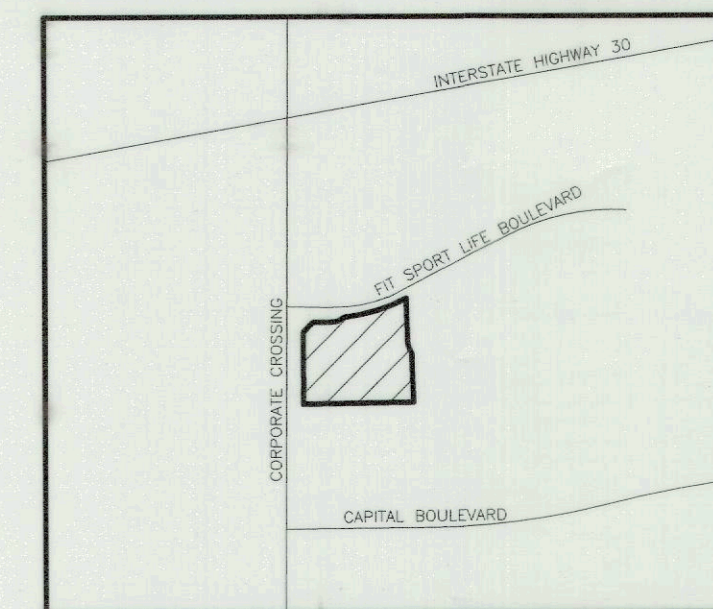


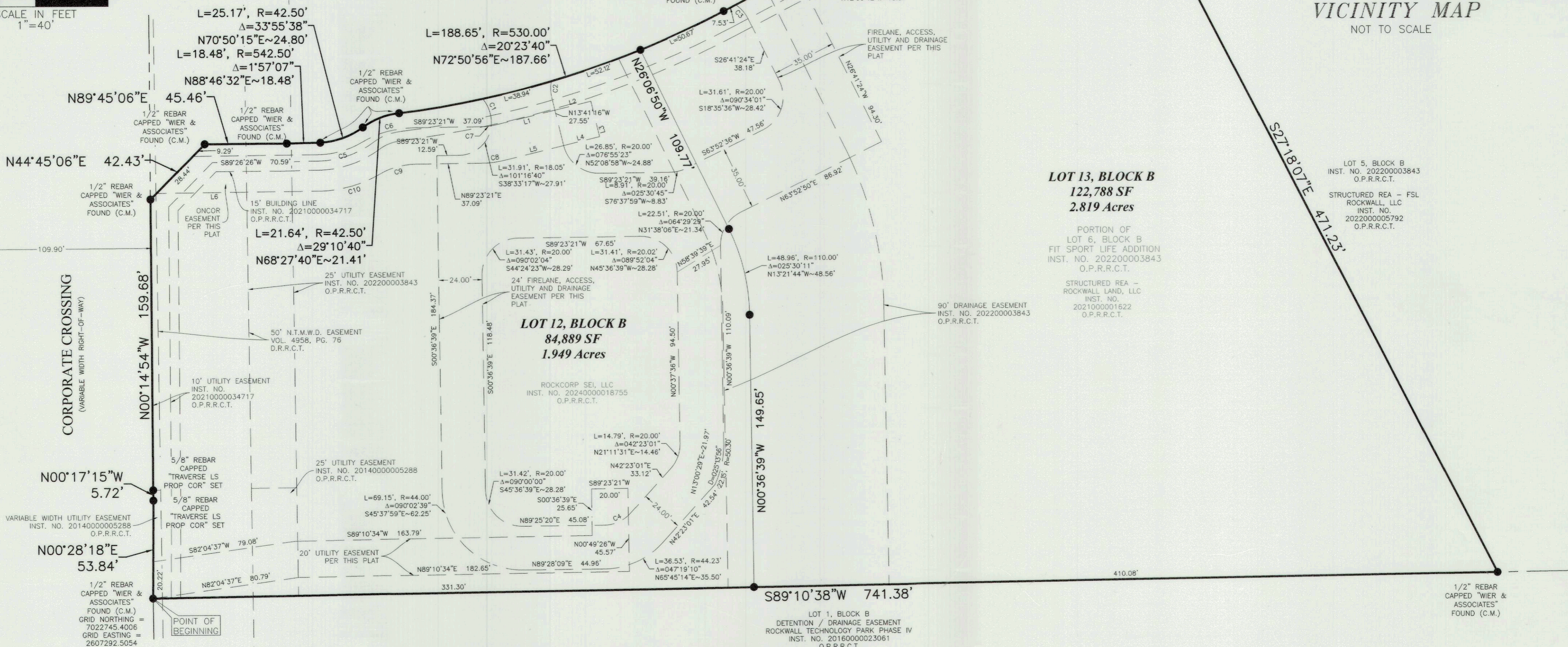
**GENERAL NOTES**

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Alterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. The purpose of this plat is to create two recorded lots out of a previously recorded lot.

1/2" REBAR CAPPED  
"WIER & ASSOCIATES"  
FOUND (C.M.)  
GRID NORTHING =  
7023174.7250  
GRID EASTING =  
2607817.5876



**VICINITY MAP**  
NOT TO SCALE



**LOT 13, BLOCK B**  
122,788 SF  
2.819 Acres

LOT 5, BLOCK B  
INST. NO. 202200003843  
O.P.R.R.C.T.  
STRUCTURED REA - FSL  
ROCKWALL, LLC  
INST. NO.  
2022000005792  
O.P.R.R.C.T.

PORTION OF  
LOT 6, BLOCK B  
FIT SPORT LIFE ADDITION  
INST. NO. 202200003843  
O.P.R.R.C.T.

STRUCTURED REA -  
ROCKWALL LAND, LLC  
INST. NO.  
202100001622  
O.P.R.R.C.T.

90' DRAINAGE EASEMENT  
INST. NO. 202200003843  
O.P.R.R.C.T.

**LOT 12, BLOCK B**  
84,889 SF  
1.949 Acres

ROCKCORP SEI, LLC  
INST. NO. 2024000018755  
O.P.R.R.C.T.

LOT 1, BLOCK B  
DETENTION / DRAINAGE EASEMENT  
ROCKWALL TECHNOLOGY PARK PHASE IV  
INST. NO. 2016000023061  
O.P.R.R.C.T.

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
INST. NO. 20130000496918  
O.P.R.R.C.T.

100 YEAR WSEL  
= 579.05'

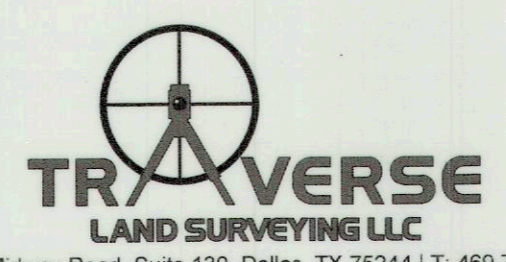
Line #	Distance	Bearing
L1	34.75'	S76°18'44"W
L2	20.00'	S76°18'44"W
L3	20.00'	N13°41'16"W
L4	20.00'	N76°18'44"E
L5	34.75'	N76°18'44"E
L6	91.04'	N89°26'26"E

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	10.20'	20.00'	029°12'42"	S25°42'11"E	10.09'
C2	8.56'	20.00'	024°31'44"	N01°25'24"W	8.50'
C3	10.31'	20.00'	029°32'28"	S41°27'38"E	10.20'
C4	16.44'	20.00'	047°05'08"	N65°55'35"E	15.98'
C5	23.91'	49.00'	027°57'14"	S73°59'10"W	23.67'
C6	30.77'	60.00'	029°22'48"	S74°41'57"W	30.43'
C7	6.85'	30.00'	013°04'37"	S82°51'02"W	6.83'
C8	11.41'	50.00'	013°04'37"	N82°51'02"E	11.39'
C9	20.51'	40.00'	029°22'48"	N74°41'57"E	20.29'
C10	33.94'	69.00'	028°11'11"	N74°06'08"E	33.60'

**OWNER/DEVELOPER**  
Rockcorp SEI, LLC  
5700 Granite Parkway, Suite 940  
Plano, Texas 75024

**OWNER/DEVELOPER**  
Structured REA - Rockwall Land, LLC  
3104 E Camelback Road #2387  
Phoenix, Arizona 85016

**ENGINEER**  
Triangle Engineering  
1782 W McDermott Drive  
Allen, Texas 75013



**TRAVERSE**  
LAND SURVEYING LLC  
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631  
Surveying | Construction Staking | Platting  
Date: 2024.04.30 Project No.: TR-101-24

**FINAL PLAT**  
**LOT 12 AND 13,**  
**BLOCK B**  
**FIT SPORT LIFE**  
**ADDITION**

BEING A REPLAT OF LOT 6, BLOCK B,  
FIT SPORT LIFE ADDITION,  
BEING TWO (2) LOTS  
4.768 ACRES OR 207,694 SQUARE FEET  
SITUATED WITHIN THE R.B. IRVING SURVEY  
ABSTRACT NUMBER 120  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
APRIL 2024  
CITY CASE NO: P2024-032 **1 OF 2**

20240000235588 PLAT Total Page 2

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Structured REA-Rockwall Land, LLC and Rockcorp SEI, LLC are the owners of a 4.768 acre tract of land within the Robert Boyd Irvine Survey, Abstract Number 120, being all of Lot 6, Block B of Fit Sport Life Addition, an addition to the City of Rockwall, as recorded in Instrument Number 202200003843, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar capped "WEIR ASSOCIATES" found for the northwest corner of Lot 1, Block B of Rockwall Technology Park Phase IV, an addition to the City of Rockwall, as recorded in Instrument Number 20160000023061, Official Public Records, Rockwall County, Texas and lying on the east right-of-way line of Corporate Crossing (Variable Width right-of-way);

THENCE North 00 degrees 28 minutes 18 seconds East, with the east right-of-way line of said Corporate Crossing, a distance of 53.84 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 00 degrees 17 minutes 15 seconds West, with the east right-of-way line of said Corporate Crossing, a distance of 5.72 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 00 degrees 14 minutes 54 seconds West, with the east right-of-way line of said Corporate Crossing, a distance of 159.68 feet to a 1/2 inch rebar capped "WEIR & ASSOCIATES" found for corner, said corner being at the southwest corner of the intersection of the east right-of-way line of said Corporate Crossing and the south right-of-way line of Fit Sport Life Boulevard (60 foot right-of-way);

THENCE North 44 degrees 45 minutes 06 seconds East, with said intersection, a distance of 42.43 feet to a 1/2 inch rebar found for corner;

THENCE North 89 degrees 45 minutes 06 seconds East, with the south right-of-way line of said Fit Sport Life Boulevard, a distance of 45.46 feet to a 1/2 inch rebar capped "WEIR & ASSOCIATES" found for corner and being the beginning of a curve to the right with a radius of 542.50 feet, a central angle of 01 degrees 57 minutes 07 seconds and a chord bearing and distance of North 88 degrees 46 minutes 32 seconds East, a distance of 18.48 feet;

THENCE with said curve to the right, with the south right-of-way line of said Fit Sport Life Boulevard, an arc length of 18.48 feet to a 1/2 inch rebar capped "WEIR & ASSOC" found for corner and being the beginning of a curve to the left with a radius of 42.50 feet, a central angle of 33 degrees 55 minutes 38 seconds and a chord bearing and distance of North 70 degrees 50 minutes 15 seconds East, a distance of 24.80 feet;

THENCE with said curve to the left, with the south right-of-way line of said Fit Sport Life Boulevard, an arc length of 25.17 feet to a 1/2 inch rebar capped "WEIR & ASSOC" found for corner and being the beginning of a curve to the right with a radius of 42.50 feet, a central angle of 29 degrees 10 minutes 40 seconds and a chord bearing and distance of North 68 degrees 27 minutes 40 seconds East, a distance of 21.41 feet;

THENCE with said curve to the right, with the south right-of-way line of said Fit Sport Life Boulevard, an arc length of 21.64 feet to a 1/2 inch rebar capped "WEIR & ASSOC" found for corner and being the beginning of a curve to the left with a radius of 530.00 feet, a central angle of 20 degrees 23 minutes 40 seconds and a chord bearing and distance of North 72 degrees 50 minutes 56 seconds East, a distance of 187.66 feet;

THENCE with said curve to the left, with the south right-of-way line of said Fit Sport Life Boulevard, an arc length of 188.65 feet to a 1/2 inch rebar capped "WEIR & ASSOC" found for corner;

THENCE North 62 degrees 39 minutes 05 seconds East, with the south right-of-way line of said Fit Sport Life Boulevard, a distance of 235.27 feet to a 1/2 inch rebar capped "WEIR & ASSOC" found for the northwest corner of Lot 5, Block B of said Fit Sport Life Addition, same being the northeast corner of said Lot 6;

THENCE South 27 degrees 18 minutes 07 seconds East, departing the south right-of-way line of said Fit Sport Life Boulevard, with the west line of said Lot 5, a distance of 471.23 feet to a 1/2 inch rebar capped "WEIR & ASSOC" found for the southwest corner of said Lot 5, same being the southeast corner of said Lot 6 and lying on the north line of said Lot 1;

THENCE South 89 degrees 10 minutes 38 seconds West, with the north line of said Lot 1, a distance of 741.38 feet to THE POINT OF BEGINNING and containing 207,677 square feet or 4.768 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

I (we), the undersigned owner(s) of the land shown on this plat, and designated herein as the Fit Sport Life 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 (we) further certify that all other parties who have a mortgage or lien interest in the Fit Sport Life Addition 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/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 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.

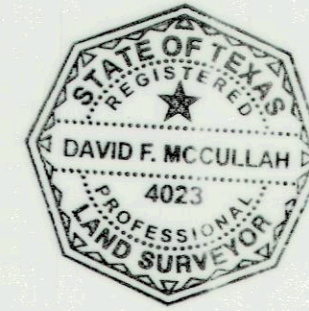
I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4023



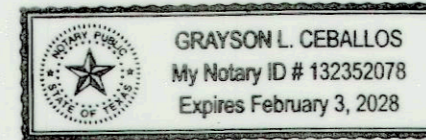
DATE: 10-28-2024

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 28th day of October, 2024

Notary Public in and for the State of Texas



Witness, my hand at PRINCETON, NEW JERSEY  
This 30th day of OCTOBER, 2024

Signature - Structured REA - Rockwall Land, LLC Representative

Printed Name: CANOR KEELTY

Authorized Signatory 10/30/24  
Title / Date

Signature - Rockcorp SEI, LLC Representative

Printed Name: TOM SCHAEFFER

Manager OCTOBER 29, 2024  
Title / Date

STATE OF New Jersey §  
COUNTY OF Mercer §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of New Jersey, on this day personally appeared Canor B. Keelty, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of OCTOBER, 2024

Notary Public in and for the State of New Jersey

OWNER/DEVELOPER  
Rockcorp SEI, LLC  
5700 Granite Parkway, Suite 940  
Plano, Texas 75024

OWNER/DEVELOPER  
Structured REA - Rockwall Land, LLC  
3104 E Camelback Road #2387  
Phoenix, Arizona 85016

ENGINEER  
Triangle Engineering  
1782 W McDermott Drive  
Allen, Texas 75013

STATE OF Texas §  
COUNTY OF Collin §

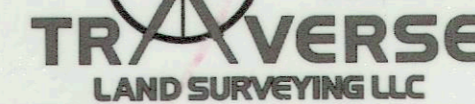
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tom Schaeffer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of OCTOBER, 2024

Notary Public in and for the State of Texas

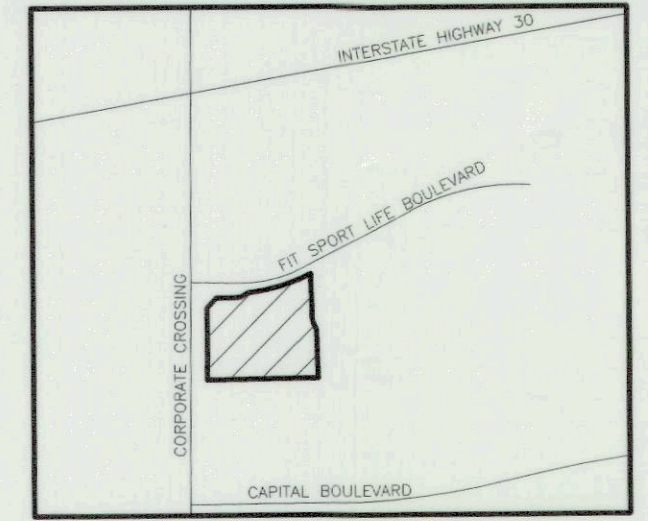
TANUJA N SHAH  
Commission # 2341916  
Notary Public, State of New Jersey  
My Commission Expires  
March 16, 2026

SARAH SMITH  
Notary ID #132547485  
My Commission Expires  
June 30, 2028



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting  
Date: 2024.04.30 Project No.: TR-101-24



VICINITY MAP  
NOT TO SCALE

CERTIFICATE OF APPROVAL:

Approved:

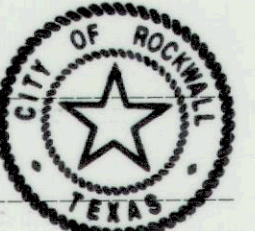
I hereby certify that the above and foregoing subdivision plat, was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the day of October, 2024.

Mayor, City of Rockwall

Planning and Zoning Commission Chairman

City Engineer

City Secretary



STANDARD CITY NOTES

- 1. 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 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 Subdivision Ordinance of the City of Rockwall.
- 2. 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.
- 3. 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.
- 4. All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired and replaced by the Home Owner's Association (HOA).
- 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.

REPLAT  
LOT 12 AND 13,  
BLOCK B  
FIT SPORT LIFE  
ADDITION

BEING A REPLAT OF LOT 6, BLOCK B OF  
FIT SPORT LIFE ADDITION, AN ADDITION TO THE  
CITY OF ROCKWALL, AS RECORDED IN  
INST. NO. 202200003843, P.R.C.T.

BEING 4.624 ACRES SITUATED IN THE  
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
APRIL 2024

THE STATE OF TEXAS  
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

2024000020588 PLAT  
11/20/2024 03:26:57 PM Total Fees: \$98.00

Jennifer Fogg, County Clerk  
Rockwall County, TX

