

**CITY BENCHMARKS**

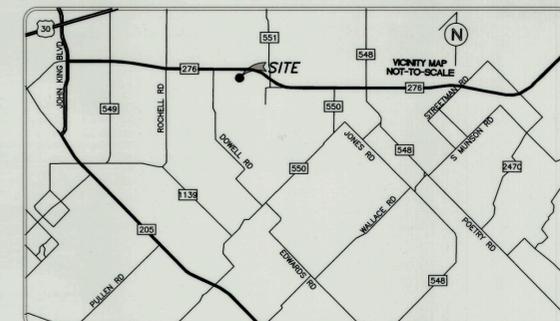
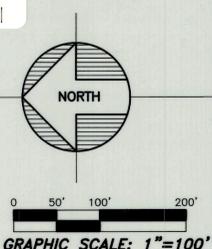
**COR-20:** BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL.  
N=7,017,666.982, E=2,622,436.195

**COR-8:** ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. ±1' NORTH OF CURB LINE IN CENTER OF CURVE.  
N=7,018,063.113, E=2,609,533.682

**GENERAL NOTES**

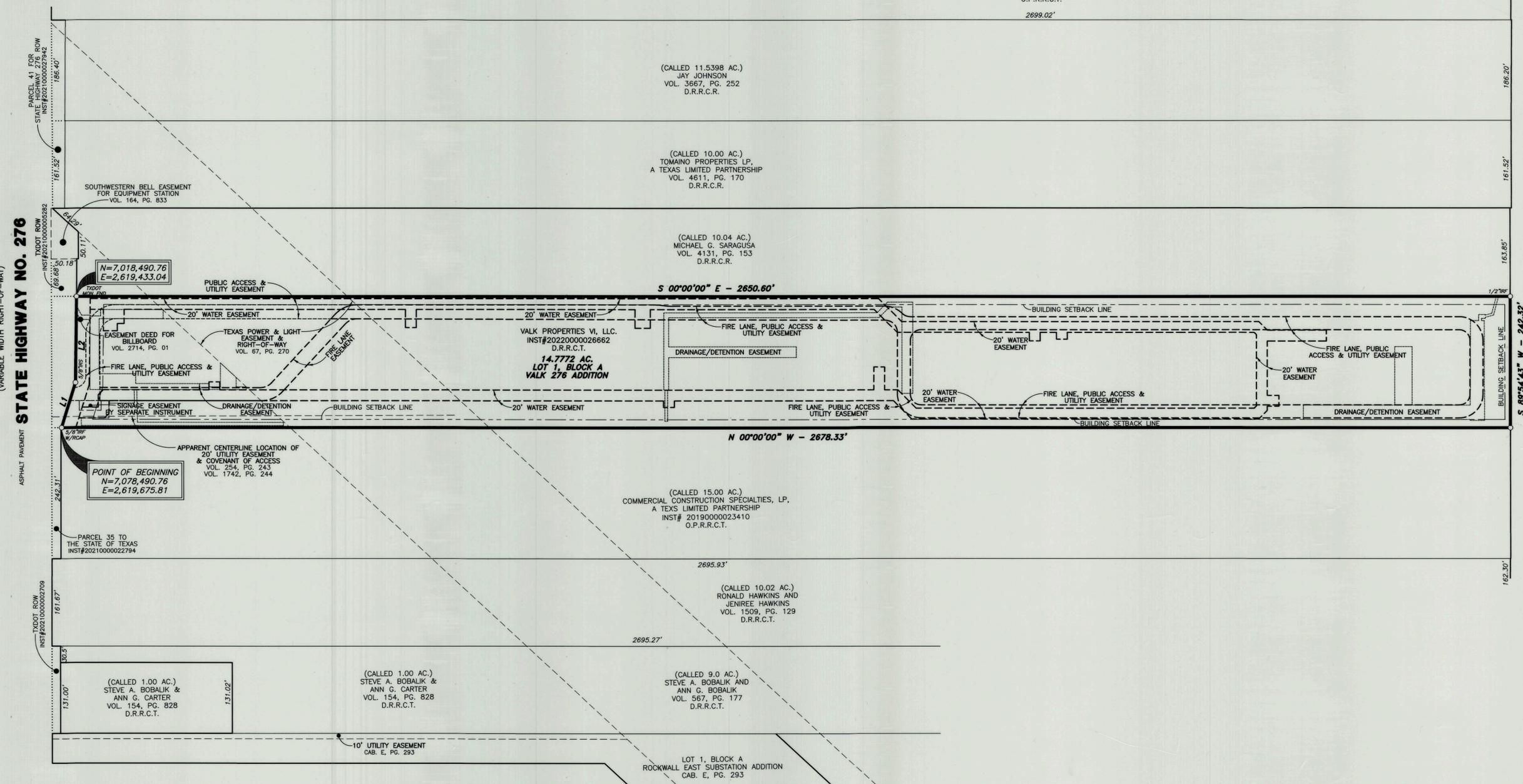
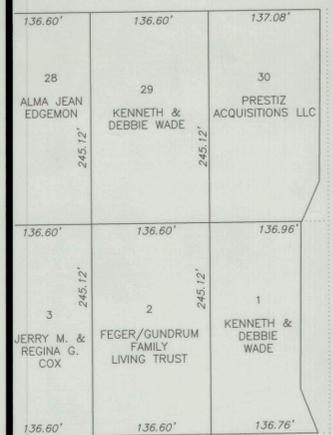
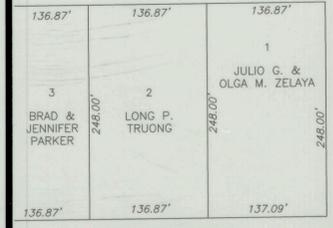
- SUBDIVIDER'S STATEMENT:** SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATIONS OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT:** 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 THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- 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.
- 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.
- STREET APPURTENANCES:** ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

2026000004812 PLAT Total Pgs: 4



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 72°55'54" E	86.96'
L2	S 89°20'24" E	159.20'



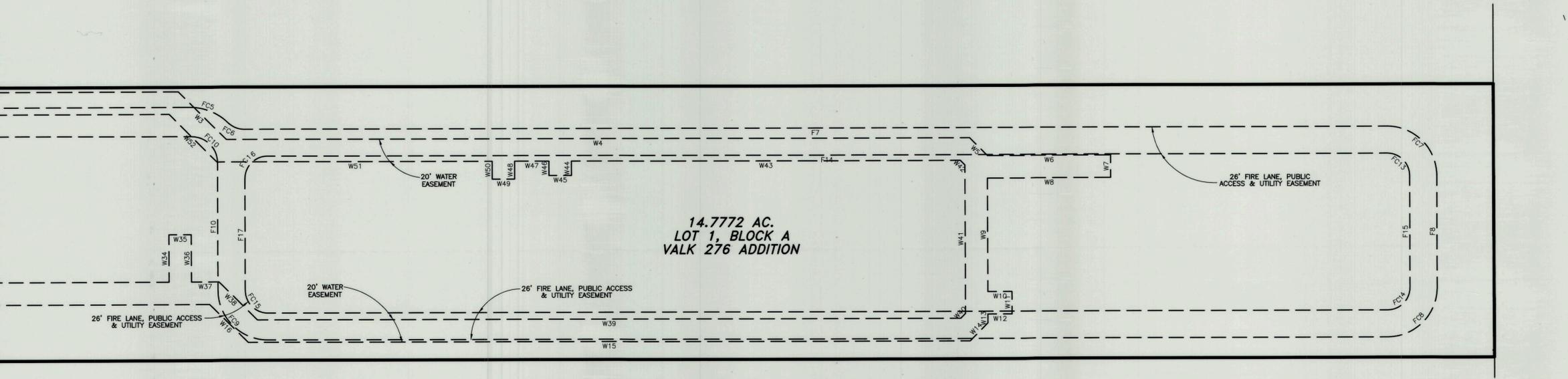
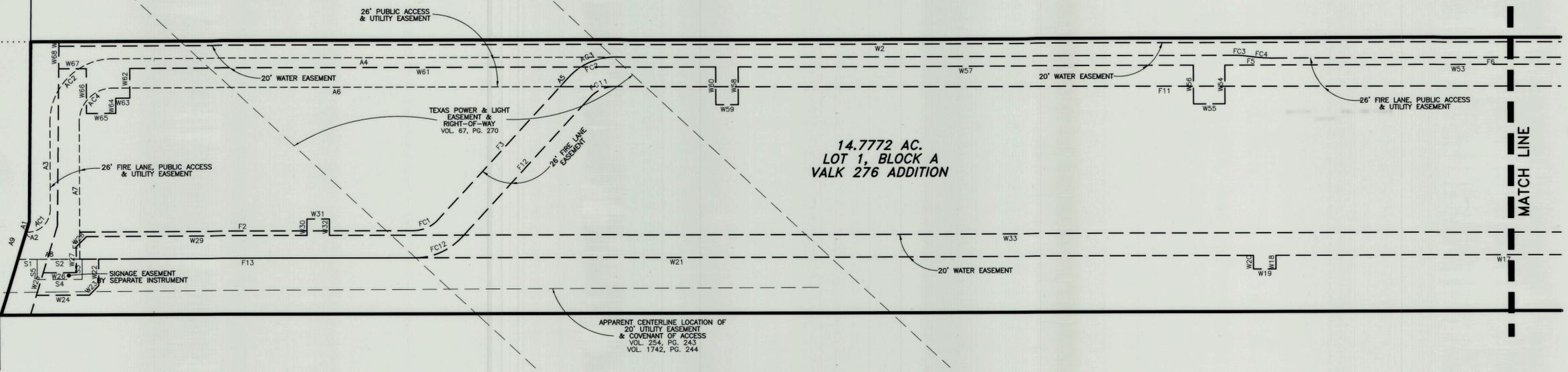
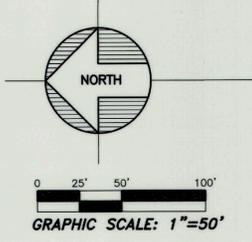
SEE SHEET 2 & 3 FOR PROPOSED EASEMENT ANNOTATIONS

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

**OWNER**  
VALK PROPERTIES VI, LLC  
1450 TL TOWNSEND  
SUITE 100  
ROCKWALL, TX 75032  
MOBILE: (469) 222-1597  
FAX: (469) 718-0451

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**VALK 276 ADDITION**  
BEING 1 LOT  
14.7772 ACRES OF 643,694.83 SQ. FT.  
SITUATED IN THE  
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44  
THE CITY OF ROCKWALL, ROCKWALL COUNTY  
NOVEMBER 13, 2025  
CASE NO. P2025-04  
SHEET 1 OF 1

STATE HIGHWAY NO. 276



~ LINE TABLE ~

NO.	BEARING	DISTANCE
W1	N89°20'42"W	4.00'
W2	S00°00'00"E	1457.89'
W3	S45°00'00"W	59.97'
W4	S00°00'00"W	860.07'
W5	S45°07'41"W	22.48'
W6	S00°00'00"E	109.40'
W7	N90°00'00"W	20.00'
W8	N00°00'00"E	109.40'
W9	N90°00'00"W	100.57'
W10	S00°00'00"E	21.50'
W11	N90°00'00"W	20.00'
W12	N00°00'00"E	21.50'
W13	N90°00'00"W	7.88'
W14	N45°00'00"W	22.43'
W15	N00°00'00"E	641.47'
W16	N45°00'00"E	47.79'
W17	N00°00'00"W	404.88'
W18	S90°00'00"W	12.00'
W19	N00°00'00"W	20.00'
W20	N90°00'00"E	12.00'
W21	N00°00'00"W	1025.48'
W22	N90°00'00"W	23.63'
W23	N45°00'00"W	11.83'
W24	N00°00'00"E	47.12'
W25	S72°55'54"E	20.92'
W26	S00°00'00"E	29.35'
W27	N90°00'00"E	22.78'
W28	S45°00'00"E	13.08'
W29	S00°00'00"E	195.69'
W30	N90°00'00"E	14.50'
W31	S00°00'00"E	20.00'
W32	S90°00'00"W	14.50'
W33	S00°00'00"E	1209.38'
W34	N90°00'00"E	42.09'
W35	S00°00'00"E	20.00'
W36	N90°00'00"W	42.09'
W37	S00°00'00"E	24.33'
W38	S45°00'00"W	47.79'
W39	S00°00'00"E	624.90'
W40	S45°00'00"E	5.86'
W41	N90°00'00"E	131.75'
W42	N45°00'00"E	5.86'
W43	N00°00'00"E	345.36'
W44	S90°00'00"W	12.75'
W45	N00°00'00"E	20.00'
W46	N90°00'00"E	12.75'
W47	N00°00'00"E	30.43'
W48	N90°00'00"W	15.93'
W49	N00°00'00"E	20.00'
W50	N90°00'00"E	15.93'
W51	N00°00'00"E	244.28'
W52	N45°00'00"E	59.97'
W53	N00°00'00"W	414.13'
W54	N90°00'00"W	34.22'
W55	N00°00'00"E	27.93'
W56	N90°00'00"E	34.22'
W57	N00°00'00"W	404.38'
W58	N90°00'00"W	33.54'
W59	N00°00'00"E	20.00'
W60	N90°00'00"E	33.54'
W61	N00°00'00"W	520.31'
W62	N90°00'00"W	26.31'
W63	N00°00'00"E	12.54'
W64	N90°00'00"E	13.48'
W65	N00°00'00"W	26.00'
W66	N90°00'00"E	39.80'
W67	N00°00'00"W	24.55'
W68	S89°20'23"E	20.00'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N90°00'00"E	24.00'
F2	S00°00'00"E	296.37'
F3	S47°14'16"E	171.25'
F4	S00°00'00"W	549.37'
F5	S07°07'30"W	7.70'
F6	S00°00'00"W	392.67'
F7	S00°00'00"E	1015.34'
F8	N90°00'00"W	99.00'
F9	N00°00'00"E	994.67'
F10	N90°00'00"E	113.59'
F11	N00°08'48"E	975.93'
F12	N47°14'16"W	168.52'
F13	N00°00'00"E	298.22'
F14	S00°00'00"E	994.67'
F15	N90°00'00"W	99.00'
F16	N00°00'00"E	994.67'
F17	N90°00'00"E	99.00'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
A1	N72°55'54"W	9.90'
A2	S00°00'00"W	1.55'
A3	N90°00'00"E	77.34'
A4	S00°00'00"E	445.78'
A5	N47°14'16"W	10.93'
A6	N00°00'00"E	397.24'
A7	N90°00'00"W	120.57'
A8	N00°00'00"E	54.92'
A9	S72°55'54"E	25.11'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	47°14'16"	24.73'	S2°37'08"E	24.04'
FC2	56.00'	47°14'16"	46.17'	N2°33'08"W	44.87'
FC3	100.00'	7°07'30"	12.44'	N0°33'45"E	12.43'
FC4	100.00'	7°07'30"	12.44'	S0°33'45"W	12.43'
FC5	48.00'	44°36'53"	37.38'	N22°18'26"E	36.44'
FC6	20.00'	44°36'53"	15.57'	S22°18'26"W	15.18'
FC7	44.00'	90°00'00"	89.12'	N45°00'00"E	62.23'
FC8	44.00'	90°00'00"	89.12'	S45°00'00"E	62.23'
FC9	44.00'	90°00'00"	89.12'	S45°00'00"W	62.23'
FC10	23.00'	90°00'00"	36.13'	N45°00'00"E	32.53'
FC11	29.83'	47°31'53"	24.74'	N2°33'08"W	24.04'
FC12	56.00'	47°14'16"	46.17'	S2°37'08"E	44.87'
FC13	20.00'	90°00'00"	31.42'	N45°00'00"E	28.28'
FC14	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
FC15	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
FC16	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
S1	S00°00'22"W	17.04'
S2	S00°00'00"E	40.00'
S3	N90°00'00"W	18.00'
S4	N00°00'00"E	49.00'
S5	N90°00'00"E	18.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
AC2	56.00'	90°00'00"	87.96'	N45°00'00"W	79.20'
AC3	56.00'	47°14'16"	46.17'	N2°33'08"W	44.87'
AC4	30.01'	91°26'31"	47.89'	N45°43'16"W	42.97'

PROPOSED WATER, SIGN, & FIRE LANE EASEMENT ANNOTATIONS

**CITY BENCHMARKS**  
**COR-20:** BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SH 276 AND FM 551 AT THE NORTH END OF A CONCRETE HEADWALL. N=7,017,666.982, E=2,622,436.195  
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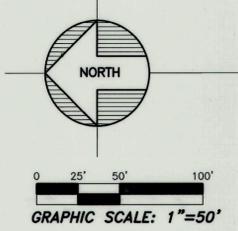


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 SUITE 100  
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 MOBILE: (469) 222-1597  
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**FINAL PLAT**  
**LOT 1, BLOCK A**  
**VALK 276 ADDITION**  
 BEING 1 LOT  
 14.7772 ACRES OF 643,694.83 SQ. FT.  
 SITUATED IN THE  
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 NOVEMBER 13, 2025  
 CASE NO. P2025-040  
 SHEET 2 OF 4

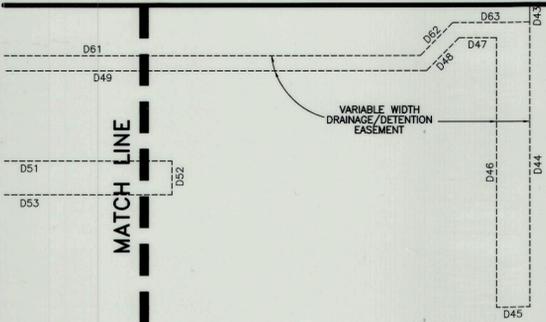
STATE HIGHWAY NO. 276



14.7772 AC.  
LOT 1, BLOCK A  
VALK 276 ADDITION

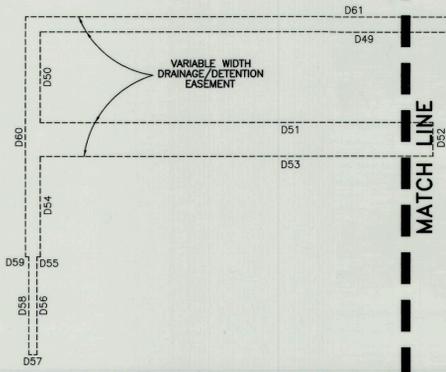
TEXAS POWER & LIGHT  
EASEMENT &  
RIGHT-OF-WAY  
VOL. 67, PG. 270

APPARENT CENTERLINE LOCATION OF  
20' UTILITY EASEMENT  
& COVENANT OF ACCESS  
VOL. 254, PG. 243  
VOL. 1742, PG. 244



14.7772 AC.  
LOT 1, BLOCK A  
VALK 276 ADDITION

VARIABLE WIDTH  
DRAINAGE/DETENTION  
EASEMENT



~ LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N89°20'24"W	17.17'
D2	S82°00'00"W	18.99'
D3	S33°00'00"E	15.63'
D4	N90°00'00"W	1.50'
D5	S00°00'00"E	19.23'
D6	N90°00'00"E	12.00'
D7	S00°00'00"E	116.00'
D8	N90°00'00"W	17.00'
D9	N00°00'00"E	118.73'
D10	N90°00'00"W	102.00'
D11	S00°00'00"E	68.00'
D12	N90°00'00"W	18.00'
D13	S00°00'00"E	135.00'
D14	N90°00'00"W	6.00'
D15	S00°00'00"E	21.47'
D16	N90°00'00"W	44.25'
D17	S42°45'44"W	39.50'
D18	N90°00'00"W	17.43'
D19	S00°00'00"E	18.53'
D20	N90°00'00"W	5.00'
D21	N00°00'00"E	201.95'
D22	S38°56'12"W	23.76'
D23	S00°00'00"E	0.51'
D24	N90°00'00"W	36.74'
D25	S00°00'00"E	270.15'
D26	N90°00'00"W	6.00'
D27	N00°00'00"E	373.65'
D28	N90°00'00"E	14.17'
D29	S00°00'00"E	50.89'
D30	N80°00'00"E	27.18'
D31	S00°00'00"E	46.61'
D32	N90°00'00"E	1.40'
D33	S00°00'00"E	0.49'
D34	N88°56'15"E	23.76'
D35	N00°00'00"E	82.05'
D36	N90°00'00"E	129.50'
D37	N00°00'00"E	13.50'
D38	N90°00'00"E	1.00'
D39	N00°00'00"E	4.70'
D40	N62°00'00"E	13.75'
D41	S89°20'24"E	12.51'
D42	N00°00'00"W	1079.03'
D43	N90°00'00"W	10.42'
D44	S90°00'00"W	168.84'
D45	N00°00'00"W	20.00'
D46	N90°00'00"E	159.84'
D47	N00°00'00"W	22.48'
D48	N45°00'00"W	27.63'
D49	N00°00'00"W	385.06'
D50	S90°00'00"W	53.53'
D51	S00°00'00"E	236.00'
D52	S90°00'00"W	20.00'
D53	N00°00'00"W	236.00'
D54	S90°00'00"W	59.66'
D55	N00°00'00"W	2.00'
D56	S80°00'00"W	58.00'
D57	N00°00'00"E	5.00'
D58	N90°00'00"E	58.00'
D59	N00°00'00"W	2.00'
D60	N90°00'00"E	142.19'
D61	S00°00'00"E	394.33'
D62	S45°00'00"E	27.63'
D63	S00°00'00"E	46.21'
D64	N00°00'00"W	21.66'
D65	N74°59'45"W	35.78'
D66	N14°59'50"W	16.03'
D67	N90°00'00"W	1.70'
D68	N00°00'00"E	6.76'
D69	N90°00'00"W	4.20'
D70	S00°00'00"E	5.00'
D71	N90°00'00"W	128.09'
D72	S00°00'00"E	0.50'
D73	N90°00'00"W	56.00'
D74	N00°00'00"E	26.50'
D75	N90°00'00"E	1.45'
D76	N00°00'00"E	308.25'
D77	N90°00'00"E	26.50'
D78	S00°00'00"E	168.93'
D79	N90°00'00"E	108.25'
D80	S00°00'00"E	32.00'
D81	N90°00'00"W	108.25'
D82	S00°00'00"E	107.32'
D83	S90°00'00"E	28.05'
D84	S00°00'00"E	0.50'
D85	S90°00'00"E	128.09'
D86	S00°00'00"W	15.26'
D87	N89°59'39"E	11.20'
D88	S00°00'00"W	12.00'
D89	N90°00'00"W	1.16'
D90	S14°59'50"E	12.65'
D91	S74°59'45"E	32.40'
D92	S00°00'00"E	4.14'

PROPOSED DRAINAGE/DETENTION EASEMENT ANNOTATIONS

CITY BENCHMARKS

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OWNER

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VALK 276 ADDITION

BEING 1 LOT  
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CASE NO. P2025-040  
SHEET 3 OF 4



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DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION No. 10105700

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS VALK PROPERTIES VI, LLC BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44, THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGE R. HEARD AND MITZI HEARD, AS RECORDED IN VOLUME 1202, PAGE 50 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH RED CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276, SAID POINT BEING IN THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF A 15.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO COMMERCIAL CONSTRUCTION SPECIALTIES, LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN INSTRUMENT NUMBER 2019000023410 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING SOUTH AT A DISTANCE OF 18.28 FEET FROM THE NORTHEAST CORNER OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE SOUTH 72° 55' 54" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 86.96 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 20' 24" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 FOR A DISTANCE OF 159.20 FEET TO A TxDOT MONUMENT FOUND FOR CORNER IN THE EAST LINE OF AFORESAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE WEST LINE OF A 10.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. SARAGUSA AS RECORDED IN VOLUME 4131, PAGE 153 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 00' 00" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 276 AND FOLLOWING THE EAST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT, COMMON WITH THE WEST LINE OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT FOR A DISTANCE OF 2650.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF SAID 10.04 ACRE MICHAEL G. SARAGUSA TRACT;

THENCE SOUTH 89° 54' 43" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT FOR A DISTANCE OF 242.32 FEET TO A POINT FOR CORNER, FROM WHICH 1/2" IRON ROD FOUND BEARS NORTH 62° 32' 19" WEST AT A DISTANCE OF 0.76 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE SOUTHWEST CORNER OF AFORESAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT;

THENCE NORTH 00° 00' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 15.00 ACRE GEORGE R. HEARD TRACT AND THE EAST LINE OF SAID 15.00 ACRE COMMERCIAL CONSTRUCTION SPECIALTIES, LP TRACT, FOR A DISTANCE OF 2678.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.7772 ACRES OF LAND, MORE OR LESS.

NOTES

- 1. ALL DRAINAGE TO BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (WE), THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK A, VALK 276 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 VALK 276 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
- (7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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; 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.

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 26 DAY OF February, 2026.

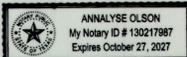
SHAWN VALK  
BY: *Shawn Valk*  
SHAWN VALK

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Shawn Valk* 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 26 DAY OF February, 2026.

*Annalyse Olson*  
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



RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

*David Petree*  
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 20 DAY OF January, 2026.

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.

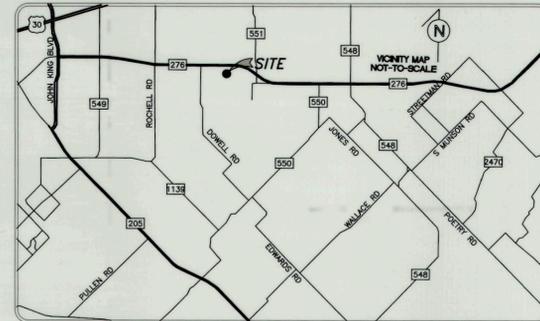
WITNESS OUR HANDS, THIS 11 DAY OF March, 2026.

*ACD*  
MAYOR, CITY OF ROCKWALL



*Kristy League*  
CITY SECRETARY

*Annalyse Olson, P.E.*  
CITY ENGINEER



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.  
2026000004812 PLAT  
03/17/2026 10:31:53 AM Total Fees: \$196.00  
Jennifer Fagg, County Clerk  
Rockwall County, TX

OWNER  
VALK PROPERTIES VI, LLC.  
1450 TL TOWNSEND  
SUITE 100  
ROCKWALL, TX 75032  
MOBILE: (469) 222-1597  
FAX: (469) 718-0451

FINAL PLAT  
LOT 1, BLOCK A  
VALK 276 ADDITION

BEING 1 LOT  
14.7772 ACRES OF 643,694.83 SQ. FT.  
SITUATED IN THE  
J.H. BAILEY SURVEY, ABSTRACT NOS. 34 & 44  
THE CITY OF ROCKWALL, ROCKWALL COUNTY

NOVEMBER 13, 2023

CASE NO. P2025-04