



ABBREVIATIONS

D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
 VOL. VOLUME
 PG. PAGE
 CAB. CABINET
 DOC. NO. DOCUMENT NUMBER
 IRF IRON ROD FOUND
 C.M. CONTROLLING MONUMENT
 MNS MAG NAIL SET
 N.T.S. NOT TO SCALE
 R.O.W. RIGHT-OF-WAY
 T.U.E.C. TEXAS UTILITIES ELECTRIC COMPANY
 D.D.E. DRAINAGE & DETENTION EASEMENT

LEGEND NOT TO SCALE

- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

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 and representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit thereon issued, nor shall such approval constitute and 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.
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48397C0040L, published by the Federal Emergency Management Agency, dated: September 26, 2008, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- All bearings shown hereon are according to the Plat of Crossing Addition recorded under Cabinet C, Slide 108, in the Plat Records of Rockwall County, Texas, unless otherwise noted.
- On the issue date of this survey the surveyed property shown hereon is zoned "C" (Commercial) according to the City of Rockwall zoning ordinance maps. Refer to the City of Rockwall zoning ordinances for minimum and maximum setback requirements.
- All private drainage systems and detention/drainage systems to be maintained, repaired, and/or replaced by property owner.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, do hereby certify that I have 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.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: JUNE 21, 2016

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid-Cities Blvd Ste 102
N. Richland Hills, TX 76182



OWNER'S DEDICATION STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, Racetrac Petroleum, Inc. is the owner of all that certain 2.059 acres of land by virtue of the deed recorded in Volume 585, Page 80, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), which is a portion of Lot 1, Block 1, Rockwall Business Park, recorded in Cabinet A, Slide 283, in the Plat Records of Rockwall County, Texas (P.R.R.C.T.), and all of Lot 1, Block 1, Crossing Addition, recorded in Cabinet C, Slide 108, P.R.R.C.T., in the Joseph Cadle Survey, A-65, in the City of Rockwall, Rockwall County, Texas and more particularly described as follows: (all bearing shown hereon are based on said plat of Crossing Addition); BEGINNING at a 1/2" iron rod with a cap stamped "PACHECO KOCH" found for the east corner of the herein described tract, common to the north corner of Lot 3, Block A, Lakeside Chevrolet, recorded in Cabinet A, Slide 39-40, P.R.R.C.T., in the southwest line of Lot 1, Block A, Rockwall County Courthouse Addition, recorded in Cabinet H, Slide 131, P.R.R.C.T.; THENCE South 45° 43' 20" West - 632.26' (called 632.50' Racetrac Deed) to a Mag Nail with Washer stamped "SPRY 5467" set for the south corner of the herein described tract, common to the west corner of said Lot 3, Block A, Chevrolet, in the northeast right-of-way line of S. Goliad Street (a.k.a. State Highway 205, 100' right-of-way); THENCE North 30° 00' 00" West - 150.00' along the northeast right-of-way line of said S. Goliad Street, to a Mag Nail with Washer stamped "SPRY 5467" set for the west corner of the herein described tract, common to the south corner of a 0.020 acre tract, conveyed to Joe Loftis, recorded in Volume 92, Page 192, D.R.R.C.T.; THENCE North 45° 32' 35" East passing at a distance of 299.13' a 1/2" iron rod found for the north corner of said Lot 1, Block A, Crossing Addition, common to the east corner of said Joe Loftis tract, continuing for a total distance of 594.15' (called 594.40' Racetrac Deed) to a 1/2" iron rod with a cap stamped "SPRY 5467" set for the north corner of the herein described tract, in the southeast line of said Lot 1, Block A, Rockwall County Courthouse Addition, from which a 1/2" iron pipe bears North 45° 32' 35" East - 1.10'; THENCE South 44° 42' 40" East -147.23' along the southeast line of said Lot 1, Block A, Rockwall County Courthouse Addition to the POINT OF BEGINNING and containing 2.059 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Racetrac Petroleum, LLC, the Owner, does hereby adopt this plat designating the herein before described property as Lot 1R, Block 1, Rockwall Business Park, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

Witness our hands this _____ day of _____, 20____.

Signature _____ Title _____

Notary Certificate

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature _____ Notary Stamp: _____

Certificate of Approval of the Planning and Zoning Commission

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 the ____ day of _____, 2016

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 _____ day of _____, 2016

Mayor, City of Rockwall

City Secretary

City Engineer

TRACT I
LANDLOW LLC
DOC. NO. 2006-00359929
D.R.R.C.T.

OUT OF LOT 1,
BLOCK 1
ROCKWALL BUSINESS
PARK
CAB. A, SLIDE 283
P.R.R.C.T.

TRACT II-0.968 ACRE
LANDLOW LLC
DOC. NO.
2006-00359929
D.R.R.C.T.

OUT OF LOT 1, BLOCK 1
ROCKWALL BUSINESS PARK
CAB. A, SLIDE 283
P.R.R.C.T.
LOT 1R, BLOCK 1
2.059 ACRES
89,693 SQ. FT.

LOT 1, BLOCK A
ROCKWALL COUNTY
COURTHOUSE
ADDITION
CAB. H, SLIDE 131
P.R.R.C.T.

P.O.B.
1/2" IRF w/CAP
"PACHECO KOCH"
(C.M.)
N: 7021057.63
E: 2597587.52

1.033 ACRES
JOE D. LOFTIS
VOL. 87, PG. 310
D.R.R.C.T.

0.020 ACRES
JOE LOFTIS
VOL. 92, PG. 192
D.R.R.C.T.

LOT 1, BLOCK 1
CROSSING ADDITION
CAB. C, SLIDE 108
P.R.R.C.T.

LOT 3, BLOCK A
LAKESIDE CHEVROLET ADDITION
CAB. G, SLIDE 39-40
P.R.R.C.T.

F.L.A.U.E. & 20' UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N 59°59'51" E	30.86'
L2	N 30°00'10" W	22.70'
L3	S 30°00'10" E	26.33'
L4	S 44°16'39" E	24.00'
L5	S 45°43'21" W	22.00'
L6	S 44°16'39" E	50.02'
L7	S 45°43'21" W	24.00'
L8	N 44°16'39" W	50.02'
L9	S 59°59'51" W	30.86'
L10	N 60°00'00" E	12.64'
L11	S 30°00'00" E	20.00'
L12	S 60°00'00" W	12.64'

DRAINAGE EASEMENTS LINE TABLE

LINE	BEARING	DISTANCE
DL1	S 74°17'50" E	37.54'
DL2	N 74°10'44" W	31.69'
DL3	S 45°43'20" W	23.26'
DL4	S 44°16'40" E	95.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	24.00'	37.70'	33.94'	S 00°43'21" W	90°00'00"
C2	24.00'	37.70'	33.94'	N 89°16'39" W	90°00'00"
C3	48.00'	11.96'	11.93'	S 52°51'36" W	14°16'30"

As Builts 7.13.17

A FINAL PLAT OF LOT 1R, BLOCK 1 CARMEL CARWASH ADDITION 2.059 ACRES

AN ADDITION TO THE CITY OF ROCKWALL, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, ROCKWALL BUSINESS PARK, RECORDED IN CABINET A, SLIDE 283, AND ALL OF LOT 1, BLOCK 1, CROSSING ADDITION, RECORDED IN CABINET A, SLIDE 108, IN THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, WHICH IS 2.059 ACRES IN THE JOSEPH CADLE SURVEY, A - 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: Racetrac Petroleum, Inc. 300 Technology Court Smyrna, Georgia 30082
 ENGINEER: Hamilton Duffy, P.C. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-268-0408
 SURVEYOR: Spry Surveyors 8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182 Phone: 817-776-4049 Firm Reg. No. 10112000

SPRY PROJECT NO. 034-172-31
DATE: JULY 2016

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

Jul 18, 2016 - 11:36am S:\JobFolders\034_Hamilton Duffy\034-172 Carmel Carwash - Rockwall\31-FinalPlat\spry-CarmelCarwash-FinalPlat.dwg