

ENGINEER



Kirkman Engineering, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
patrick.filson@trustke.com

JOB NO. 2021.001.224

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

OWNER
VICTORY SHOPS ON 205, LLC
2911 TURTLE CREEK BLVD. #700
DALLAS, TX 75219
PH. 972.707.9555

OWNER
BARBARA AND MARLYN ROBERTS
323 JULIAN DRIVE
ROCKWALL, TX 75087
PH. 972.707.9555

FINAL PLAT
LOTS 3 & 4,
BLOCK 1
MEADOWCREEK
BUSINESS
CENTER PHASE 1
ADDITION

BEING A REPLAT OF LOT 2,
BLOCK 1, MEADOWCREEK
BUSINESS CENTER PHASE 1
ADDITION
BEING 2 LOTS - 1.931 ACRES
OR 84,114.36 SF
SITUATED IN THE J. CADLE
SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SHEET:

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "X" & Zone "AE" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, with an effective date of September 26, 2008, as affected by Letter of Map Amendment: Case# 15-06-4238A, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- 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.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- Cross section elevations based on FEMA FIS 48397CV000A effective date Sept. 26, 2008.
- 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.

Line Data Table

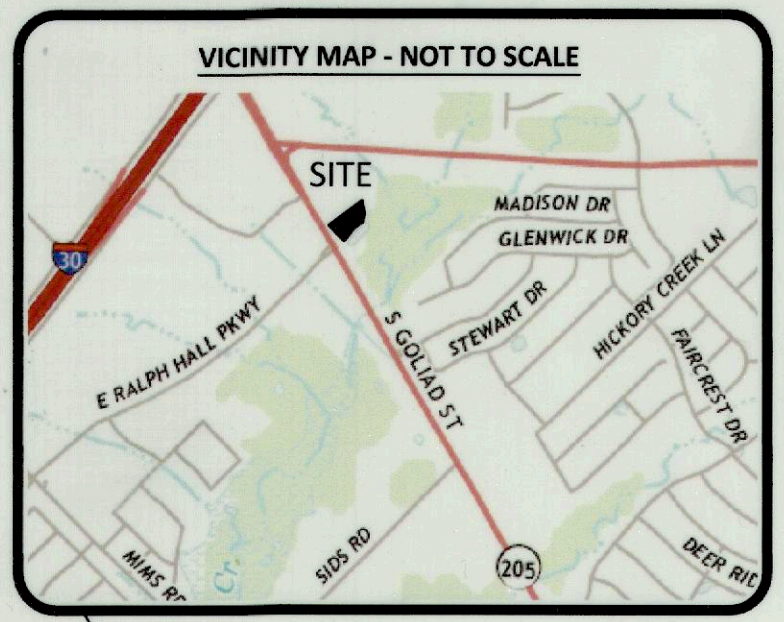
Line #	Distance	Bearing
L1	58.78'	N48°21'22"E
L2	10.98'	N48°48'18"W
L3	30.04'	S42°44'56"W
L4	11.01'	S47°52'42"E
L5	50.71'	N48°13'36"E
L6	10.85'	S76°51'49"E
L7	21.06'	N42°40'30"E
L8	6.82'	N58°45'48"E
L9	10.26'	S31°14'12"E
L10	47.95'	S79°11'17"E
L11	31.40'	S45°06'54"E
L12	4.52'	N44°53'06"E
L13	20.00'	S45°06'54"E
L14	4.52'	S44°53'06"W
L15	2.28'	S45°06'54"E
L16	13.29'	S00°06'54"E
L17	37.73'	S44°53'06"W
L18	17.49'	S24°35'25"E
L19	34.33'	S44°53'06"W
L20	4.10'	S45°06'54"E
L21	23.90'	N43°48'48"E
L22	5.00'	S46°11'12"E
L23	23.99'	S43°48'48"W
L24	27.85'	S45°06'54"E
L25	32.96'	S79°11'17"E
L26	129.32'	S45°06'54"E
L28	67.59'	N45°06'54"W
L29	15.04'	S46°04'20"W
L30	23.70'	N09°48'42"E
L31	25.80'	N18°47'06"E
L32	21.18'	N76°34'08"W
L33	12.14'	N13°25'52"E
L34	21.07'	S76°34'08"E
L35	3.76'	N57°22'05"E
L36	24.22'	N24°23'05"E
L37	93.74'	N41°26'50"E

Line Data Table

Line #	Distance	Bearing
L38	7.57'	N41°22'20"W
L39	3.50'	N48°37'40"E
L40	7.13'	S41°22'20"E
L41	4.49'	S41°22'20"E
L42	5.99'	N30°22'49"E
L43	25.59'	N30°22'49"E
L44	100.83'	N43°08'32"E
L45	3.61'	S48°53'13"E
L46	95.87'	S42°57'47"W
L47	32.71'	S31°45'09"W
L48	76.48'	S29°10'58"E
L49	18.95'	S08°10'41"E
L50	9.73'	S35°11'23"W
L51	140.64'	S63°13'20"W
L52	10.00'	N71°40'07"W
L53	20.44'	S53°35'43"E
L54	7.38'	S03°01'49"E
L55	9.29'	S53°34'43"E
L56	52.14'	S03°00'47"E
L57	6.91'	S17°32'37"E
L58	28.29'	S37°23'33"W
L59	14.58'	S16°24'42"W
L60	12.70'	S59°09'20"W
L61	9.02'	S64°52'33"W
L62	36.47'	S39°09'57"W
L63	4.96'	S43°42'27"W
L64	15.89'	S48°33'59"W
L65	28.72'	S49°06'52"W
L66	13.05'	S45°23'07"W
L67	32.51'	S47°58'22"W
L68	33.62'	S40°33'36"W
L69	3.85'	S40°18'06"W
L70	11.63'	N89°03'45"W
L71	47.15'	S38°41'59"W
L72	72.34'	N31°14'48"W
L73	22.03'	S33°59'21"W

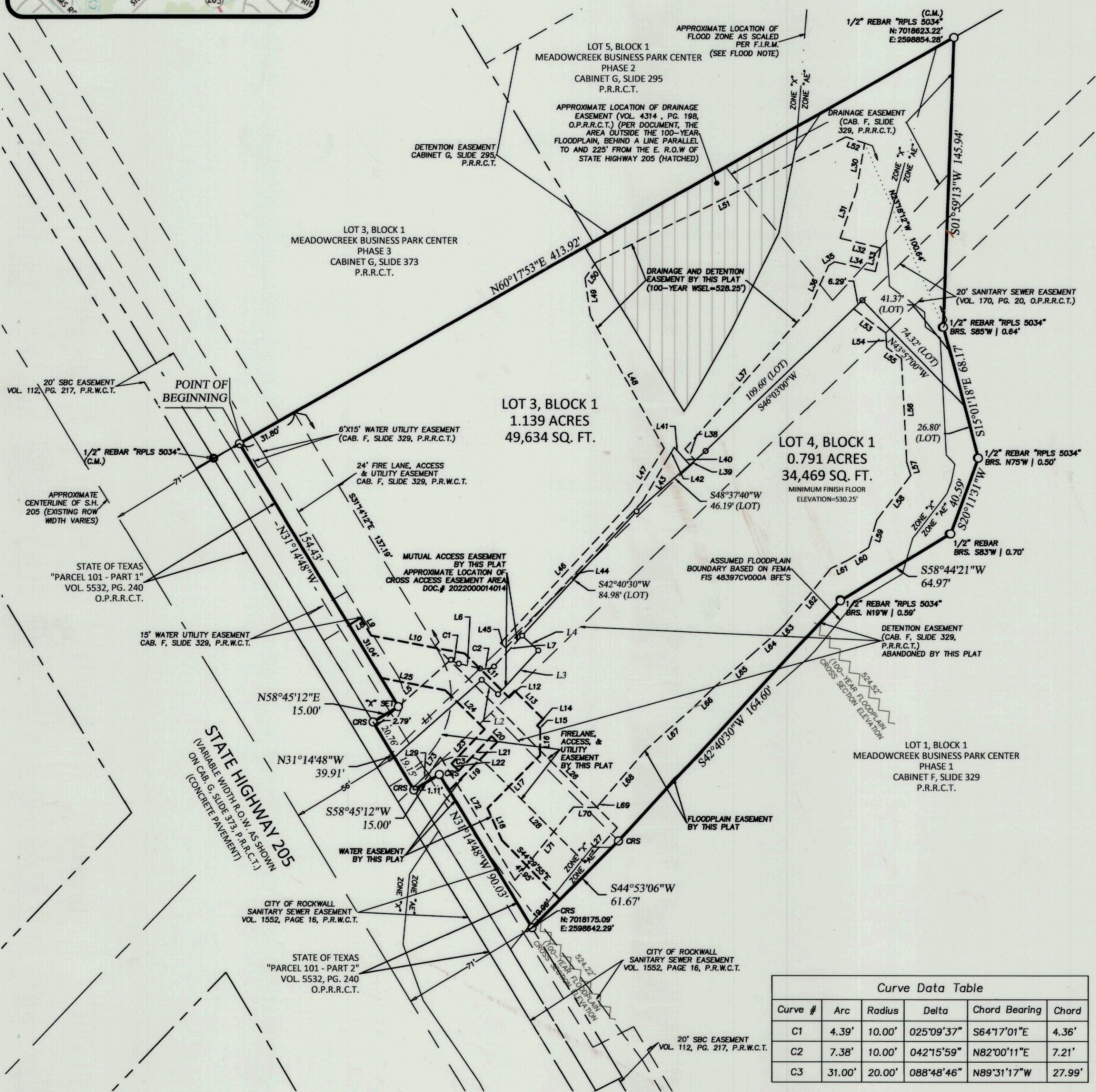
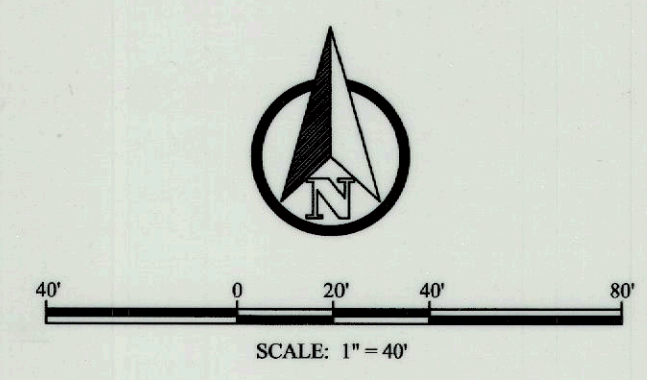
Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	4.39'	10.00'	025°09'37"	S64°17'01"E	4.36'
C2	7.38'	10.00'	042°15'59"	N82°00'11"E	7.21'
C3	31.00'	20.00'	088°48'46"	N89°31'17"W	27.99'



LEGEND OF ABBREVIATIONS

- 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
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VICTORY SHOPS ON 205, LLC, BARBARA ROBERTS, AND MARLYN ROBERTS are the owners of a tract situated in the J. Cadle Survey, Abstract No. 65 part of Lot 2, Block 1, Meadowcreek Business Park Center, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet F, Slide 329, Plat Records, Rockwall County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a point in the north line of said Lot 2, same being the northeast corner of the tract described in the deed to the State of Texas, recorded in Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, from which a 1/2 inch rebar with cap stamped "RPLS 5034" found at the northwest corner of said Lot 2 bears SOUTH 60 degrees 17 minutes 53 seconds WEST, 15.01 feet;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

1. NORTH 60 degrees 17 minutes 53 seconds EAST, a distance of 413.92 feet to a 1/2 inch rebar with cap stamped "RPLS 5034"
2. SOUTH 01 degree 59 minutes 13 seconds WEST, a distance of 145.94 feet to a point from which a 1/2 inch rebar with cap stamped "RPLS 5034" (disturbed) bears SOUTH 85 degrees WEST, 0.64 feet;
3. SOUTH 15 degrees 01 minute 18 seconds EAST, a distance of 68.17 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 75 degrees West, 0.50 feet;
4. SOUTH 20 degrees 11 minutes 31 seconds WEST, a distance of 40.59 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears SOUTH 83 degrees WEST, a distance of 0.70 feet;
5. SOUTH 58 degrees 44 minutes 21 seconds WEST, a distance of 64.97 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 19 degrees West, a distance of 0.59 feet;
6. SOUTH 42 degrees 40 minutes 30 seconds WEST, a distance of 164.60 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");
7. SOUTH 44 degrees 53 minutes 06 seconds WEST, a distance of 61.67 feet to a capped rebar set in the NORTH line of "Parcel 101 - Part 2" described by deed to the State of Texas as recorded under Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.);

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the east line of said "Parcel 101 - Part 2", a distance of 90.03 feet to a capped rebar set at the northeast corner thereof;

THENCE SOUTH 58 degrees 45 minutes 12 seconds WEST, with the west line of said "Parcel 101 - Part 2", a distance of 15.00 feet to a capped rebar set for the northwest corner thereof, same being in the west line of said Lot 2;

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the west line of said Lot 2, a distance of 39.91 feet to a capped rebar set at the southwest corner of said State of Texas (Vol. 5532, Pg. 240) tract;

THENCE with the south line of said State of Texas tract, through the interior of said Lot 2, NORTH 58 degrees 45 minutes 12 seconds EAST a distance of 15.00 feet to an "X" cut set in a concrete driveway;

THENCE with the east line of said State of Texas tract, through the interior of said Lot 2, NORTH 31 degrees 14 minutes 48 seconds WEST, a distance of 154.43 feet, returning to the POINT OF BEGINNING and enclosing 1.931 acres (84,103 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Victory Shops on 205, LLC, (the undersigned owner of the land shown on this plat and designated as Lot 2R2, Block 1), and Barbara Roberts and Marlyn Roberts (the undersigned owners of the land shown on this plat and designated as Lot 2R1, Block 1), and designated herein as the LOTS 2R1 AND 2R2, BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE I, subdivision in 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 (we) further certify that all other parties who have a mortgage or lien interest in the LOTS 2R1 AND 2R2, BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE I subdivision have been notified and signed this plat. I (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. I (we) 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 sewers, storm structures, 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

[Signature]
VICTORY SHOPS ON 205, LLC (authorized agent)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared TONY RANNEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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

BARBARA ROBERTS
STATE OF TEXAS §
COUNTY OF Rockwall §

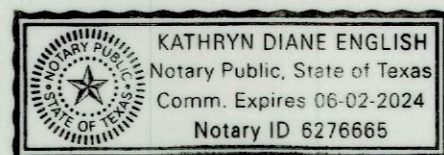
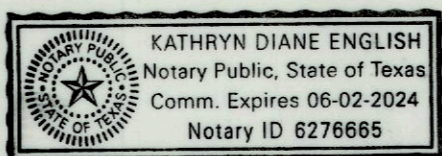
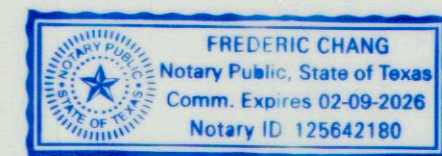
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Barbara Roberts, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

[Signature]
Notary Public in and for
the State of Texas
Marlyn Roberts
MARLYN ROBERTS

STATE OF TEXAS §
COUNTY OF Rockwall §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MARLYN ROBERTS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

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



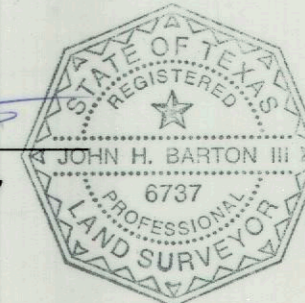
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of 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.

Date of Plat/Map: July 26, 2023

[Signature]
John H. Barton III, RPLS# 6737



[Signature]
Planning & Zoning Commission, Chairman

3.6.2024
Date

APPROVED:

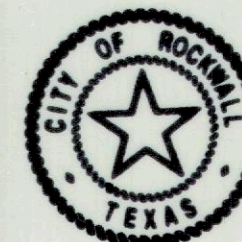
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 5th day of June, 2023. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 4th day of Jan, 2024.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature]
City Engineer



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/06/2024 02:34:12 PM
\$98.00
20240000003861

[Signature]

ENGINEER

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SHEET:
2 OF 2

CITY CASE#P2023-014