

Hitt Family Limited Partnership
Vol. 1875, Pg. 238

20' Sanitary Sewer Easement
Vol. 1653, Pg. 182

PNEUMA VENTURES LTD.
2924/31 D.R.R.C.T.

24' Fire Lane, Public Access, Utility & Drainage Easement
2019-3678

Mckown-Belaustegui Addition
Cab. E, Slide 233

50' Pipeline Easement
2015000001949

25' TCE
2015-1949

1/2" CRS (G&A)

20' S.S.E.
Vol. 1256, Pg. 314

Lot 32, Block E

Lot 31, Block E

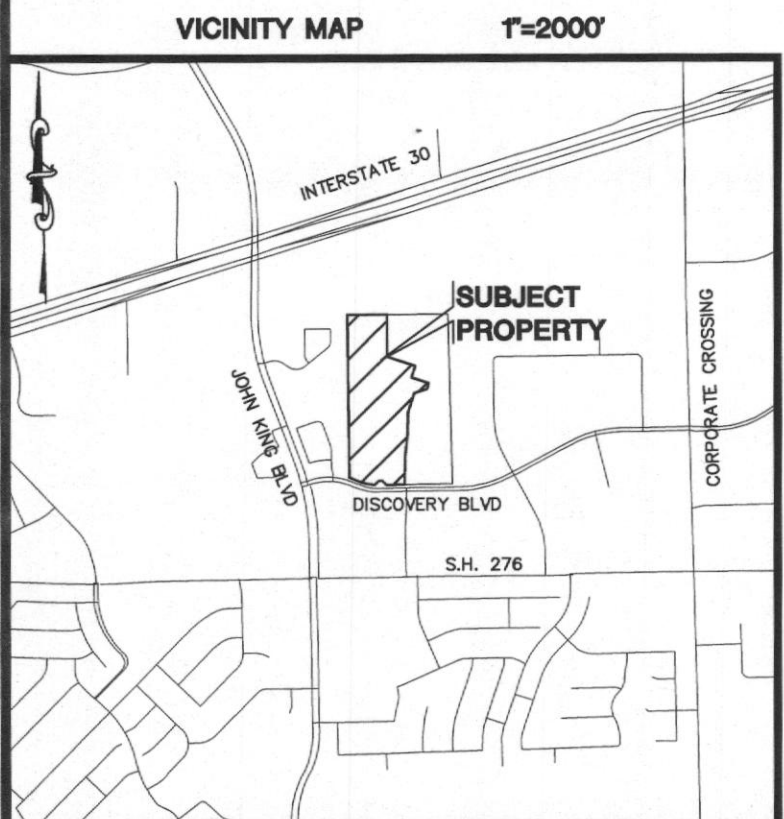
Nissan of Rockwall Addition
Inst. No. 2015000008394

5/8" CRF (MADDOX 5430)
N 7,021,767.2
E 2,603,747.9

Rockwall Downes, Phase 1
Inst. No. 2015000008387

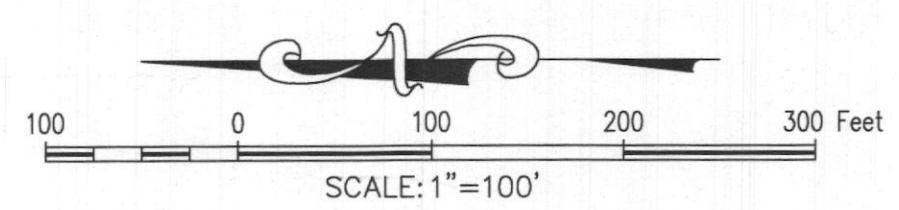
The Cambridge Companies, Inc.
Trustee
Vol. 99, Pg. 1022

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



LEGEND

RF	==	REBAR FOUND
CRS	==	CAPPED REBAR SET
BL	==	BUILDING LINE
CRF	==	CAPPED REBAR FOUND
POB	==	POINT OF BEGINNING
UE	==	UTILITY EASEMENT
SSE	==	SANITARY SEWER EASEMENT
WLE	==	WATER LINE EASEMENT
DE	==	DRAINAGE EASEMENT
LS	==	LANDSCAPE
P.A.E.	==	PEDESTRIAN ACCESS EASEMENT
EHS	==	EROSION HAZARDOUS SETBACK
	==	Drainage & Detention Esmt
	==	FIRE LANE, UTILITY, & DRAINAGE EASEMENT
	==	DRAINAGE EASEMENT



The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-436-9712

201 Country View Drive
Roanoke, Texas 76262
940-240-1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 03/21/18 SCALE: 1"=100' JOB. No. 17193

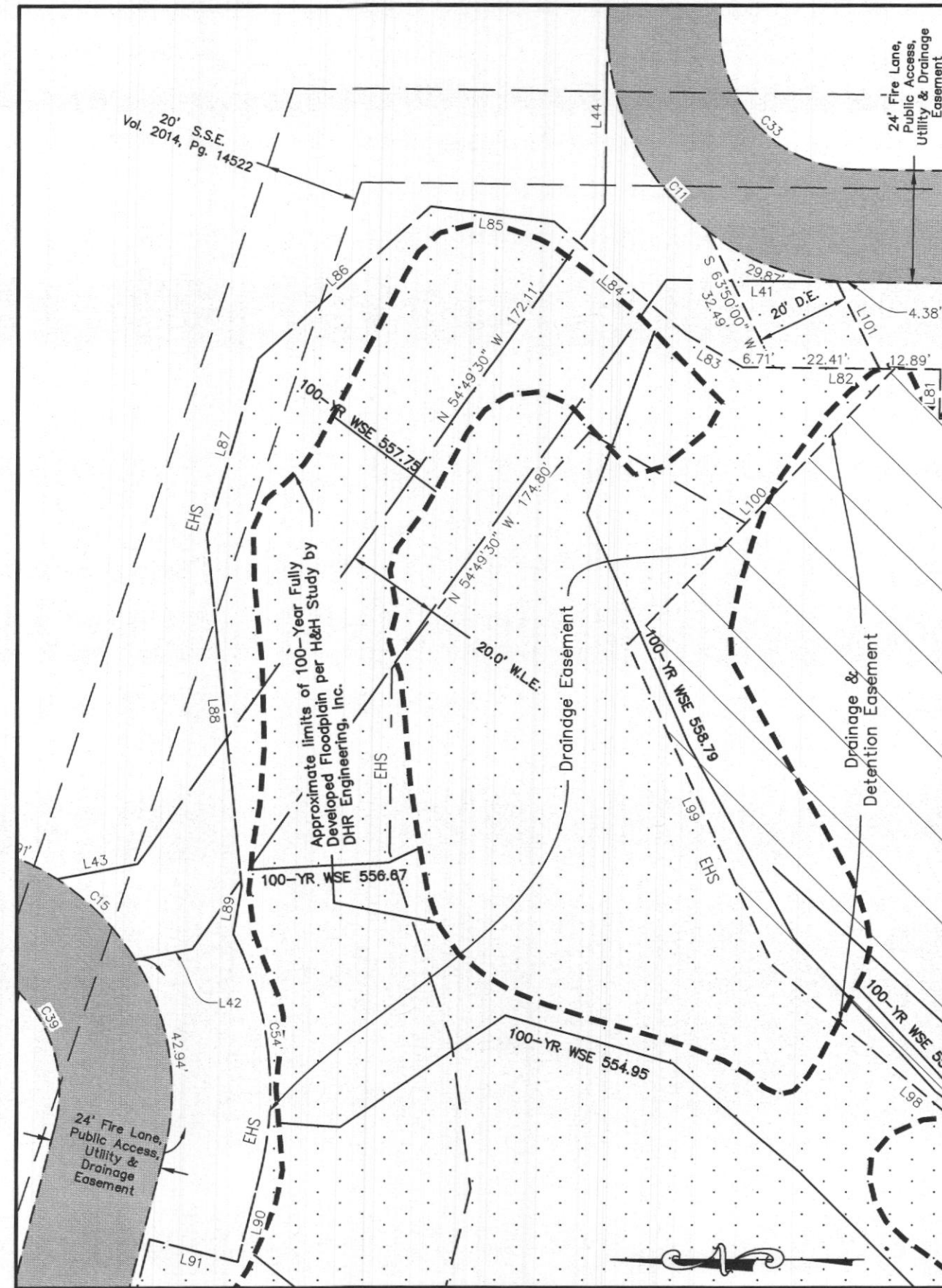
OWNER/DEVELOPER
SWBC ROCKWALL LP
6949 SHERRY LANE #750
DALLAS, Texas 76225

Contact: **SPENCER BYINGTON**

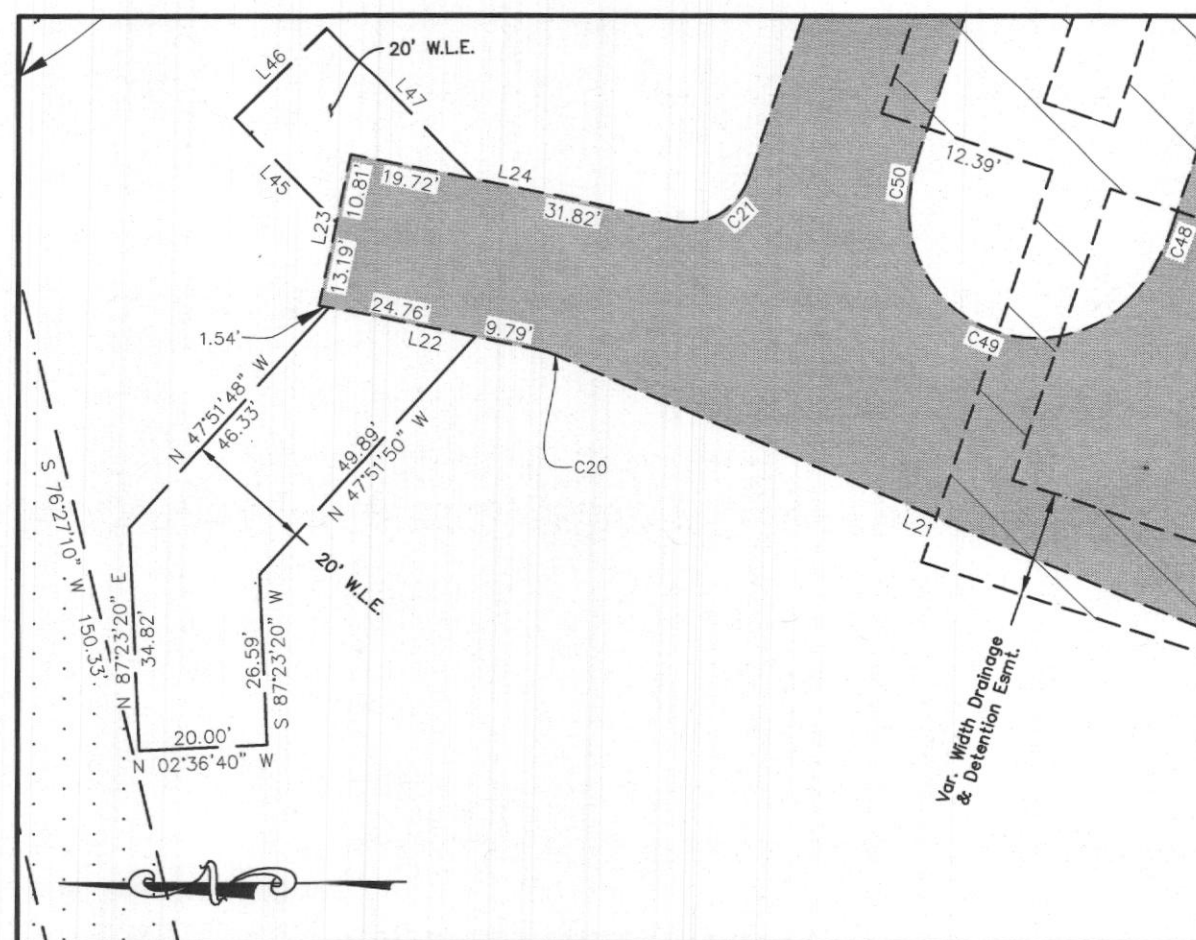
LINE	BEARING	DISTANCE
L1	S 18°18'50" W	75.15'
L2	S 71°41'10" E	121.00'
L3	S 18°18'50" W	56.85'
L4	S 71°41'10" E	94.15'
L5	S 06°34'20" W	97.60'
L6	S 00°38'00" W	94.13'
L7	N 45°47'43" W	61.52'
L8	S 89°12'17" W	35.13'
L9	S 44°12'17" W	59.92'
L10	N 89°21'20" W	30.02'
L11	S 45°38'40" W	8.79'
L12	N 89°21'20" W	20.00'
L13	N 44°21'20" W	8.79'
L14	N 89°21'20" W	11.32'
L15	S 08°43'50" W	51.47'
L16	N 75°44'00" W	67.14'
L17	N 00°38'40" W	21.05'
L18	N 08°43'50" E	159.80'
L19	S 81°16'15" E	91.96'
L20	N 18°18'50" E	66.86'
L21	N 22°54'55" E	124.91'
L22	N 11°36'14" E	34.55'
L23	N 78°23'46" W	24.00'
L24	N 11°36'14" E	51.54'
L25	S 89°21'20" E	14.09'
L26	S 06°34'20" W	3.93'
L27	S 83°25'40" E	2.00'
L28	S 89°21'20" E	29.94'
L29	S 44°21'20" E	8.79'
L30	S 89°21'20" E	20.00'
L31	N 45°38'40" E	8.79'
L32	S 89°21'20" E	11.32'
L33	N 06°34'20" E	24.60'
L34	S 00°38'40" E	21.05'
L35	N 81°16'15" W	77.77'
L36	N 18°18'50" E	42.62'
L37	S 75°44'00" E	67.14'
L38	S 89°25'47" W	57.27'
L39	N 00°34'13" W	20.00'
L40	N 89°25'47" E	44.47'
L41	N 00°38'40" E	40.60'
L42	S 10°36'15" E	12.38'
L43	S 10°36'15" E	17.51'
L44	N 89°21'20" W	38.19'
L45	S 45°41'10" W	22.68'
L46	N 44°18'50" W	20.00'
L47	N 45°41'10" E	32.96'
L48	S 18°18'50" W	13.95'
L49	N 71°41'10" W	27.81'
L50	N 49°25'00" W	3.12'
L51	N 90°00'00" W	43.71'
L52	N 52°34'10" W	61.99'
L53	S 18°18'50" W	11.50'
L54	S 90°00'00" E	20.00'
L55	S 00°00'00" E	17.61'

LINE	BEARING	DISTANCE
L56	S 36°50'55" W	11.39'
L57	S 44°12'17" W	9.98'
L58	S 00°38'40" W	10.00'
L59	N 89°21'20" W	20.00'
L60	S 00°38'40" W	7.39'
L61	S 73°03'05" W	14.00'
L62	S 16°56'55" E	20.00'
L63	S 73°03'05" W	14.00'
L64	N 89°21'20" W	14.38'
L65	N 00°38'40" E	20.00'
L66	S 89°21'20" E	10.45'
L67	S 89°21'20" E	9.94'
L68	N 00°38'40" E	20.00'
L69	S 89°21'33" E	10.00'
L70	S 81°58'10" E	11.91'
L71	N 08°01'50" E	20.00'
L72	N 81°58'10" W	5.79'
L73	N 18°18'50" E	21.88'
L74	S 71°41'10" E	23.27'
L75	N 18°18'50" E	20.00'
L76	N 71°41'10" W	28.28'
L77	S 16°56'53" E	163.37'
L78	S 07°03'06" E	43.36'
L79	S 37°39'30" E	8.81'
L80	S 00°38'48" W	116.04'
L81	N 89°21'20" W	10.46'
L82	S 00°38'40" W	42.00'
L83	S 30°03'20" W	14.15'
L84	S 40°25'15" W	37.00'
L85	S 06°57'10" W	26.46'
L86	N 41°32'35" W	48.90'
L87	S 73°48'44" E	38.90'
L88	N 84°13'40" E	75.69'
L89	S 80°12'00" E	10.33'
L90	N 75°44'00" W	18.57'
L91	N 14°16'00" E	19.40'
L92	S 75°35'35" E	57.67'
L93	S 61°16'00" E	41.22'
L94	S 11°22'15" W	105.69'
L95	N 00°38'35" W	71.59'
L96	S 21°20'00" W	100.75'
L97	N 40°35'00" E	30.58'
L98	N 40°35'00" E	81.56'
L99	N 65°33'04" E	75.17'
L100	S 46°10'00" E	81.71'
L101	S 63°50'00" W	20.93'
L102	N 73°03'07" E	18.50'
L103	S 65°00'00" W	14.32'
L104	S 65°00'00" W	26.26'

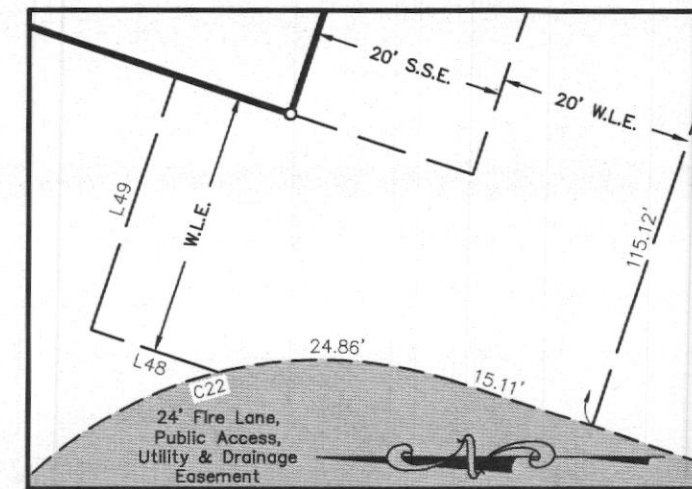
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	557.50'	21°45'33"	211.72'	N 75°36'59" W, 210.45'
C2	642.50'	5°25'16"	60.79'	N 67°26'52" W, 60.77'
C3	20.00'	69°24'58"	24.23'	N 06°45'57" E, 22.78'
C4	30.00'	60°58'32"	31.93'	N 58°25'43" W, 30.44'
C5	15.00'	45°00'00"	11.78'	S 68°08'40" W, 11.48'
C6	15.00'	45°00'00"	11.78'	N 68°08'40" E, 11.48'
C7	15.00'	45°00'00"	11.78'	S 66°51'20" E, 11.48'
C8	15.00'	45°00'00"	11.78'	N 66°51'20" W, 11.48'
C9	54.00'	72°24'25"	68.24'	S 53°09'07" E, 63.79'
C10	54.00'	17°35'35"	16.58'	S 08°09'07" E, 16.52'
C11	54.00'	90°00'00"	84.82'	S 45°38'40" W, 76.37'
C12	30.00'	72°19'50"	37.87'	N 54°28'45" E, 35.41'
C13	30.00'	90°00'00"	47.12'	N 26°41'10" W, 42.43'
C14	30.00'	99°35'00"	52.14'	S 58°31'20" W, 45.82'
C15	54.00'	95°32'10"	90.04'	N 56°29'55" E, 79.97'
C16	54.00'	75°05'20"	70.77'	S 38°11'20" E, 65.81'
C17	54.00'	9°22'30"	8.84'	S 04°02'35" W, 8.83'
C18	54.00'	89°59'55"	84.82'	S 53°43'47" W, 76.37'
C19	30.00'	80°24'55"	42.11'	N 58°31'18" E, 38.73'
C20	15.00'	11°18'40"	2.96'	N 17°15'35" E, 2.96'
C21	10.00'	83°17'24"	14.54'	S 30°02'28" E, 13.29'
C22	44.00'	90°00'00"	69.12'	N 26°41'10" W, 62.23'
C23	30.00'	107°40'10"	56.38'	S 35°31'15" E, 48.44'
C24	54.00'	90°00'00"	84.82'	N 44°21'20" W, 76.37'
C25	3.00'	52°08'54"	2.73'	S 32°38'47" W, 2.64'
C26	20.00'	90°00'00"	31.42'	S 38°25'40" E, 28.28'
C27	15.00'	45°00'00"	11.78'	S 66°51'20" E, 11.48'
C28	15.00'	45°00'00"	11.78'	N 66°51'20" W, 11.48'
C29	15.00'	45°00'00"	11.78'	S 68°08'40" W, 11.48'
C30	15.00'	44°59'52"	11.78'	N 68°08'36" E, 11.48'
C31	30.00'	72°24'25"	37.91'	S 53°09'07" E, 35.44'
C32	30.00'	17°35'35"	9.21'	S 08°09'07" E, 9.18'
C33	30.00'	90°00'00"	47.12'	S 45°38'40" W, 42.43'
C34	30.00'	90°00'00"	47.12'	N 44°21'20" W, 42.43'
C35	45.00'	48°12'23"	37.86'	S 17°31'52" E, 36.75'
C36	2.00'	82°13'52"	2.87'	N 00°31'07" W, 2.63'
C37	37.00'	62°49'34"	40.57'	S 09°10'54" W, 38.57'
C38	30.00'	112°31'32"	58.92'	N 34°01'53" E, 49.90'
C39	30.00'	95°32'10"	50.02'	N 56°29'55" E, 44.43'
C40	30.00'	75°05'20"	39.32'	S 38°11'20" E, 36.56'
C41	30.00'	9°22'30"	4.91'	S 04°02'35" W, 4.90'
C42	30.00'	89°59'55"	47.12'	S 53°43'47" W, 42.43'
C43	30.00'	99°35'05"	52.14'	N 31°28'42" W, 45.82'
C44	30.00'	90°00'00"	47.12'	S 26°41'10" E, 42.43'
C45	30.00'	90°00'00"	47.12'	S 63°18'50" W, 42.43'
C46	30.00'	90°00'00"	47.12'	N 26°41'10" W, 42.43'
C47	30.00'	89°59'50"	47.12'	N 63°18'52" E, 42.43'
C48	30.00'	21°38'10"	11.33'	S 60°52'05" E, 11.26'
C49	20.00'	144°24'07"	50.41'	S 22°09'04" W, 38.09'
C50	30.00'	13°57'44"	7.31'	N 78°40'01" W, 7.29'
C51	30.00'	13°49'13"	7.24'	N 64°46'34" W, 7.22'
C52	20.00'	144°27'06"	50.42'	N 14°21'35" E, 38.09'
C53	30.00'	21°43'44"	11.38'	S 82°33'00" E, 11.31'
C54	75.00'	40°49'03"	53.43'	N 83°51'28" E, 52.31'



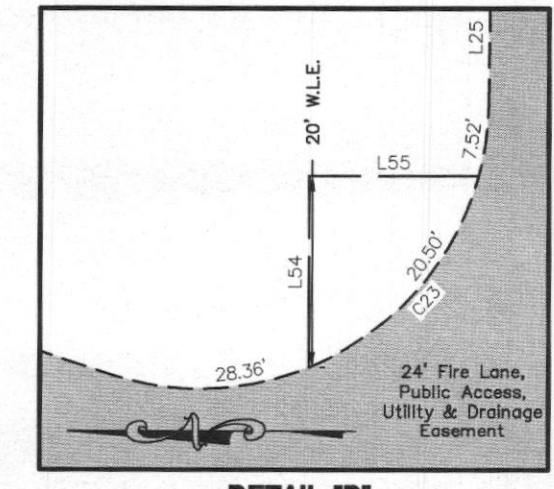
DETAIL "A"
Scale: T=30'



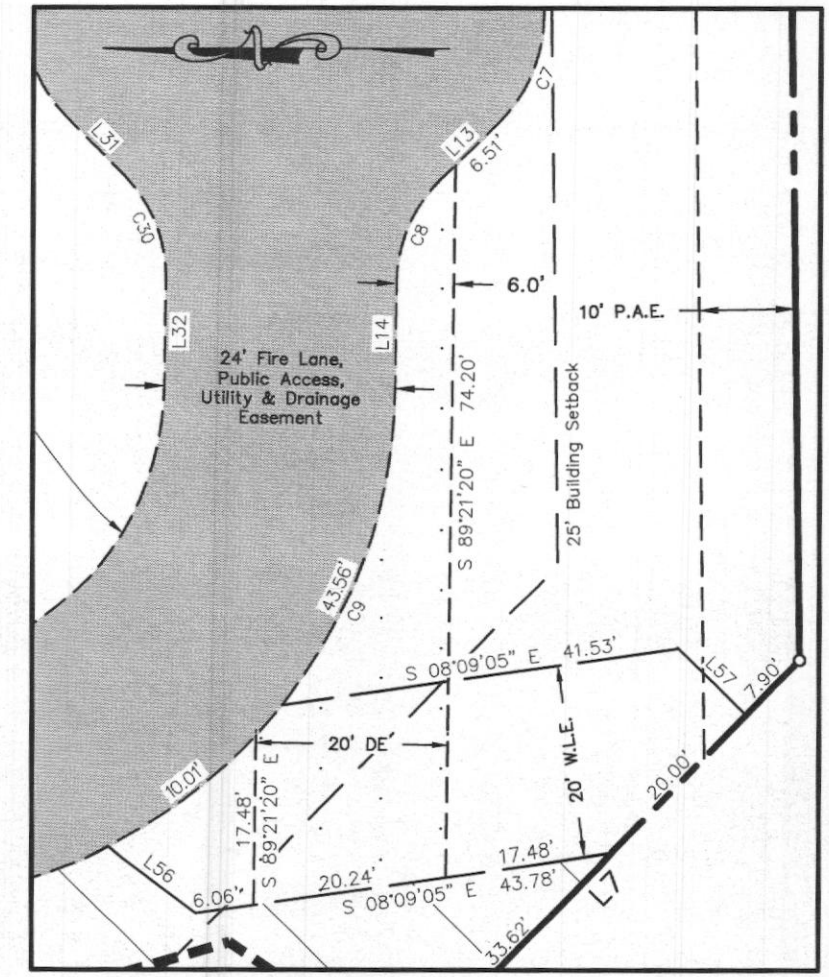
DETAIL "B"
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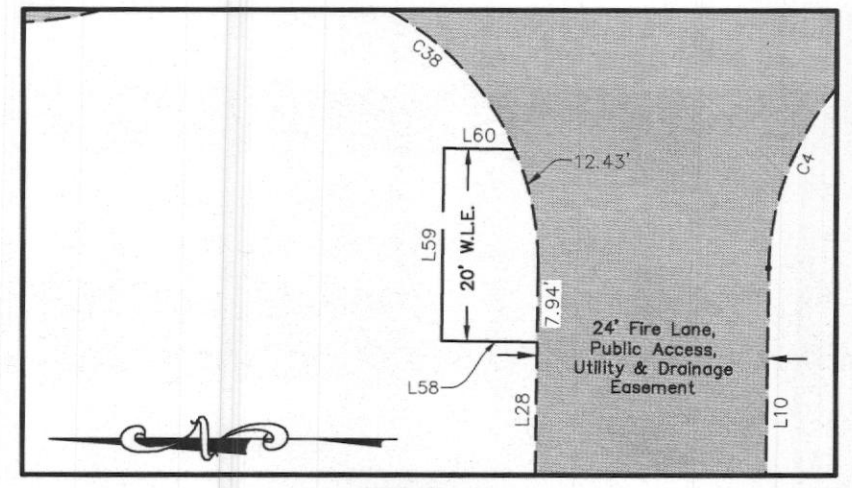
DETAIL "C"
Scale: T=20'



DETAIL "D"
Scale: T=20'



DETAIL "E"
Scale: T=20'



DETAIL "F"
Scale: T=20'

FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
 in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



The John R. McAdams
 Company, Inc.
 (DBA, G&A | McAdams)
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 TBPE: 19762 TBPLS: 10194440
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LEGAL DESCRIPTION
21.280 Acres

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57,819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found with cap stamped "MADDOX 5430" in the west line of said 57,819 acre tract and being the northwest corner of a called 2,354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE N 00°38'35" W, with the west line of said 57,819 acre tract, a distance of 1694.41 feet to a 5/8 inch rebar found with cap stamped "MADDOX", being the northeast corner of Lot 32, Block E, Rockwall Downes, Phase 1, an addition to the City of Rockwall, according to the plat thereof recorded in Instrument No. 2015000008387, Plat Records, Rockwall County, Texas, and being in the south line of Nissan of Rockwall Addition, an addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 2015000008394, Plat Records, Rockwall County, Texas;

THENCE N 89°35'05" E, with the south line of said Nissan of Rockwall Addition, continuing with the south line of McKeown-Belaustegui Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet E, Page 233, Plat Records, Rockwall County, Texas, and the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, a distance of 357.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said Pneuma Ventures tract, the following ten (10) calls:

- S 00°03'50" W a distance of 570.38 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 232.93 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 75.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 121.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 56.85 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 71°41'10" E a distance of 94.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 18°18'50" W a distance of 385.05 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'40" W a distance of 376.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 06°34'20" W a distance of 97.60 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 00°38'00" W a distance of 94.13 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of Discovery Boulevard;

THENCE westerly with the north line of said 2,354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

- S 89°12'17" W, a distance of 203.10 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- N 45°47'43" W, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";
- S 89°12'17" W, a distance of 35.13 feet to a 5/8 inch rebar found with cap (unstamped);
- S 44°12'17" W, a distance of 59.92 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

Northwesterly with a curve to the right having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears N 75°36'59" W, a distance of 210.45 feet to a 5/8 inch rebar found with cap (unstamped);

Northwesterly with a curve to the left having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears N 67°26'52" W, a distance of 60.77 feet to the POINT OF BEGINNING and containing approximately 21.280 acres of land.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for SWBC Rockwall are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to Station Numbers COR-6, COR-8 & COR-9 of the City of Rockwall official control monument system with coordinates thereof provided by the City of Rockwall.

Southwest Corner (POB): N 7021767.2; E 2603766.9'
Bearing and distance from the Southwest corner to Geo Point 1: S 57°58'01" E, 16080.0'
Northwest Corner: N 7021767.2; E 2603747.9'
Bearing and distance from the Northwest to Geo Point 16: N 31°21'05" W, 4889.4'
COR-6: N 7025942.6; E 2601204.0'
COR-8: N 7018063.1; E 2609533.7'
COR-9: N 7020550.1; E 2607463.9'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A | MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. Property owner is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. Property owner is to maintain flood plain/ drainage easement.

RECOMMENDED FOR FINAL APPROVAL

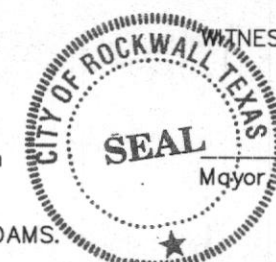
Planning & Zoning Commission, Chairman _____ Date _____

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 this _____ day of _____, 2019.

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 27th day of March, 2019.

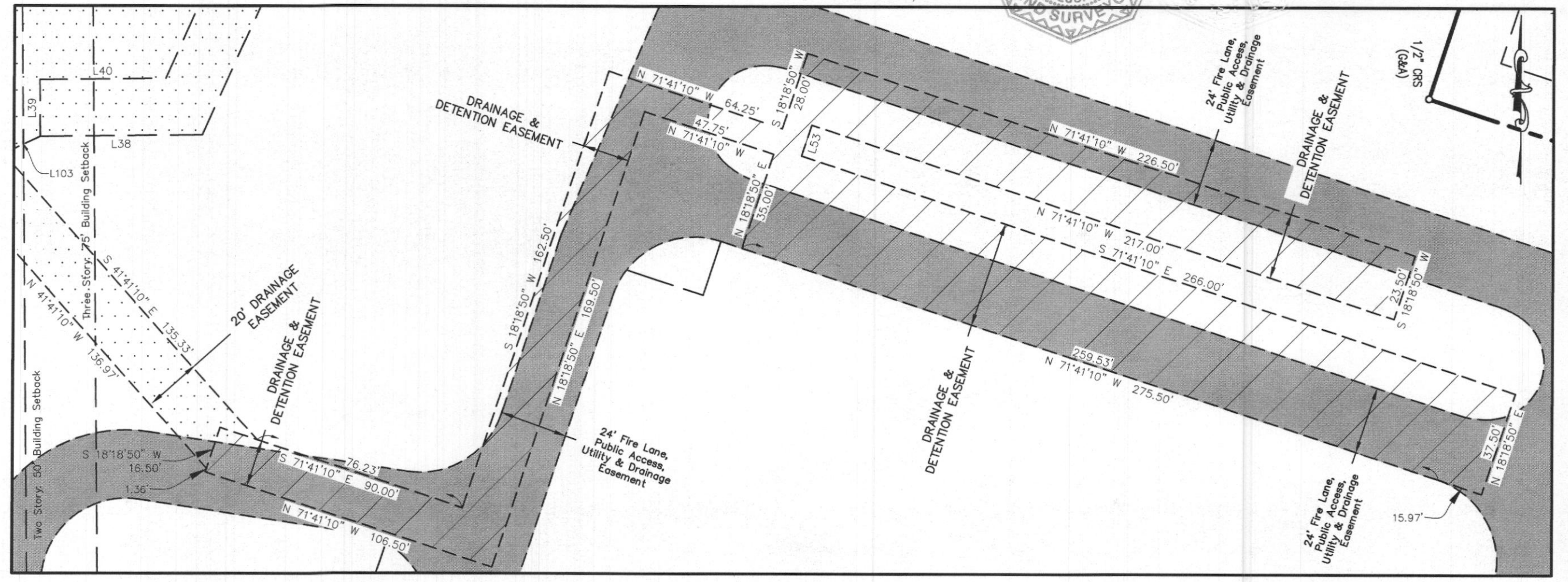
Jim Pruitt Mayor, City of Rockwall
Kristy Cole City Secretary
Amy Williams, PE City Engineer



SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

W. Thad Murley III
W. Thad Murley III
Texas Registration No. 5802



DRAINAGE & DETENTION EASEMENT DETAIL
Scale: 1"=30'

STATE OF TEXAS : WHEREAS We, SWBC ROCKWALL, LP, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as SWBC Rockwall Addition, Phase 1, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this 25th day of March, 2019.

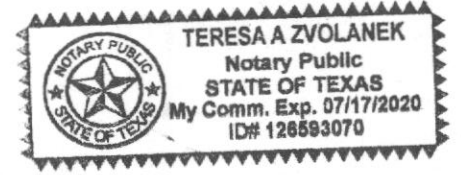
David Dunson
DAVID DUNSON

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared DAVID DUNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of March, 2019.

Teresa A. Zvolanek
Notary Public

My commission expires the 17th day of July, 2019.



Filed and Recorded
Official Public Records
Shellie Miller, County Clerk
Rockwall County, Texas
04/01/2019 01:53:30 PM
\$150.00
20190000046592



FINAL PLAT
SWBC Rockwall Addition, Phase 1
Lot 1, Block A
21.280 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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