

ALUMINUM PLANT ROAD
(VARIABLE WIDTH R.O.W.)

POINT OF
BEGINNING

00 JUL 14 PM 3:51
MAULETTE BURKS
CO. CLERK
BY: CD DEPUTY

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(PUBLIC DEDICATION)

WHEREAS Columbia Extrusion Company, BEING THE OWNER of land in the County of Rockwall, State of Texas, said tract being described as follows: Being a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and being part of a tract of land conveyed to Columbia Extrusion by deed recorded in Volume 444, Page 102, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin set for corner in the south R.O.W. line of Aluminum Plant Road (variable R.O.W.), said iron pin being the northwest corner of the Soroptomist Childrens Home, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet 'A', slide 379, of the Map Records of Rockwall County, Texas;

THENCE South 06°37'00" East with said common line and the common line between said Columbia Extrusion Tract and a tract of land conveyed to Carl Motheral by deed recorded in Volume 1325, Page 5, Deed Records, Rockwall County, Texas, a distance of 1718.30 feet to a 1/2" iron pin set for corner;

THENCE South 02°18'48" East with the common line between said Columbia Extrusion Tract and said Motheral Tract a distance of 205.92 feet to a 1/2" iron pin set for corner in the north line of the M.K. & T. Railroad (100' R.O.W.);

THENCE South 06°48'20" West with the north line of said M.K. & T. Railroad a distance of 332.77 feet to a 1/2" iron pin set for corner, being the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction with said curve to the right whose chord bears North 67°43'54" East a distance of 129.68 feet having a central angle of 27°03'46", a radius of 354.75 feet, and an arc length of 130.41 feet to a 1/2" iron pin set for corner, being the beginning of a curve to the right;

THENCE in a northeasterly direction with said curve to the right whose chord bears North 27°06'32" East a distance of 190.11 feet having a central angle of 40°34'17", a radius of 274.16 feet, and an arc length of 194.34 feet to a 1/2" iron pin set for corner;

THENCE North 06°48'24" West a distance of 859.96 feet to a 1/2" iron pin set for corner;

THENCE North 06°10'26" East a distance of 498.01 feet to a 1/2" iron pin set for corner;

THENCE North 2°41'35" West a distance of 337.60 feet to a 1/2" iron pin set for corner in said south R.O.W. line of Aluminum Plant Road (variable R.O.W.);

THENCE North 06°36'37" East a distance of 445.39 feet to the POINT OF BEGINNING and containing 24,712 square feet or 21.229 acres of land, more or less.

NOTE:
THE PROPERTY IS SUBJECT TO
THE FOLLOWING EASEMENTS:

- EASEMENT TO CITY OF ROCKWALL, VOL. 49, PG. 223.
- EASEMENT TO CITY OF ROCKWALL, VOL. 49, PG. 224.
- EASEMENT TO CITY OF ROCKWALL, VOL. 65, PG. 483.
- EASEMENT TO CITY OF ROCKWALL, VOL. 65, PG. 484.
- EASEMENT TO CITY OF ROCKWALL, VOL. 314, PG. 216.
- EASEMENT TO CITY OF ROCKWALL, VOL. 402, PG. 240.
- EASEMENT TO CITY OF ROCKWALL, VOL. 425, PG. 133.
- EASEMENT TO LONE STAR GAS COMPANY, VOL. 49, PG. 191.
- EASEMENT TO LONE STAR GAS COMPANY, VOL. 49, PG. 192.
- EASEMENT TO LONE STAR GAS COMPANY, VOL. 52, PG. 300.
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO., VOL. 108, PG. 209.
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO., VOL. 109, PG. 27.
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO., VOL. 109, PG. 28.
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO., VOL. 109, PG. 33.
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO., VOL. 120, PG. 121.
- EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO., VOL. 16, PG. 85.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 27, PG. 106.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 33, PG. 75.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 53, PG. 85.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 33, PG. 94.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 33, PG. 229.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 26, PG. 23.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 44, PG. 64.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 47, PG. 568.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 49, PG. 184.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 51, PG. 224.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 53, PG. 185.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 54, PG. 381.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 58, PG. 405.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 46, PG. 306.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 71, PG. 337.
- EASEMENT TO TEXAS POWER AND LIGHT CO., VOL. 604, PG. 1.

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 INDALLOY 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 Columbia Extrusion No. 1 subdivision have been notified and signed this plat.

I understand and 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:

- No buildings shall be constructed or placed upon, over or across the utility easements as described herein.
- 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 the 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.
- The City of Rockwall will not be responsible for claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 regulations 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 further acknowledge that the dedications and/or exactions 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.

Charles William Bricker
CHARLES WILLIAM BRICKER (VICE PRESIDENT)
COLUMBIA EXTRUSION CORPORATION

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles William Bricker, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this 21 day of June, A.D., 2000.
Ingrid Howell
Notary Public in and for the State of Texas

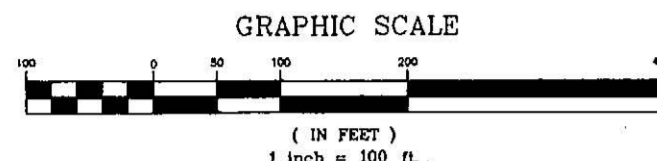


FINAL PLAT

INDALLOY ADDITION
LOT 1 BLOCK 1
21.229 ACRE TRACT
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

20

CARROLL LAND SURVEYOR'S, INC.			
1008 STONEWALL DRIVE		SUITE 'F'	
GARLAND, TEXAS 75043		PHONE: (972) 840-1506	
JOB No.	SCALE	DATE	DRAWN BY
1503-00	1"=100'	MAY 20, 2000	D.L.



SURVEYOR'S CERTIFICATE

I, James Bart Carroll, do hereby certify to all parties, that this survey was made on the ground and shows the boundaries of the land indicated herein, shows the location of all structures and other noticeable improvements and visible items on the subject property, shows the location of all streets, easements, and other matters of record of which I have been advised affecting subject property, and except as shown, there are no visible easements, parties, or conflicts on subject property.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129



BRENDA MARTINEZ
Notary Public, State of Texas
My Commission Expires
06-06-03

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brenda Martinez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this 21 day of June, A.D., 2000.

Brenda Martinez
Notary Public in and for the State of Texas

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 thereof issued, nor shall such approval constitute any representation, assurance or guarantee by the City the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of an addition to Lot 1, Block 1 of Rockwall was approved by the City Council of the City of Rockwall on the 17 day of June, 2000.

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 twenty (days) from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 13th day of July, 2000.

Scott L. Sear
Mayor, City of Rockwall

Brenda Page
City secretary, City of Rockwall



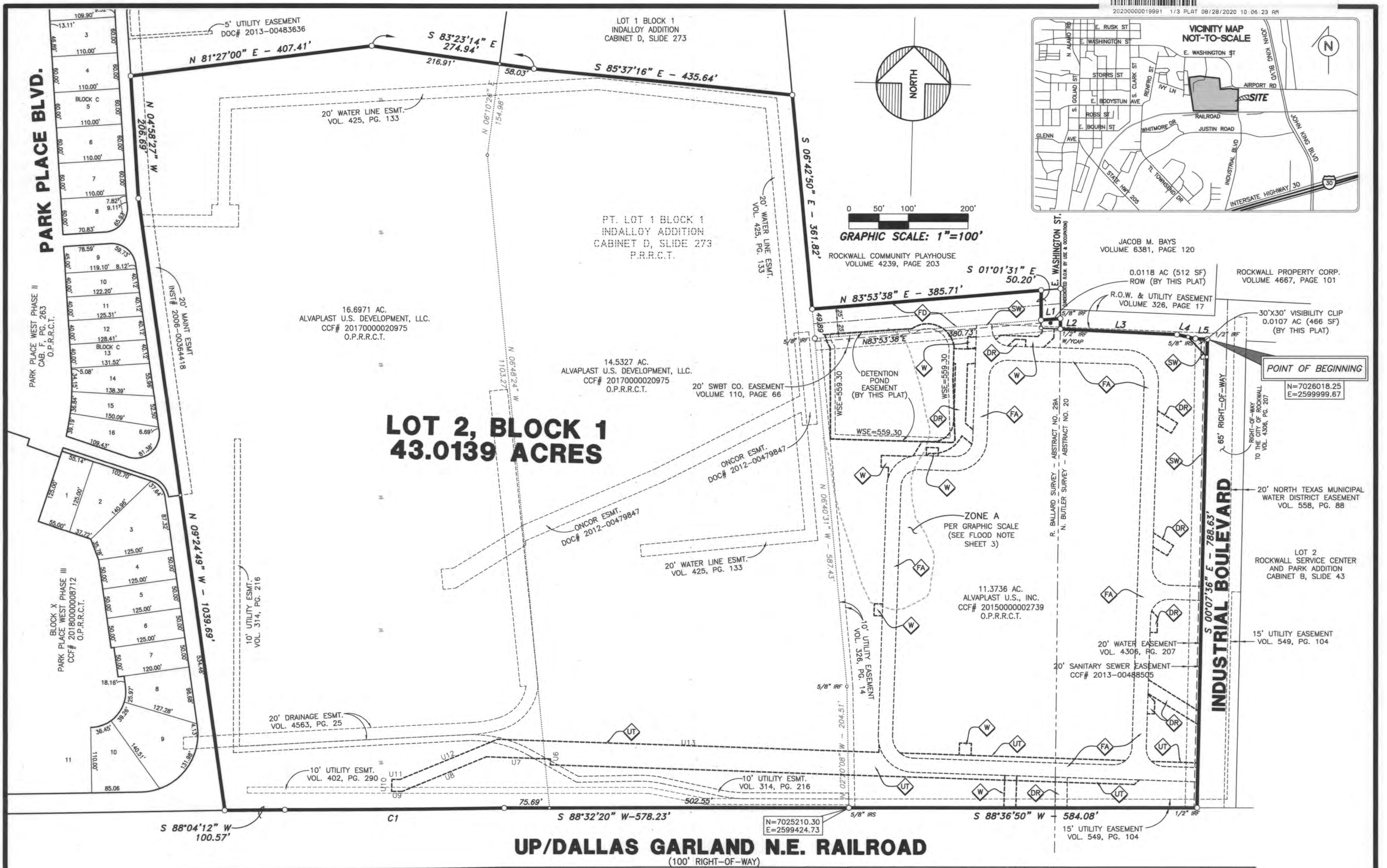
Δ=40°34'17"
R=274.16'
T=101.34
L=194.14
CH=N27°05'32"W
190.11'

Δ=21°03'46"
R=354.75'
T=65.95'
L=130.41'
CH=N57°54'34"W
129.68'

15' SEWER EASEMENT
VOL. 314, PAGE 220
VOL. 314, PAGE 021

10' UTILITY EASEMENT
VOL. 314, PAGE 221
VOL. 402, PAGE 240

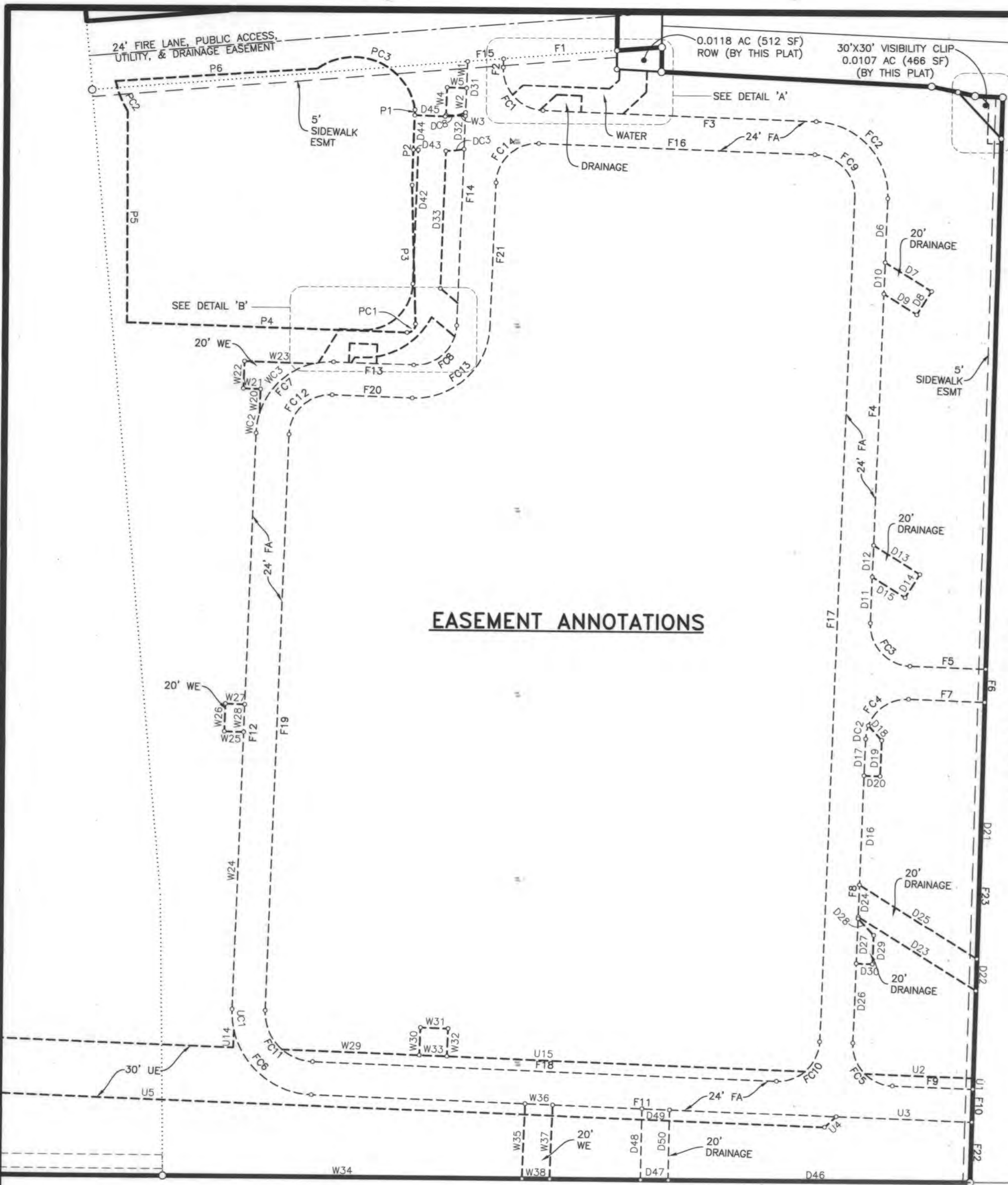
M.K. & T. RAILROAD
(100' R.O.W.)



BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

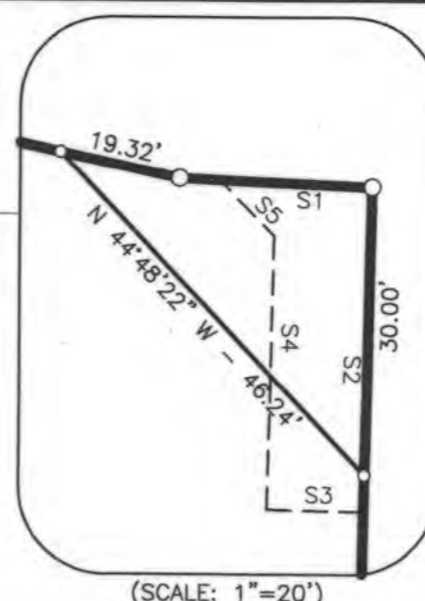
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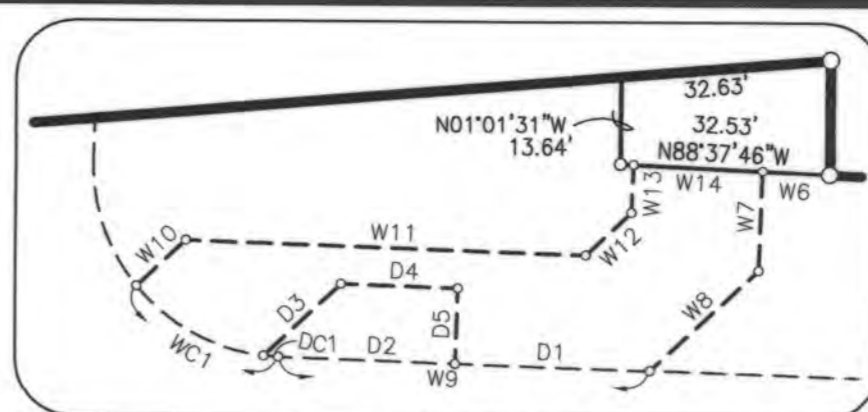
EASEMENT ANNOTATIONS

INDUSTRIAL BOULEVARD

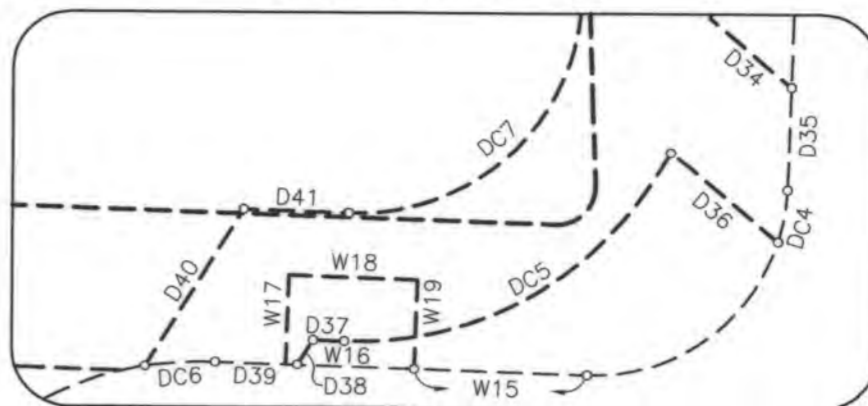
65' RIGHT-OF-WAY



(SCALE: 1"=20')



DETAIL 'A' (SCALE: 1"=30')



DETAIL 'B' (SCALE: 1"=30')

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
F1	S83°53'38"W	82.30'
F2	S00°30'52"W	6.28'
F3	S89°29'08"E	198.00'
F4	S00°30'52"W	309.00'
F5	S89°29'08"E	54.54'
F6	S00°07'36"E	24.00'
F7	N89°29'08"W	54.81'
F8	S00°30'52"W	221.00'
F9	S89°29'08"E	57.95'
F10	S00°07'36"E	24.00'
F11	N89°29'08"W	478.22'
F12	N00°30'52"E	419.00'
F13	S89°29'08"E	58.00'
F14	N00°30'52"E	192.27'
F15	N83°53'38"E	26.17'
F16	S89°29'08"E	200.00'
F17	S00°30'52"W	614.00'
F18	N89°29'08"W	336.00'
F19	N00°30'52"E	419.00'
F20	S89°29'08"E	58.00'
F21	N00°30'52"E	105.00'
F22	N00°07'36"W	43.86'
F23	N00°07'36"W	281.02'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC2	54.00'	90°00'00"	84.82'	N44°29'08"W	76.37'
FC3	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC4	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC5	30.00'	90°00'00"	47.12'	S44°29'08"E	42.43'
FC6	60.00'	90°00'00"	94.25'	S44°29'08"E	84.85'
FC7	54.00'	90°00'00"	84.82'	S45°30'52"W	76.37'
FC8	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC9	30.00'	90°00'00"	47.12'	N44°29'08"W	42.43'
FC10	30.00'	90°00'00"	47.12'	N45°30'52"E	42.43'
FC11	36.00'	90°00'00"	56.55'	S44°29'08"E	50.91'
FC12	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'
FC13	54.00'	90°00'00"	84.82'	N45°30'52"E	76.37'
FC14	30.00'	90°00'00"	47.12'	S45°30'52"W	42.43'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	30.00'	48°46'36"	25.54'	S85°05'50"E	24.78'
WC2	54.00'	15°38'34"	14.74'	S08°20'09"W	14.70'
WC3	54.00'	58°42'54"	55.34'	S45°30'52"W	52.95'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	S00°31'14"W	19.58'
W2	S00°30'30"W	20.00'
W3	N89°29'08"W	14.00'
W4	N00°30'52"E	20.00'
W5	S89°29'08"E	14.00'
W6	N88°37'46"W	10.48'
W7	S00°30'52"W	15.56'
W8	S45°30'52"W	22.98'
W9	N89°29'08"W	57.91'
W10	N45°30'52"E	10.50'
W11	S89°29'08"E	62.42'
W12	N45°30'52"E	9.73'
W13	N00°30'52"E	7.58'
W14	S88°37'46"E	20.00'
W15	N89°29'08"W	27.00'
W16	N89°29'08"W	20.00'
W17	N00°30'52"E	14.00'
W18	S89°29'08"E	20.00'
W19	S00°30'52"W	14.00'
W20	N00°30'52"E	17.44'
W21	N89°29'08"W	12.50'
W22	N00°30'52"E	20.00'
W23	S89°29'08"E	49.94'
W24	N00°30'52"E	201.50'
W25	N89°29'08"W	14.00'
W26	N00°30'52"E	20.00'
W27	S89°29'08"E	14.00'
W28	S00°30'52"W	20.00'
W29	S89°29'08"E	99.51'
W30	N00°30'52"E	20.00'
W31	S89°29'08"E	20.00'
W32	S00°30'52"W	20.00'
W33	N89°29'08"W	20.00'
W34	N88°36'50"E	260.10'
W35	N00°30'52"E	54.60'
W36	S89°29'08"E	20.00'
W37	S00°30'52"W	53.94'
W38	S88°36'50"W	20.01'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	30.00'	4°28'41"	2.34'	S87°14'48"E	2.34'
DC2	30.00'	18°40'57"	9.78'	S09°51'20"W	9.74'
DC3	57.50'	13°08'41"	13.16'	N82°27'31"E	13.13'
DC4	30.00'	15°49'01"	8.28'	N08°25'23"E	8.26'
DC5	55.00'	64°31'05"	61.93'	N58°15'20"E	58.71'
DC6	54.00'	11°40'16"	11.00'	S84°40'44"W	10.98'
DC7	35.00'	90°00'00"	54.98'	N45°30'52"E	49.50'
DC8	32.50'	26°30'27"	15.04'	N77°15'39"E	14.90'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
PC1	6.00'	93°33'46"	9.80'	N43°33'07"E	8.74'
PC2	70.00'	19°35'53"	23.94'	S23°41'41"E	23.83'
PC3	45.00'	116°49'39"	91.76'	N68°48'02"W	76.67'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
U1	N00°07'36"W	8.00'
U2	N89°29'08"W	78.26'
U3	N89°29'08"W	98.08'
U4	S45°30'52"W	11.31'
U5	N89°29'08"W	980.39'
U6	N00°30'52"E	10.00'
U7	N89°29'08"W	107.54'
U8	S66°07'29"W	152.92'
U9	S88°37'29"W	17.79'
U10	N00°30'52"E	20.01'
U11	N88°37'29"E	13.15'
U12	N66°07'29"E	177.48'
U13	S89°29'08"E	640.06'
U14	N00°30'52"E	12.64'
U15	N89°29'08"W	379.02'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	60.00'	14°50'08"	15.54'	S06°54'12"E	15.49'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	N89°29'08"W	30.41'
D2	N89°29'08"W	27.50'
D3	N45°30'52"E	16.49'
D4	S89°29'08"E	18.18'
D5	S00°30'52"W	11.75'
D6	S00°30'52"W	46.12'
D7	S59°29'08"E	39.79'
D8	S30°30'52"W	20.00'
D9	N59°29'08"W	28.25'
D10	N00°30'52"E	23.09'
D11	N00°30'52"E	33.54'
D12	N00°30'52"E	23.09'
D13	S59°29'08"E	39.79'
D14	S30°30'52"W	20.00'
D15	N59°29'08"W	28.25'
D16	N00°30'52"E	79.39'
D17	N00°30'52"E	26.58'
D18	S44°29'08"E	14.38'
D19	S00°30'52"W	26.02'
D20	N89°29'08"W	11.75'
D21	S00°07'36"E	186.15'
D22	S00°07'36"E	23.25'
D23	N59°29'08"W	100.63'
D24	N00°30'52"E	23.09'
D25	S59°29'08"E	100.33'
D26	N00°30'52"E	57.87'
D27	N00°30'52"E	32.77'
D28	S44°29'08"E	16.62'
D29	S00°30'52"W	21.02'
D30	N89°29'08"W	11.75'
D31	S00°30'52"W	37.09'
D32	S00°30'52"W	26.56'
D33	S00°30'52"W	100.21'
D34	S51°21'04"E	16.53'
D35	S00°30'52"W	16.36'
D36	N51°21'04"W	21.89'
D37	N89°29'08"W	4.88'
D38	S30°30'52"W	4.62'
D39	N89°29'08"W	12.81'
D40	N30°30'52"E	29.00'
D41	S89°29'08"E	16.42'
D42	N00°30'52"E	97.76'
D43	N89°29'08"W	3.54'
D44	N00°26'49"E	25.00'
D45	S89°29'08"E	22.06'
D46	S88°36'50"W	218.14'
D47	S88°36'50"W	20.00'
D48	N00°46'11"W	51.77'
D49	S89°29'08"E	20.01'
D50	S00°46'11"E	51.10'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
P1	S00°26'49"W	3.92'
P2	S00°26'49"W	50.98'
P3	S03°13'45"E	101.15'
P4	N89°40'00"W	202.79'
P5	N01°36'22"W	153.52'
P6	N84°42'53"E	146.56'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	S88°51'14"E	15.88'
S2	S00°07'36"E	33.81'
S3	S89°52'24"W	10.00'
S4	N00°07'36"W	28.50'
S5	N46°11'12"W	8.16'

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK 1
BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
R. BALLARD SURVEY - ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AUGUST 10, 2020
CASE NO. P2019-028
SHEET 2 OF 3

BLUE SKY
SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPTREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ALVAPLAST U.S., INC., A DELAWARE CORPORATION, AND ALVAPLAST U.S. DEVELOPMENT, LLC., ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1, BLOCK 1, INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID TRACT BEING THE SAME 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 2150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING THE SAME 14.53 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND 16.69 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN GENERAL WARRANTY DEED TO ALVAPLAST U.S. DEVELOPMENT, LLC., IN INSTRUMENT NUMBER 20170000020975 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH "POGUE ENG & DEV" CAP FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF ALUMINUM PLANT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD FOR A DISTANCE OF 788.63 FEET TO A 1/2" IRON ROD WITH "POGUE ENG & DEV" CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD AND SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 584.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;

THENCE SOUTH 88° 32' 20" WEST AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, PASSING AT A DISTANCE OF 502.55, THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 1, SAID POINT ALSO BEING THE COMMON CORNER FOR SAID 14.53 ACRE AND 16.69 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 578.23' TO A POINT FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 58' 11" WITH A RADIUS OF 21,774.77 FEET AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 368.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET;

THENCE SOUTH 88° 04' 12" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 16.69 ACRE TRACT FOR A DISTANCE OF 100.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR THE SOUTHWEST CORNER OF SAID 16.69 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF PARK PLACE WEST PHASE III ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NUMBER 2018000008712 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 09° 24' 49" WEST AND ALONG THE WEST LINE OF SAID 16.69 ACRE TRACT AND ALONG THE EAST LINE OF SAID PARK PLACE WEST PHASE III ADDITION, PASSING AT A DISTANCE OF 534.46 FEET A NORTHEAST CORNER OF SAID PARK PLACE WEST PHASE III ADDITION, SAME BEING A SOUTHEAST CORNER OF PARK PLACE WEST PHASE II ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET F, PAGE 263 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,039.69 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE NORTH 04° 58' 27" WEST FOR A DISTANCE OF 206.69 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR THE NORTHWEST CORNER OF SAID 16.69 ACRE TRACT;

THENCE NORTH 81° 27' 00" EAST FOR A DISTANCE OF 407.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR THE NORTHERN-MOST CORNER OF SAID 16.69 ACRE TRACT;

THENCE SOUTH 83° 23' 14" EAST AND CONTINUING ALONG THE NORTH LINE OF SAID 16.69 ACRE TRACT, PASSING AT A DISTANCE OF 216.91 FEET THE COMMON CORNER OF SAID 16.69 ACRE AND 14.53 ACRE TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 274.94' TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID 14.53 ACRE TRACT FOR A DISTANCE OF 435.64' TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR THE NORTHEAST CORNER OF SAID 14.53 ACRE TRACT;

THENCE SOUTH 06° 42' 50" EAST FOR A DISTANCE OF 361.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE NORTH 83° 53' 38" EAST FOR A DISTANCE OF 385.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 50.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE SOUTH 83° 53' 38" EAST FOR A DISTANCE OF 32.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.0139 ACRES (1,873,684 SQUARE FEET) OF LAND, MORE OR LESS.

LEGEND

O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
IRF IRON ROD FOUND

OWNER:

ALVAPLAST U.S., INC.
1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
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TEL: 469-402-1232

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1480 JUSTIN RD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

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 LOT 2, BLOCK 1, INDALLOY ADDITION, A 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN INDALLOY ADDITION 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) 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.

(7) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL SYSTEMS IN DRAINAGE AND DETENTION EASEMENTS.

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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2020.

ALVAPLAST U.S. DEVELOPMENT, LLC.

ALVAPLAST U.S., INC.

BY: _____

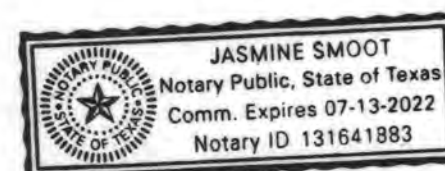
BY: _____

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 UPON MY HAND AND SEAL OF OFFICE THIS 25 DAY OF August, 2020.

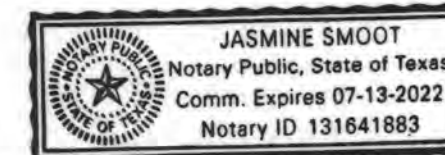
Jasmine Smoot
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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 UPON MY HAND AND SEAL OF OFFICE THIS 25 DAY OF August, 2020.

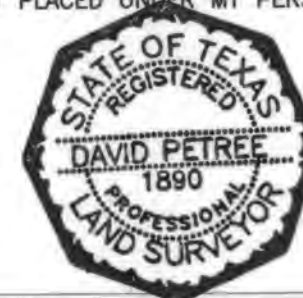
Jasmine Smoot
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

David Petree
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890



FLOOD NOTE

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" AND ZONE "A" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

ZONE "A" - SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

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 _____, 2020.

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 26th DAY OF August, 2020.

Jim Smith
MAYOR, CITY OF ROCKWALL

Kristy Cole
CITY SECRETARY



Army Williams, P.E.
CITY ENGINEER

PROPOSED EASEMENTS BY THIS PLAT

- FD FIRE LANE, PUBLIC ACCESS, UTILITY, & DRAINAGE EASEMENT
- FA 24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- UT UTILITY EASEMENT
- W WATER EASEMENT
- DR DRAINAGE EASEMENT
- SW SIDEWALK EASEMENT

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/28/2020 10:06:23 AM
\$150.00
2020000019991



Shelli Miller

FINAL PLAT
LOT 2, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF PART OF LOT 1, BLOCK 1

BEING A 43.0139-ACRE PARCEL
N. BUTLER SURVEY - ABSTRACT NO. 20
R. BALLARD SURVEY - ABSTRACT NO. 29A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

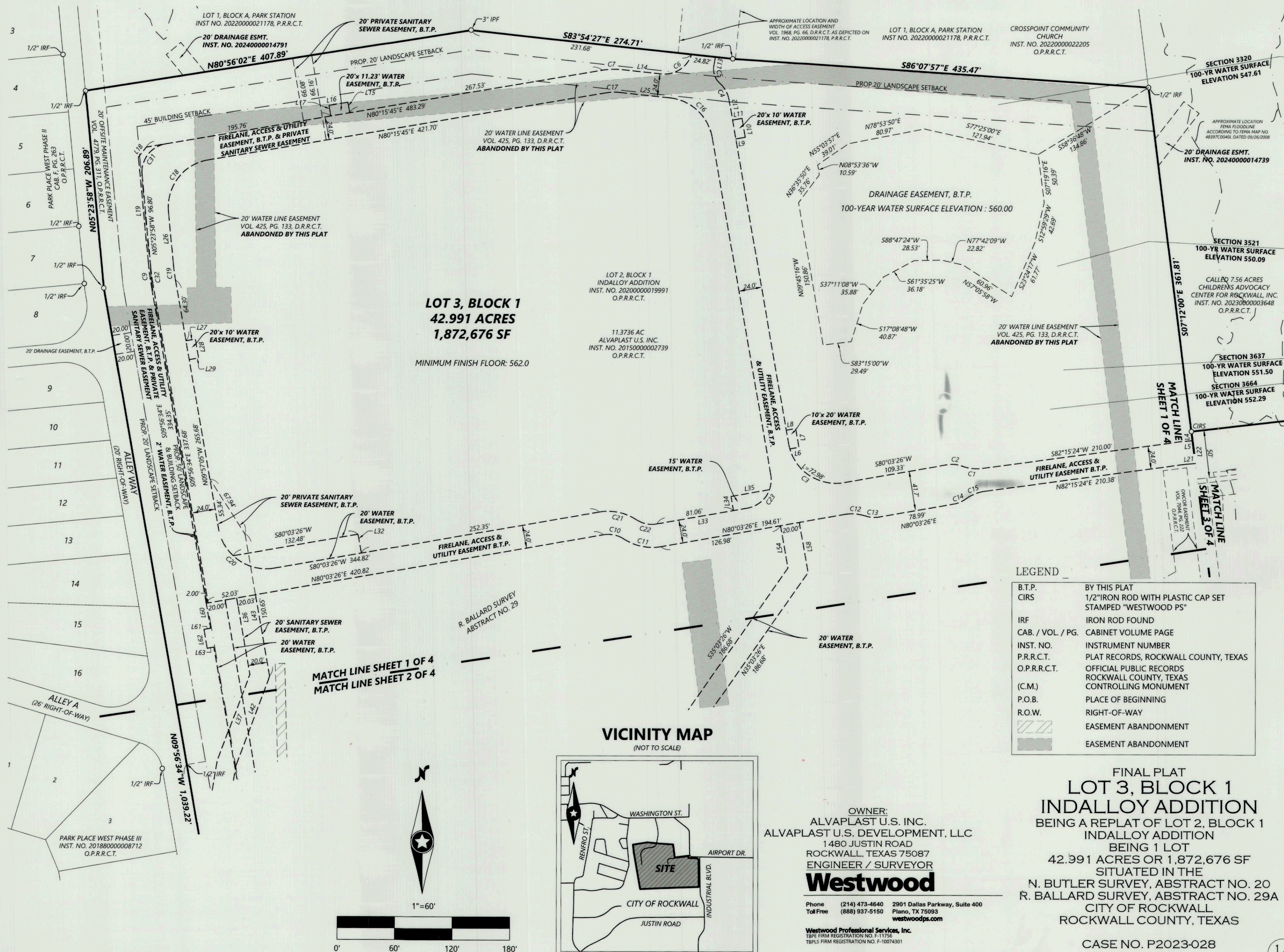
AUGUST 10, 2020

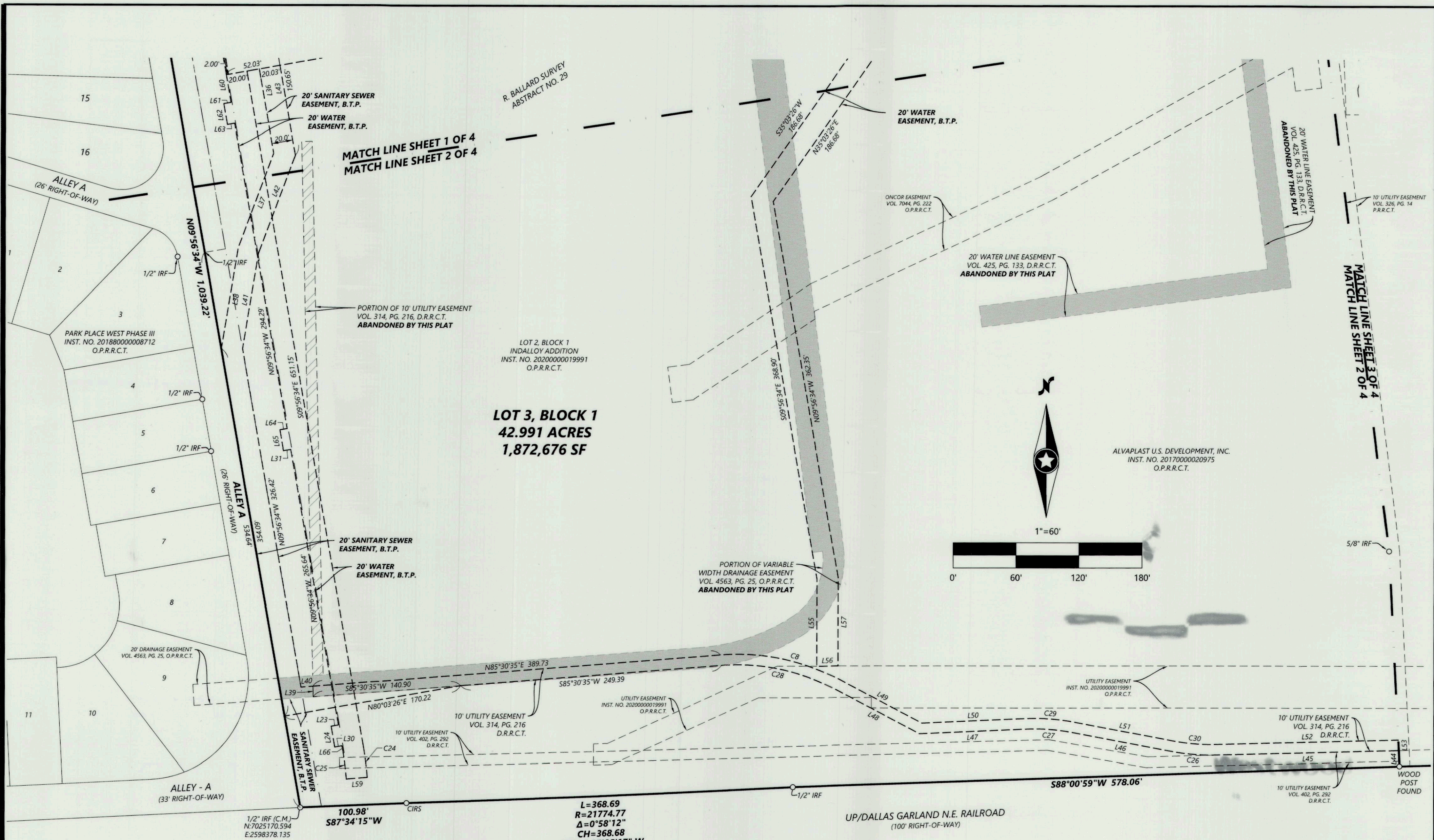
CASE NO. P2019-028

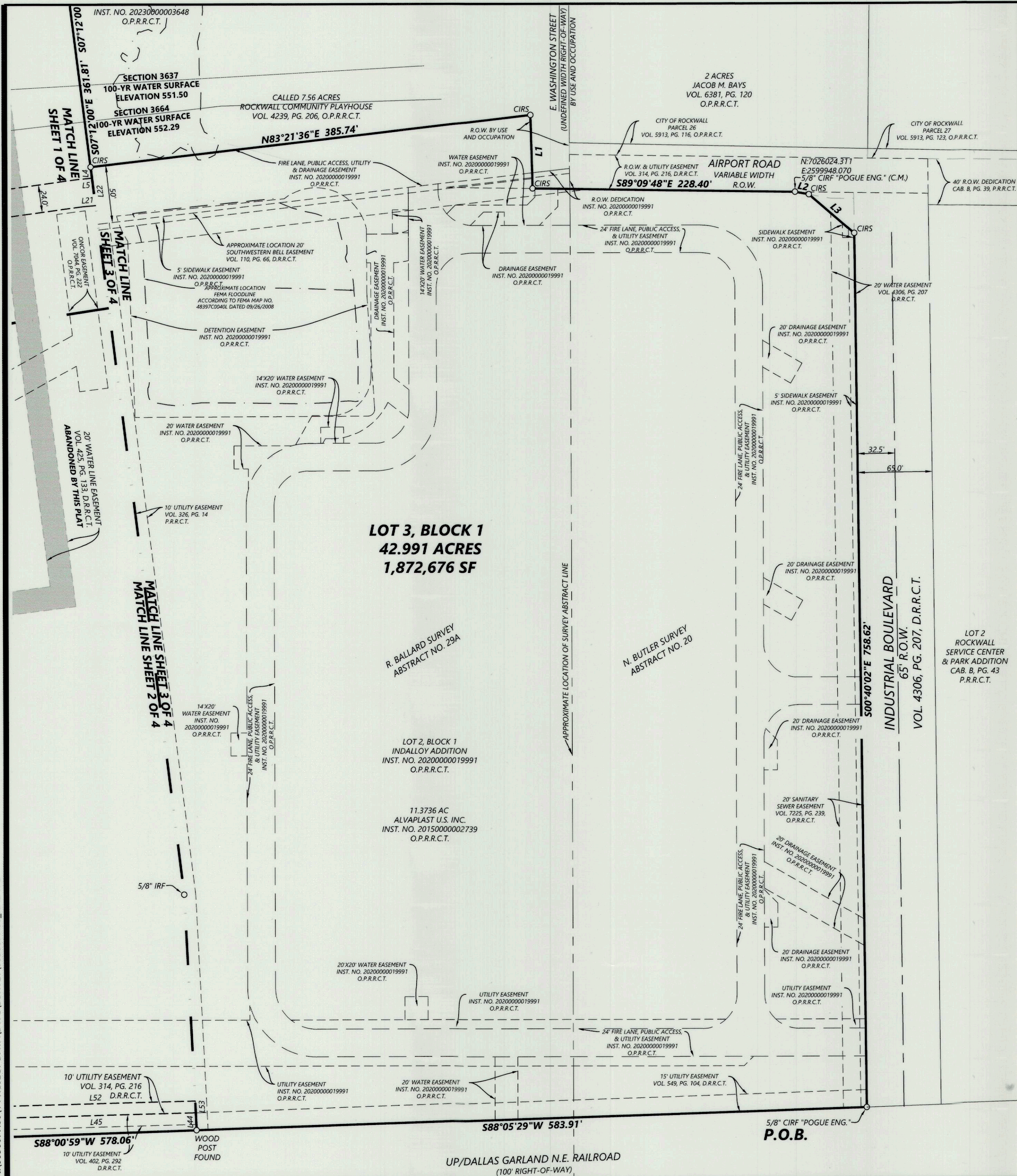
SHEET 3 OF 3



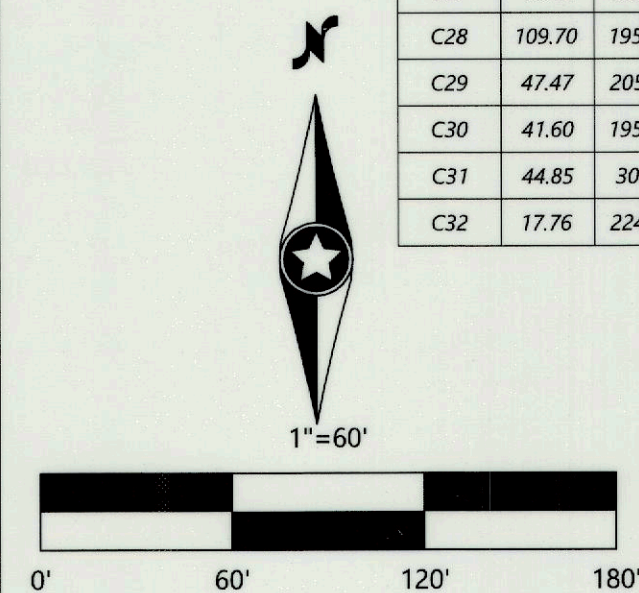
BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700







Line Table		
Line #	Length	Direction
L1	63.84	S01°33'33"E
L2	12.43	S79°29'46"E
L3	51.84	S49°24'24"E
L4	9.64	S07°12'00"E
L5	11.47	S84°47'18"W
L6	9.69	N80°03'26"E
L7	20.00	N09°56'34"W
L8	10.00	S80°03'26"W
L9	10.01	N80°03'26"E
L10	20.00	N09°56'34"W
L11	10.01	N80°03'26"E
L12	21.62	N09°56'34"W
L13	9.37	N10°04'14"E
L14	41.73	N83°55'16"W
L15	11.23	S09°44'15"E
L16	20.00	S80°15'45"W
L17	11.23	S09°44'15"E
L18	13.22	S37°25'53"W
L19	112.11	S05°23'58"E
L21	11.24	N84°47'18"E
L22	24.01	N07°12'00"W
L23	7.00	N80°25'20"E
L24	20.00	N09°56'34"W
L25	53.45	N83°55'16"W
L26	56.01	S05°23'58"E
L27	10.00	N80°03'26"E
L28	20.00	S09°56'34"E
L29	10.00	S80°03'26"W
L30	7.00	S80°03'26"W
L31	7.00	S80°03'26"W
L32	20.00	N09°56'34"W
L33	95.98	S80°03'26"W
L34	15.00	N09°56'34"W
L35	40.90	N80°03'26"E
L36	80.70	S09°56'34"E
L37	95.89	S20°36'16"W
L38	97.38	S09°25'46"W
L39	10.02	S01°17'55"E
L40	11.47	S85°30'35"W
L41	91.87	N09°25'46"E
L42	99.40	N20°36'16"E
L43	86.16	N09°56'34"W
L44	14.98	N02°53'25"W
L45	173.70	S88°30'36"W
L46	95.32	N79°16'25"W
L47	101.09	S87°27'35"W
L48	93.05	N62°15'25"W
L49	90.34	S62°15'25"E
L50	98.38	N87°27'35"E
L51	95.32	S79°16'25"E
L52	173.46	N88°30'10"E
L53	10.03	S02°53'25"E
L54	44.72	N09°56'34"W
L55	82.52	S00°01'40"E
L56	20.00	N89°58'20"E
L57	84.26	N00°01'40"W
L58	53.00	N09°56'34"W
L59	20.00	S85°21'44"W
L60	26.44	N09°56'34"W
L61	7.00	N80°03'26"E
L62	20.00	N09°56'34"W
L63	7.00	S80°03'26"W
L64	7.00	N80°03'26"E
L65	20.00	N09°56'34"W
L66	4.78	N09°56'34"W



OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087

ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwood ps.com

Westwood Professional Services, Inc.

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. F-10074301

FINAL PLAT
LOT 3, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
BEING 1 LOT
42.991 ACRES OR 1,872,676 SF
SITUATED IN THE
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29A
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. P2023-028

42.991 ACRES SEPTEMBER 5, 2023 JOB NO. 0036677.00 INDALLOY ADDITION

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Alvaplast U.S. Development, LLC and Alvaplast U.S. Inc. are the sole owners of a 42.991 acre tract of land situated in the R. Ballard Survey, Abstract No. 29A and the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1, Indalloy Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2020000019991, of the Plat Records, Rockwall County, Texas and being all of a tract of land described in Tracts 1 and 2 conveyed to Alvaplast U.S. Development, LLC by deed of record in Instrument No. 20170000020975 of the Official Public Records of Rockwall County, Texas, and being all of a 11.3736 acre tract of land conveyed to Alvaplast U.S. Inc., by deed of record in Instrument Number 20150000002739, of said Official Public Records; said 42.991 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "POGUE ENG." found at the intersection of the west right-of-way line of Industrial Boulevard, a 65-foot right-of-way and the north right-of-way line of UP/Dallas Garland N.E. Railroad, a 100-foot railroad right-of-way; said point being at the southeast corner of said Lot 2, Block 1;

THENCE along the said north line of the UP/Dallas Garland N.E. Railroad and the south line of said Lot 2, Block 1, the following courses and distances:

- South 88 degrees 05 minutes 29 seconds West, a distance of 583.91 feet to a wood post found at an angle point;
- South 88 degrees 00 minutes 59 seconds West, a distance of 578.06 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right;
- Along said non-tangent curve to the right having a central angle of 00 degrees 58 minutes 12 seconds, a radius of 21,774.77 feet, and an arc length of 368.69 feet (chord bears South 87 degrees 35 minutes 17 seconds West, 368.68 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;
- South 87 degrees 34 minutes 15 seconds West, a distance of 100.98 feet to a 1/2" iron rod found at the southwest corner of said Lot 2, Block 1, and being the southeast corner of Alley A, a variable width alley right-of-way;

THENCE departing the said north line of the UP/Dallas Garland N.E. Railroad and the south line of Lot 2, Block 1, along the easterly line of said Alley A and the westerly line of said Lot 2, Block 1, the following courses and distances:

- North 09 degrees 56 minutes 34 seconds West, at a distance of 534.64 feet passing a 1/2" iron rod found for reference, continuing in all a total distance of 1,039.22 feet to a 1/2" iron rod found at an angle point;
- North 05 degrees 23 minutes 58 seconds West, a distance of 206.89 feet to a 1/2" iron rod found at the southwest corner of Lot 1, Block A, Park Station, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000021178, of said Plat Records, and being at the northwest corner of said Lot 2, Block 1;

THENCE departing the said easterly line of said Alley A and the westerly line of said Lot 2, Block 1, along the common line between said Lot 1, Block A and said Lot 2, Block 1, the following courses and distances:

- North 80 degrees 56 minutes 02 seconds East, a distance of 407.89 feet to a 3" (pinched) fence corner post at an angle point;
- South 83 degrees 54 minutes 27 seconds East, a distance of 274.71 feet to a 1/2" iron rod found at an angle point;
- South 86 degrees 07 minutes 57 seconds East, a distance of 435.47 feet to a 1/2" iron rod found for corner in the west line of a called 7.56 acre tract of land conveyed to Rockwall Community Playhouse, by deed of record in Volume 4239, Page 206, of said Official Public Records; said point being at the southeast corner of said Lot 1, Block A, and being at a northeast corner of said Lot 2, Block 1;

THENCE South 07 degrees 12 minutes 00 seconds East, departing the said common line between said Lot 1, Block A and Lot 2, Block 1, along the common line between said Lot 2, Block 1 and said Rockwall Community Playhouse tract, a distance of 361.81 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1 and the southwest corner of said Rockwall Community Playhouse tract;

THENCE North 83 degrees 21 minutes 36 seconds East, continuing along the said common line between Lot 2, Block 1 and the Rockwall Community Playhouse tract, a distance of 385.74 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said Lot 2, Block 1;

THENCE South 01 degrees 33 minutes 33 seconds East, departing the said common line between Lot 2, Block 1 and Rockwall Community Playhouse tract, along an east line of said Lot 2, Block 1, a distance of 63.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a re-entrant corner of said Lot 2, Block 1; said point being in the south line of Airport Road, a variable width right-of-way;

THENCE South 89 degrees 09 minutes 48 seconds East, departing the said east line of Lot 2, Block 1, along the said south line of Airport Road and a north line of said Lot 2, Block 1, a distance of 228.40 feet to a 5/8" iron rod with a yellow plastic camp stamped "POGUE ENG." found at an angle point;

THENCE South 79 degrees 29 minutes 46 seconds East, continuing along the said south line of Airport Road and said north line of Lot 2, Block 1, a distance of 12.43 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Airport Road and the said west line of Industrial Boulevard; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 49 degrees 24 minutes 24 seconds East, departing the said south line of Airport Road and the said north line Lot 2, Block 1, along said right-of-way corner clip, a distance of 51.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Industrial Boulevard, at the south end of said corner clip; said point being at a northeast corner of said Lot 2, Block 1;

THENCE South 00 degrees 40 minutes 02 seconds East, departing the said right-of-way corner clip, along the said west line of Industrial Boulevard and an east line of said Lot 2, Block 1, a distance of 758.62 feet to the **POINT-OF-BEGINNING**, containing **1,872,676 square feet or 42.991 acres of land.**

NOTES:

1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011, NAVD 1988.
2. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0040L DATED 09/26/2008 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS IN ZONE A AND ZONE X AS AMENDED BY LOMR UNDER CASE NO. 21-06-1013P, WITH AN EFFECTIVE DATE OF 02/07/2022.
3. SUBDIVIDER'S STATEMENT: 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.
4. PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY 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 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 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.
5. DRAINAGE AND DETENTION EASEMENTS. 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.
6. FIRE LANES. 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 3, Block 1, Indalloy Addition 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein. I (we) further certify that all other parties who have a mortgage or lien interest in the 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 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 (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.

Alvaplast U.S. Inc.
Alvaplast U.S. Development, LLC

NAME: SANTIAGO DIAZ
TITLE: VP CONTROLLER

STATE OF TEXAS
COUNTY OF ROCKWALL

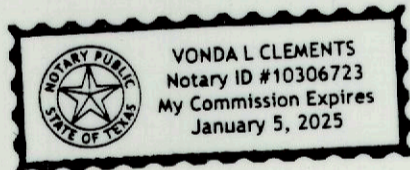
Before me, the undersigned authority, on this day personally appeared Santiago Diaz, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 31st day of Oct, 2024.

Vonda L Clements
Notary Public in and for the State of Texas

My Commission Expires:

1/5/25



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.

20240000018715 PLAT
10/25/2024 08:26:57 AM Total Fees: \$196.00

Jennifer Fogg, County Clerk
Rockwall County, TX

Jennifer Fogg



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, 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.

Dated this the 30th day of Sept., 2024.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557



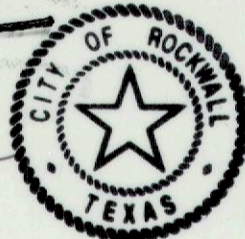
APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall on the 5th day of September, 2024.

[Signature]
Mayor of the City of Rockwall

[Signature]
Planning and Zoning Commission Chairman

[Signature]
City Secretary



[Signature], P.E.
City Engineer

FINAL PLAT
LOT 3, BLOCK 1
INDALLOY ADDITION
BEING A REPLAT OF LOT 2, BLOCK 1
INDALLOY ADDITION
BEING 1 LOT
42.991 ACRES OR 1,872,676 SF
SITUATED IN THE
N. BUTLER SURVEY, ABSTRACT NO. 20
R. BALLARD SURVEY, ABSTRACT NO. 29A
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
ALVAPLAST U.S. INC.
ALVAPLAST U.S. DEVELOPMENT, LLC
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4840 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoods.com

Westwood Professional Services, Inc.
TBP# FIRM REGISTRATION NO. F-11756
TBP#S FIRM REGISTRATION NO. F-10074301

CASE NO. P2023-028

42.991 ACRES SEPTEMBER 5, 2023 JOB No. 0036677.00 INDALLOY ADDITION