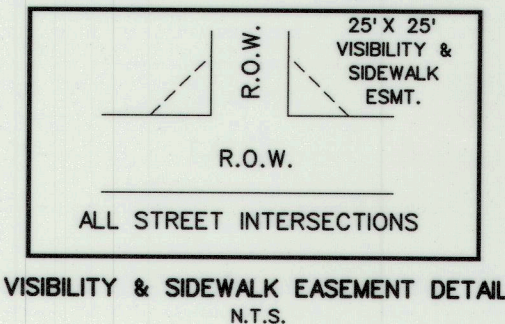
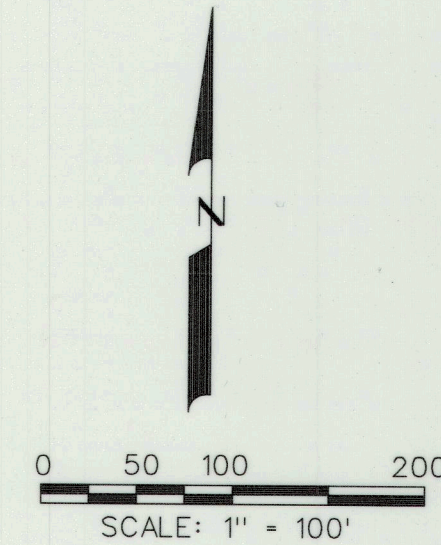


CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2602343.262	7040467.443
ELEV = 539.0	

POINT OF BEGINNING

F.M. 552 (80' R.O.W.)

N89° 24'17"E 1689.33'



FINAL PLAT
OF

NELSON LAKE ESTATES

- LOTS 1-17, BLOCK A
- LOTS 1-19, BLOCK B
- LOTS 1-41, BLOCK C
- LOTS 1-40, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-22, BLOCK F
- LOTS 1-12, BLOCK G
- LOTS 1-16, BLOCK H
- LOTS 1-36, BLOCK I
- LOTS 1-44, BLOCK J

TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 8

OUT OF THE
J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
QUALICO DEVELOPMENT(U.S.), INC.

6950 TPC DRIVE, STE. 350
MCKINNEY, TEXAS 75070

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2023 SCALE 1"=100'

CASE NO. P2022-003 SHEET 1 OF 4

DALTON RANCH
PHASE 2
VOL. 6, PG. 201

F.M. 1141
(90' R.O.W.)

10' R.O.W. DEDICATION

FUTURE
100' R.O.W.
EX. 90' R.O.W.

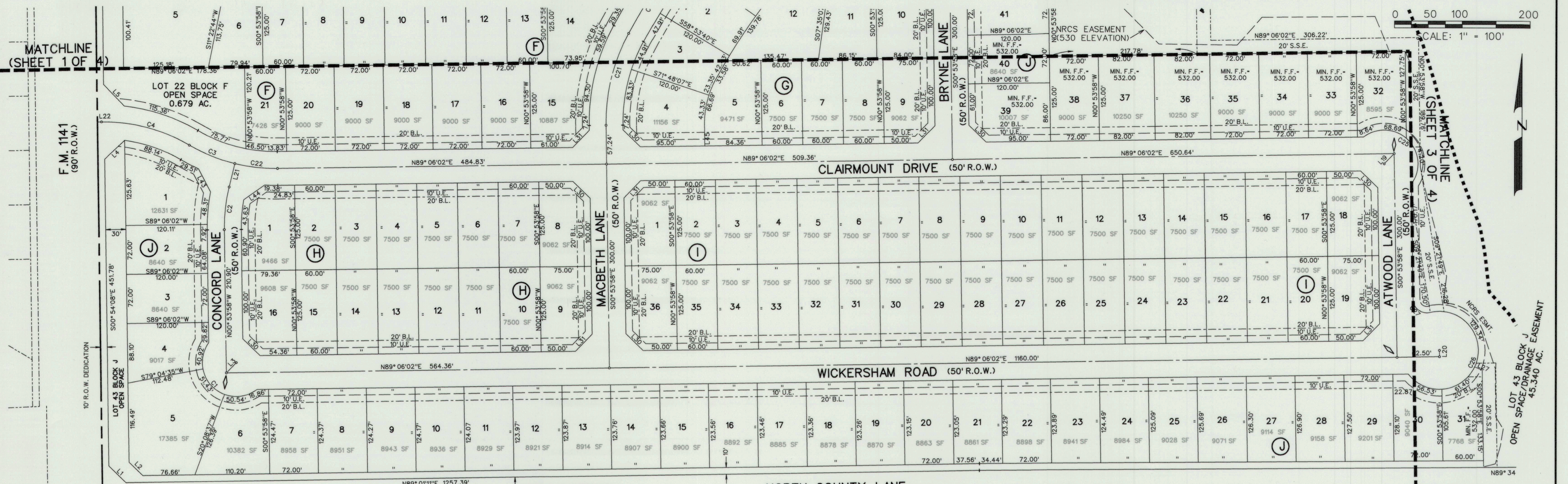
LIMESTONE
WAY

DALTON RANCH
VOL. 6, PG. 59

MATCHLINE
(SHEET 2 OF 4)

MATCHLINE (SHEET 3 OF 4)

2023000000928 1/4 PLAT 02/28/2023 12:38:37 PM



3/4" MAG
NAIL FND.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	

CITY OF ROCKWALL
VOL. 4695, PG. 35

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	99.00'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.15'	N06°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S58°52'35"W
8.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
10.	35°57'01"	250.00'	156.86'	154.30'	S17°04'32"W
11.	31°23'48"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°18'09"	250.00'	245.67'	235.90'	S06°53'59"W
13.	20°21'08"	250.00'	88.80'	88.34'	S78°55'28"W
14.	150°00'00"	50.00'	130.90'	96.59'	S74°06'02"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	N42°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'43"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N30°36'17"E
21.	29°23'28"	275.00'	141.07'	139.53'	N13°47'46"E
22.	14°30'45"	250.00'	63.32'	63.15'	S83°38'35"E
23.	42°25'34"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	99.00'	S45°53'58"E
26.	113°36'27"	57.50'	247.27'	96.23'	S19°14'46"W
27.	103°03'02"	20.00'	35.97'	31.32'	S52°25'26"E
28.	16°46'18"	250.00'	73.18'	72.92'	S29°38'15"E
29.	37°07'25"	250.00'	161.98'	159.16'	S19°27'41"E

CITY OF ROCKWALL
VOL. 2434, PG. 53

KARL ERWIN
VOL. 6424, PG. 27

FINAL PLAT
OF

NELSON LAKE ESTATES

- LOTS 1-17, BLOCK A
- LOTS 1-19, BLOCK B
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TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 8

OUT OF THE
J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
MCKINNEY, TEXAS 75070

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

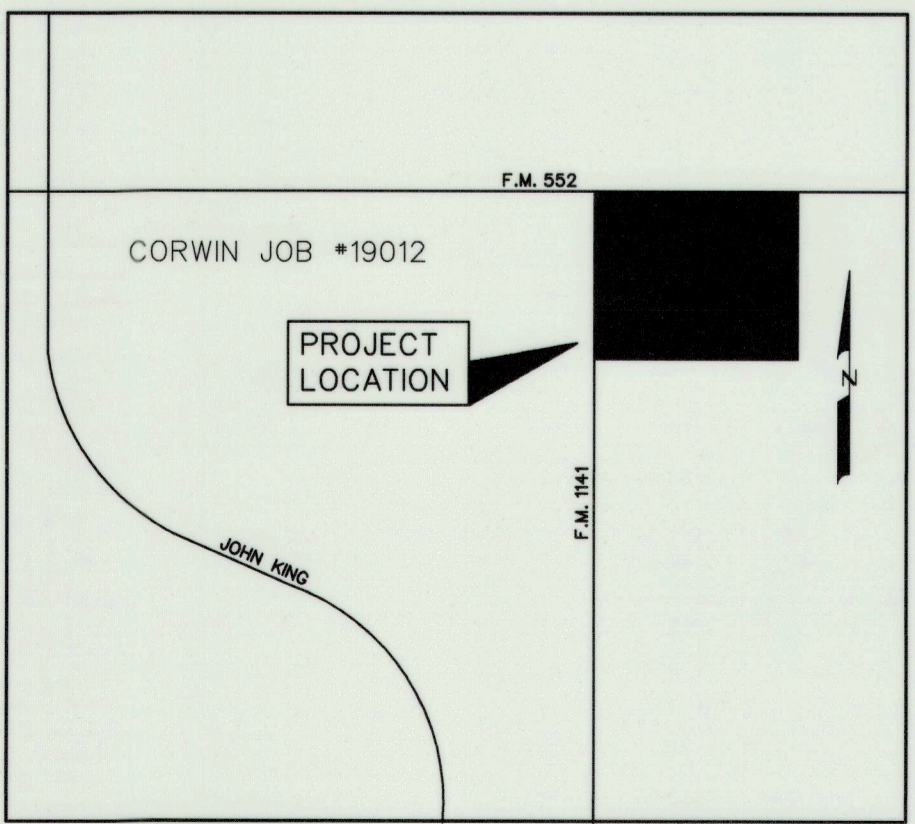
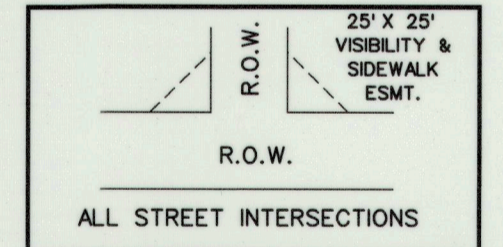
JANUARY 2023 SCALE 1"=100'

CASE NO. P2022-003 SHEET 2 OF 4

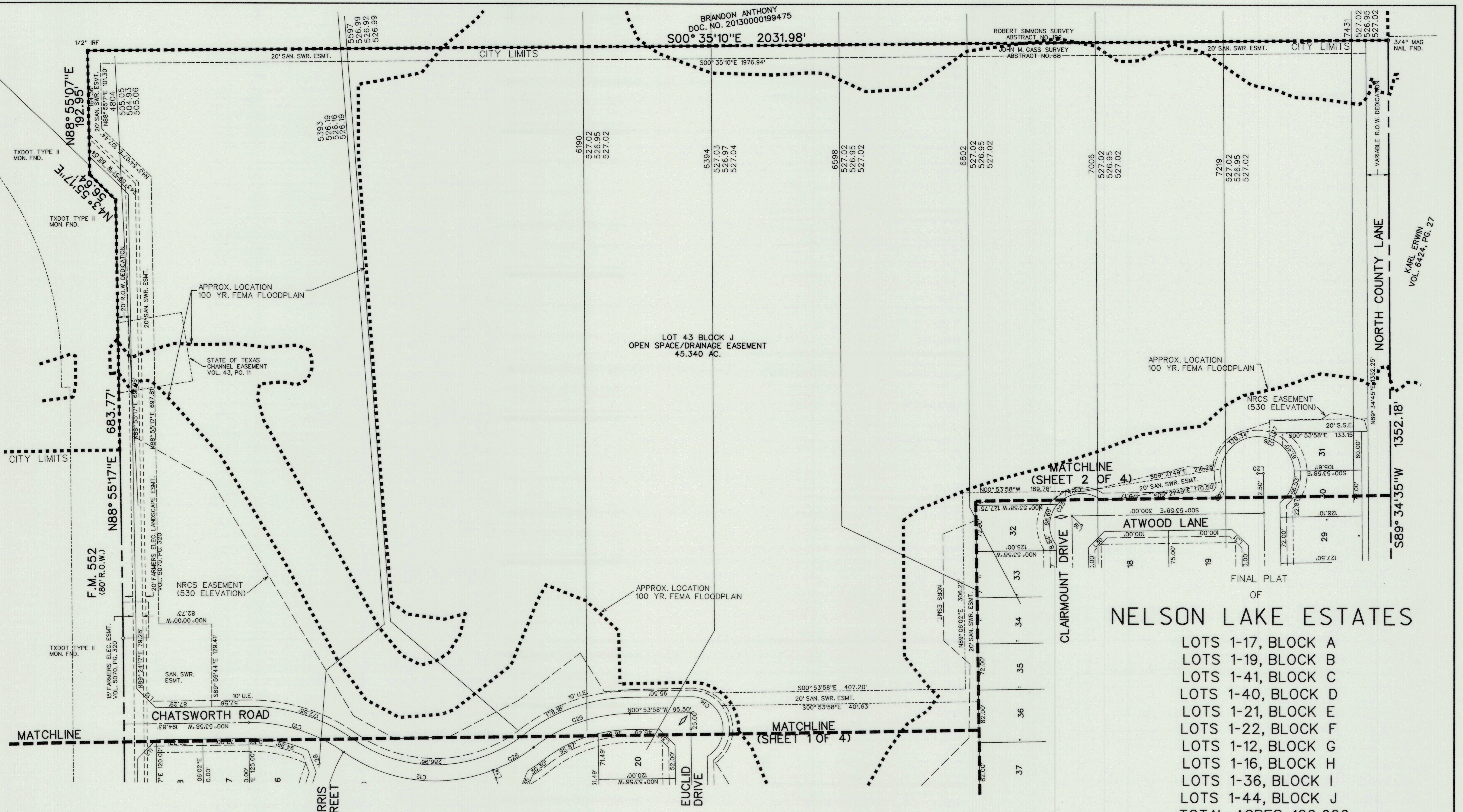
NOTES

- Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 2021000016544 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- The HOA will be responsible for maintaining the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

TOTAL OPEN SPACE ACRES 50.589 AC.
TOTAL OPEN SPACE ACRES IN FLOODPLAIN 30.324 AC.



LOCATION MAP
N.T.S.



NELSON LAKE ESTATES

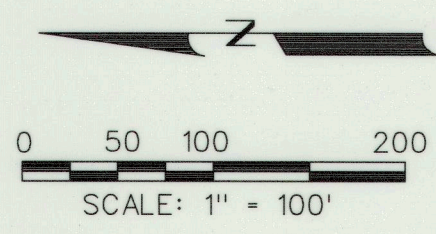
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 OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 QUALICO DEVELOPMENT(U.S.), INC.

6950 TPC DRIVE, STE. 350
 MCKINNEY, TEXAS 75070
 JANUARY 2023 SCALE 1"=100'

PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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. 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. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
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 Subdivision 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.

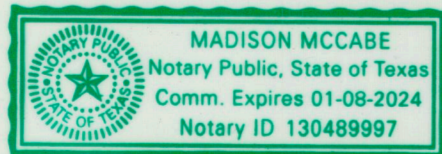
QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

John Vick
John Vick
Assistant Secretary

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN VICK, 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 9 day of February, 2023.

Madison McCabe
Notary Public in and for the State of Texas
My Commission Expires: 01-08-2024



NOTE: 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.

LEGAL DESCRIPTION

WHEREAS, QUALICO DEVELOPMENT (U.S.), INC., is the owner of a tract of land situated in the J.M. Gass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. 2021000016544 in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a "TXDOT" Type II Mon. found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24' 17" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a "TXDOT" Type II Mon. found;

THENCE, North 88° 55' 17" East, continuing along said lines, for a distance of 683.77 feet, to a "TXDOT" Type II Mon. found;

THENCE, North 43° 55' 17" East, continuing along said lines, for a distance of 56.64 feet, to a "TXDOT" Type II Mon. found;

THENCE, North 88° 55' 07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found with a red cap stamped "PJB Surveying" at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35' 10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34' 35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01' 01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54' 08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to a "TXDOT" Type II Mon. found;

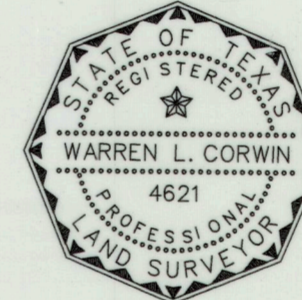
THENCE, North 44° 13' 32" East, continuing along said east and west lines, for a distance of 70.07 feet, to the POINT OF BEGINNING and containing 120.900 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 6th day of FEB, 2023.

Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621



FINAL PLAT
OF

NELSON LAKE ESTATES

- LOTS 1-17, BLOCK A
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TOTAL ACRES 120.900

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200 W. BELMONT, SUITE E
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972-396-1200

JANUARY 2023

[Signature]
Planning & Zoning Commission

2-14-2023
Date

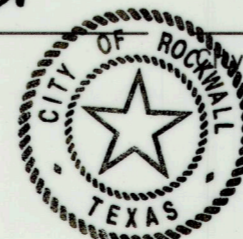
APPROVED

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 the 14 day of February, 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 27th day of February, 2023.

[Signature]
Mayor, City of Rockwall



[Signature]
Secretary

[Signature]
City Engineer

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
02/29/2023 12:39:37 PM
\$200.00
20230000003029



[Signature]