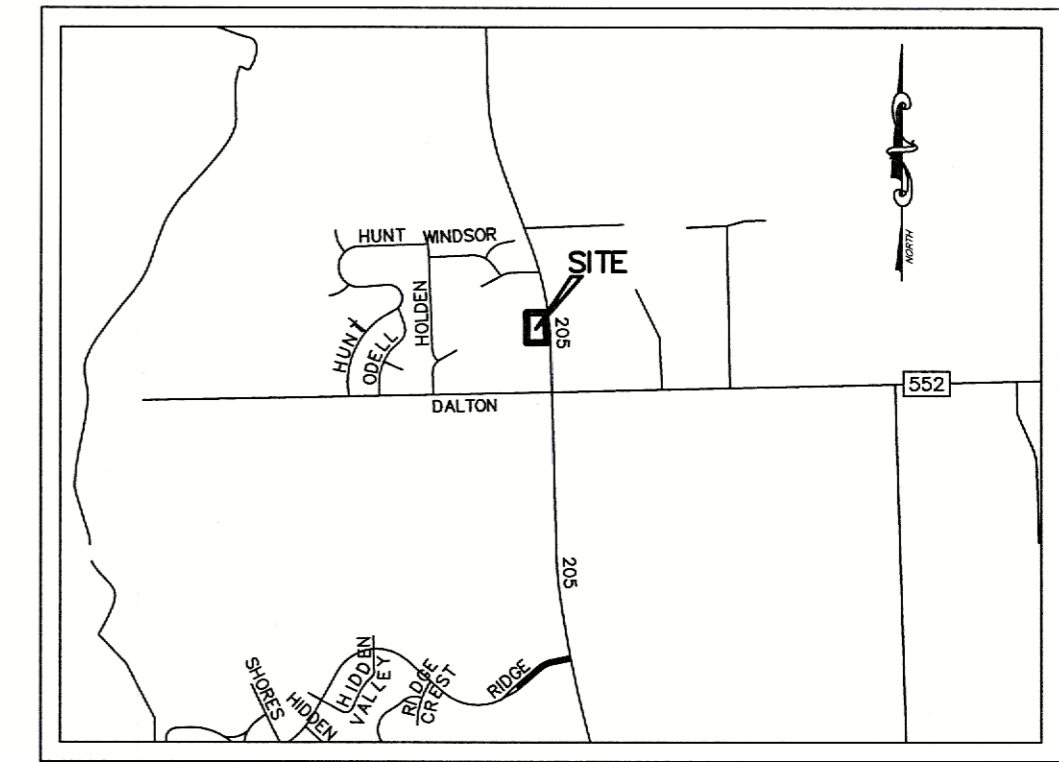
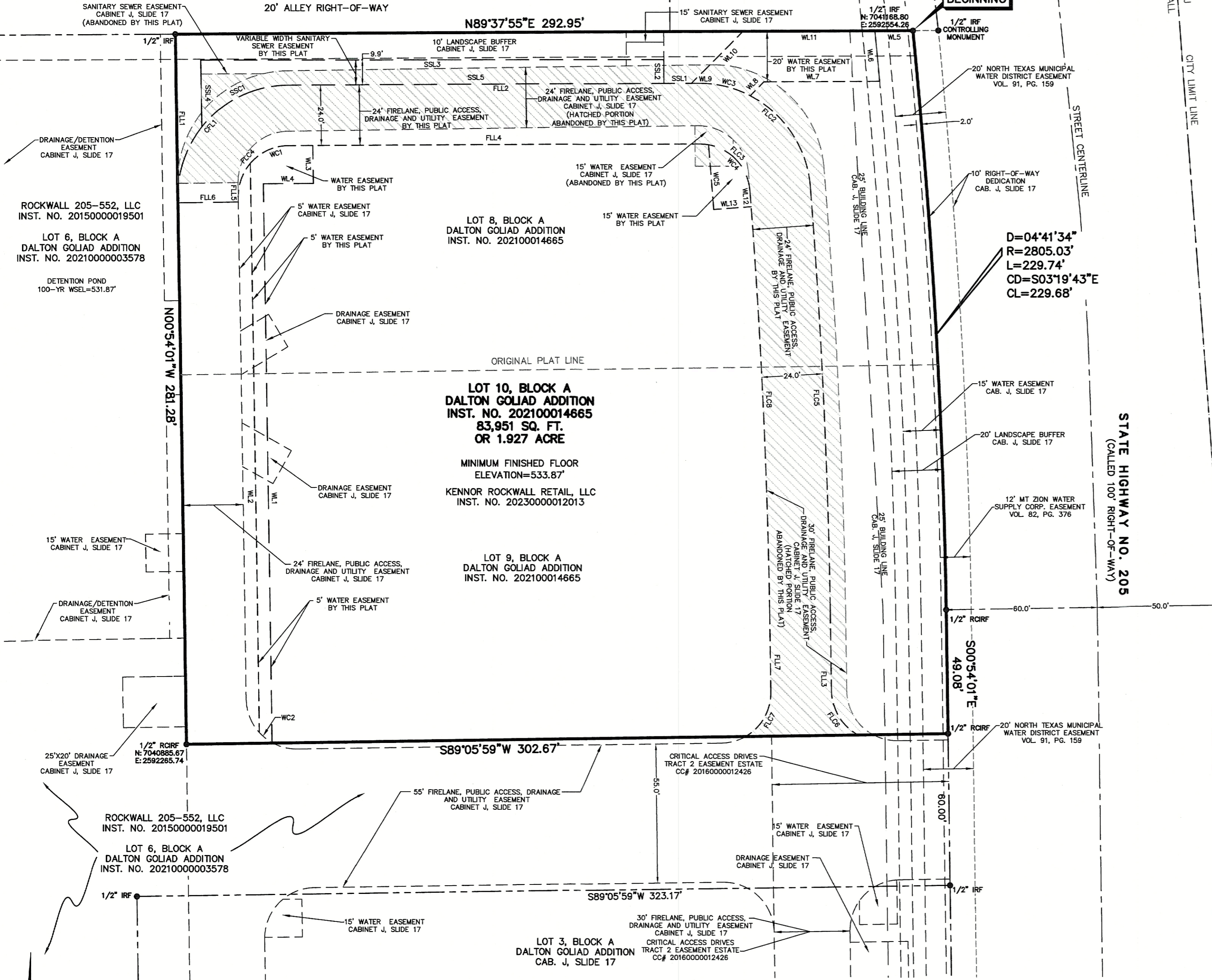


VICINITY MAP
N.T.S.



LOT 27, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266
 LOT 28, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266
 LOT 29, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266
 LOT 30, BLOCK C HARLAN PARK - PHASE TWO CAB. C, SLD. 266



POINT OF BEGINNING

D=04'41.34"
 R=2805.03'
 L=229.74'
 CD=S0319'43"E
 CL=229.68'

LOT 8, BLOCK A DALTON GOLIAD ADDITION
 INST. NO. 202100014665

LOT 10, BLOCK A DALTON GOLIAD ADDITION
 INST. NO. 202100014665
 83,951 SQ. FT.
 OR 1.927 ACRE

MINIMUM FINISHED FLOOR ELEVATION=533.87'
 KENOR ROCKWALL RETAIL, LLC
 INST. NO. 20230000012013

LOT 9, BLOCK A DALTON GOLIAD ADDITION
 INST. NO. 202100014665

S89°05'59"W 302.67'

S89°05'59"W 323.17'

S00°54'01"E 49.08'

STATE HIGHWAY NO. 205
 (CALLED 100' RIGHT-OF-WAY)

FIRE LANE LINE TABLE

LINE	BEARING	DISTANCE
FLL1	S 00°54'01" E	66.91'
FLL2	N 89°37'55" E	163.36'
FLL3	S 00°54'01" E	32.52'
FLL4	S 89°37'55" W	163.36'
FLL5	S 00°54'01" E	2.00'
FLL6	S 89°05'59" W	24.00'
FLL7	S 00°54'01" E	31.50'

FIRE LANE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	71.53'	44.09'	092°56'32"	N 43°05'33" E	63.94'
FLC2	65.95'	44.00'	85°52'57"	S 47°25'36" E	59.95'
FLC3	29.98'	20.00'	085°52'41"	N 47°25'44" W	27.25'
FLC4	31.60'	20.00'	090°31'56"	S 44°21'57" W	28.42'
FLC5	168.89'	2759.03'	03°30'11"	S 02°44'02" E	168.66'
FLC6	21.31'	20.00'	61°03'43"	S 31°25'53" E	20.32'
FLC7	21.31'	20.00'	61°02'41"	N 29°37'19" E	20.31'
FLC8	167.20'	2735.03'	03°30'10"	N 02°44'02" W	167.18'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	S 00°54'01" E	221.28'
WL2	N 00°54'01" W	225.32'
WL3	S 00°54'01" E	15.00'
WL4	S 89°37'55" W	20.00'
WL5	S 89°37'55" W	15.06'
WL6	S 05°29'50" E	20.08'
WL7	S 89°37'55" W	45.92'
WL8	S 44°37'55" W	7.74'
WL9	S 89°37'55" W	3.00'
WL10	N 44°37'55" E	28.99'
WL11	N 89°37'56" E	52.41'
WL12	S 04°25'07" E	6.38'
WL13	S 85°33'15" W	15.00'

WATER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	17.15'	20.00'	49°07'22"	S 65°04'15" W	16.63'
WC2	6.49'	20.00'	18°35'25"	N 51°36'18" W	6.46'
WC3	21.12'	44.00'	27°30'02"	N 76°37'03" W	20.92'
WC4	26.43'	20.00'	75°43'19"	S 42°21'04" E	24.55'
WC5	25.75'	2720.03'	00°32'33"	N 04°37'21" W	25.75'

SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SSL1	S 89°37'55" W	19.94'
SSL2	N 00°22'05" W	9.37'
SSL3	S 89°52'27" W	183.94'
SSL4	S 00°54'01" E	26.54'
SSL5	N 89°37'55" E	149.44'

SANITARY SEWER EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SSC1	39.26'	44.14'	050°57'18"	N 64°03'58" E	37.98'

FINAL PLAT
LOT 10, BLOCK A DALTON GOLIAD ADDITION
 BEING A REPLAT OF LOTS 8 AND 9, BLOCK A, DALTON GOLIAD ADDITION
 BEING 1 LOT
 1.927 ACRES OR 83,951 SQUARE FEET
 SITUATED IN THE
 T. R. BAILEY SURVEY, ABSTRACT NO. 30
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2024-005

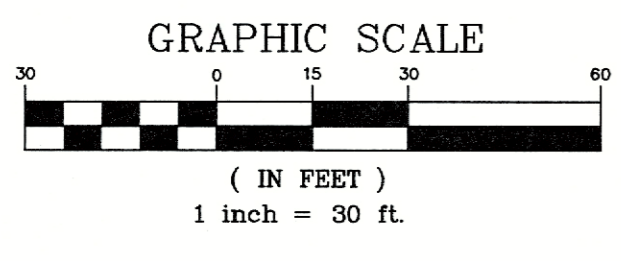
JOB NO.: 15-1216L8&9	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com 1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Texas Society of Professional Surveyors Member Since 1977	SHEET
DATE: 11/27/2023			1
REV: 1/31/2024			OF
SCALE: 1" = 30'	FIRM No. 100999-00	2	
DRAWN: J.M.N.	tmankin@peisersurveying.com		

ENGINEER: VASQUEZ ENGINEERING, L.L.C.
 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 CONTACT: JUAN VASQUEZ, P.E.

OWNER: KENOR ROCKWALL RETAIL, LLC
 706 VALENCIA STREET DALLAS, TEXAS 75223 SHANE SHOULDERS 903-819-1208

LINETYPE TABLE

—	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
— · — · —	BUILDING LINE
- · - · - · -	STREET CENTERLINE



OWNER'S CERTIFICATION

WHEREAS KENOR ROCKWALL RETAIL, LLC, being the sole owner of a tract of land in the City of Rockwall, Rockwall County, Texas, situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, and being a portion of that certain tract of land conveyed to Kennor Rockwall Retail, LLC in Special Warranty Deed recorded under Instrument Number 20230000012013, Deed Records, Rockwall County, Texas, and being Lots 8 and 9, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in under Clerk's File No. 20210000014665, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as 1/2 inch iron rod with red cap found) for the northeast corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being in the westerly right-of-way line of State Highway No. 205 (called 100 foot right-of-way), same being the beginning of a curve to the right, having a radius of 2805.03 feet and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE along said curve to the right, and along the common line of said Lot 8 and said State Highway No. 205, passing a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 8, same being the northeast corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said State Highway No. 205, a total arc distance of 229.74 feet and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a 1/2 inch iron rod with red cap found for angle point;

THENCE South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 9 and said State Highway No. 205, a distance of 49.08 feet to a 1/2 inch iron rod with red cap found for the southeast corner of said Lot 9, same being the most easterly northeast corner of Lot 6, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, aforesaid Official Public Records;

THENCE along the common line of said Lots 9 and 6 as follows:


South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod with red cap found for the southwest corner of said Lot 9, same being an internal corner of said Lot 6;


North 00 deg. 54 min. 01 sec. West, passing at a distance of 146.18 feet, a 1/2 inch iron rod with red cap found for the northeast corner of said Lot 9, same being the southwest corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Lot 6, a total distance of 281.28 feet to the 1/2 inch iron rod with red cap found for the northwest corner of said Lot 8, same being in the south line of aforesaid Block C, Harlan Park-Phase Two;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 8 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.

I hereby certify that the above and forgoing 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 3rd day of March, 2024.


MAYOR OF THE CITY OF ROCKWALL


PLANNING AND ZONING COMMISSION CHAIRMAN



CITY SECRETARY


CITY ENGINEER



SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, 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.


Timothy R. Mankin
Date April 12, 2024
Registered Professional Land Surveyor, No. 6122



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 the **DALTON GOLIAD ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Dalton Goliad Addition subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- (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.

WITNESS MY HAND, this 12th day of August, 2024

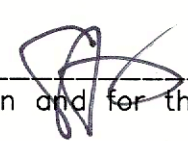
KENOR ROCKWALL RETAIL, LLC

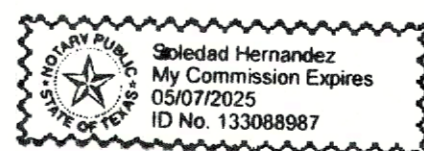

By: SHANE SHOULDERS, MANAGER

STATE OF TEXAS
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, on this day personally appeared SHANE SHOULDERS, 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 12th DAY OF August, 2024.


NOTARY PUBLIC in and for the STATE OF TEXAS



ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
KENOR ROCKWALL RETAIL, LLC
706 VALENCIA STREET
DALLAS, TEXAS 75223
SHANE SHOULDERS
903-819-1208

NOTES:

1. IRF - Iron Rod Found
2. RCIRF - Iron Rod Found w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001480389 was used to scale grid coordinates and distances to surface.
4. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
5. 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.
6. 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.
7. 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.
8. 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.

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/29/2024 03:30:53 PM
\$98.00
20240000015139





FINAL PLAT
LOT 10, BLOCK A
DALTON GOLIAD ADDITION
BEING A REPLAT OF
LOTS 8 AND 9, BLOCK A,
DALTON GOLIAD ADDITION
BEING 1 LOT
1.927 ACRES OR 83,951 SQUARE FEET
SITUATED IN THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2024-005

JOB NO.: 15-1216L8&9	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 2 OF 2
DATE: 11/27/2023 REV: 1/31/2024		
SCALE: 1" = 30'	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
DRAWN: J.M.N.		
tmankin@peisersurveying.com FIRM No. 100999-00		Member Since 1977