, a distance of 66.69 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1;

THENCE South 76 degrees 36 minutes 03 seconds West continuing along the common line of said 4.862 acre tract and said Tract 1, a distance of 57.02 feet to a point in a creek lying on the east line of a tract of land to Church of Christ as recorded in Volume 1812, Page 84 of the Deed Records of Rockwall County, Texas, same being the west corner of said 4.862 acre tract;

THENCE North 26 degrees 34 minutes 44 seconds East along the common line of said Church of Christ tract and said 4.862 acre tract, a distance of 358.02 feet to a 3/4 inch iron pipe found for corner lying on the south line of a tract of land to Rockwall Steel Co. as recorded in Volume 752, Page 28 of the Deed Records of Rockwall County, Texas, said point also being the northwest corner of said 4.862 acre tract and the northeast corner of said Church of Christ Tract;

THENCE North 86 degrees 56 minutes 55 seconds East along the common line of said 4.862 acre tract and said Rockwall Steel tract, a distance of 737.89 feet to a 1/2 inch iron rod found for corner lying on the west line of aforementioned Lot 1, Block 1 Sparks Office Plaza, said point also being the northeast corner of said 4.862 acre tract;

THENCE South 01 degrees 08 minutes 30 seconds East along the common line of said 4.862 acre tract and said Lot 1, Block 1 Sparks Office Plaza, a distance of 152.92 feet to the POINT OF BEGINNING containing 211,159 square feet, or 4.848 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF September, 2018

[Signature]
BRIAN J. MADDOX, R.P.L.S. NO. 5430



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
10/16/2018 02:17:17 PM
\$100.00
20180000018563



[Signature]
Planning & Zoning Commission, Chairman

Date: 8/28/2018

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 4 day of September, 2018.
This approval shall be invalid unless the approved Plat for such Addition County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Witness our hands this the 4 day of September, 2018.

[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] City Engineer



**FINAL PLAT
ROCKWALL SUBARU ADDITION**

LOT 1, BLOCK A
211,159 SQUARE FEET
4.848 ACRES GROSS

206,232 SQUARE FEET
4.734 ACRES NET AFTER RIGHT OF WAY DEDICATION

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OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

PROJECT INFORMATION
Project No.: FCU 18243
Date: August 10, 2018
Drawn By: GS9
Scale: 1"=60'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CASE NO. P2018-026

Drawing: L:\Projects\FCU 18243 Romdall Noe Subaru Ref-17-1813\Acad\Deliverables\Final_Plat\2018_09_19 - FCU 18243_Subaru_Final_Plat.dwg at Sep 20, 2018-11:46am by gshoner