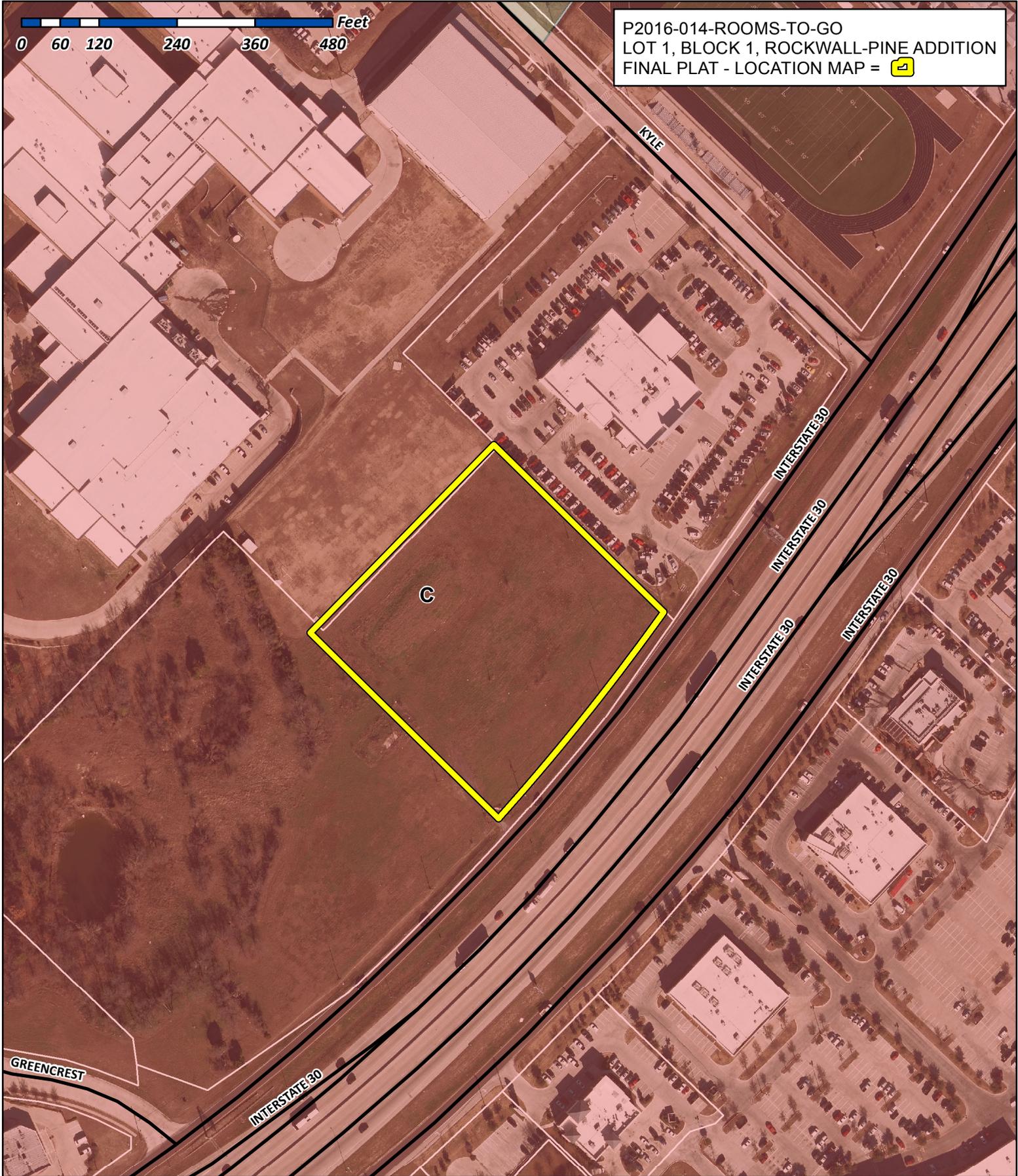


0 60 120 240 360 480 Feet

P2016-014-ROOMS-TO-GO  
LOT 1, BLOCK 1, ROCKWALL-PINE ADDITION  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



REMAINDER OF  
CALLED 14.45 ACRES  
ROCKWALL RENTAL PROPERTIES LP  
VOL. 4076, PG 48  
D.R.R.C.T.

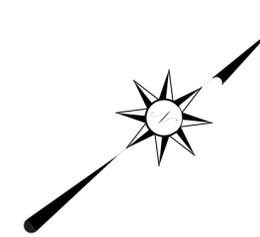
CALLER 33.295 ACRES  
LOT 2, BLOCK 1  
ROCKWALL HIGH SCHOOL ADDITION  
SLIDE H, PAGE 5  
P.R.R.C.T.

3.642 ACRES  
(158,646 SQ. FT.)  
LOT 1, BLOCK 1  
ROCKWALL-PINE ADDITION

HERITAGE BUICK  
PONTIAC GMC ADDITION  
LOT 2, BLOCK 1  
CAB G, SLIDE 205  
P.R.R.C.T.

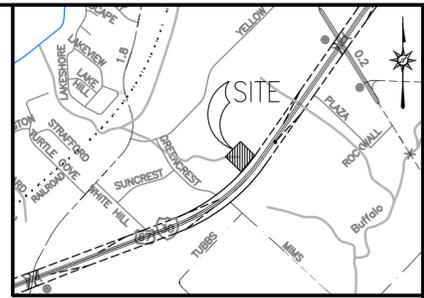
INTERSTATE 30  
300 FOOT RIGHT-OF-WAY  
VOL. 59, PG.226  
D.R.R.C.T.

$\Delta = 6^{\circ}21'52''$   
 $A = 407.65'$   
 $R = 3669.86'$   
 $CB = S38^{\circ}39'31''W$   
 $CH = 407.44'$



0 50 100

GRAPHIC SCALE IN U.S. SURVEY FEET  
SCALE: 1 INCH EQUALS 50 FEET



VICINITY MAP  
NOT TO SCALE

CURVE TABLE

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 3669.90' | 36.13'     | 36.13'       | S 41°32'17" W | 0°33'51"    |
| C2    | 45.00'   | 21.31'     | 21.11'       | S 31°51'36" E | 27°07'42"   |
| C3    | 20.00'   | 16.29'     | 15.84'       | S 68°45'05" E | 46°39'16"   |
| C4    | 20.00'   | 16.29'     | 15.84'       | S 22°05'49" E | 46°39'16"   |
| C5    | 20.00'   | 16.29'     | 15.84'       | S 68°45'05" E | 46°39'16"   |
| C6    | 44.00'   | 69.12'     | 62.23'       | N 00°25'24" W | 90°00'05"   |
| C7    | 20.00'   | 31.42'     | 28.28'       | N 00°25'27" W | 90°00'00"   |
| C8    | 45.00'   | 25.68'     | 25.34'       | S 61°46'29" E | 32°42'05"   |
| C9    | 20.00'   | 31.42'     | 28.28'       | S 89°34'33" W | 90°00'00"   |
| C10   | 20.00'   | 31.42'     | 28.28'       | S 00°25'27" E | 90°00'00"   |
| C11   | 20.00'   | 31.42'     | 28.28'       | S 89°34'33" W | 90°00'01"   |
| C12   | 20.00'   | 31.42'     | 28.28'       | N 00°25'27" W | 90°00'00"   |
| C13   | 3654.86' | 389.38'    | 389.20'      | N 38°46'39" E | 6°06'15"    |
| C14   | 44.00'   | 36.85'     | 35.78'       | S 21°25'50" E | 47°59'13"   |
| C15   | 3654.86' | 3.28'      | 3.28'        | S 35°27'52" W | 0°03'05"    |
| C16   | 3669.86' | 69.65'     | 407.44'      | N 38°39'31" E | 6°21'52"    |
| C17   | 3669.86' | 20.74'     | 20.74'       | S 35°38'18" W | 0°19'26"    |
| C18   | 74.58'   | 63.20'     | 61.33'       | S 69°09'20" W | 48°33'14"   |
| C19   | 89.58'   | 60.78'     | 59.62'       | S 75°23'17" W | 38°52'28"   |
| C20   | 20.00'   | 1.72'      | 1.72'        | N 42°57'35" W | 4°55'45"    |

LINE TABLE

| LINE | BEARING       | DISTANCE | LINE | BEARING       | DISTANCE |
|------|---------------|----------|------|---------------|----------|
| L1   | S 45°25'27" E | 32.71'   | L36  | N 81°57'48" E | 14.17'   |
| L2   | S 45°25'27" E | 34.91'   | L37  | S 45°25'27" E | 6.84'    |
| L3   | S 45°25'27" E | 154.20'  | L38  | S 44°34'33" W | 15.75'   |
| L4   | N 45°25'27" W | 29.46'   | L39  | S 81°57'48" W | 20.14'   |
| L5   | S 44°34'33" W | 398.27'  | L40  | N 44°34'33" E | 6.27'    |
| L6   | S 45°25'27" E | 198.20'  | L41  | N 44°34'33" E | 6.27'    |
| L7   | N 44°34'33" E | 304.00'  | L42  | N 45°25'27" W | 15.00'   |
| L8   | N 45°25'27" W | 27.00'   | L43  | N 45°25'27" W | 15.00'   |
| L9   | N 45°25'27" W | 154.20'  | L44  | N 44°34'33" E | 15.00'   |
| L10  | S 44°34'33" W | 304.00'  | L45  | N 00°25'27" W | 25.87'   |
| L11  | N 45°25'27" W | 154.20'  | L46  | N 00°25'27" W | 22.63'   |
| L12  | N 44°34'33" E | 304.00'  | L47  | N 45°25'27" W | 40.28'   |
| L13  | N 45°25'27" W | 40.50'   | L48  | N 45°25'27" W | 50.99'   |
| L14  | S 44°34'33" W | 324.00'  | L49  | S 45°25'27" E | 4.11'    |
| L15  | N 45°25'27" W | 261.23'  | L50  | S 45°25'27" E | 2.31'    |
| L16  | S 44°34'33" W | 323.25'  | L51  | S 44°34'33" W | 15.00'   |
| L17  | N 45°25'27" W | 6.00'    | L52  | N 44°34'33" E | 187.17'  |
| L18  | S 44°34'33" W | 26.91'   | L53  | S 44°34'33" W | 186.33'  |
| L19  | S 22°33'29" W | 196.41'  | L54  | S 38°28'40" E | 116.72'  |
| L20  | S 45°25'21" E | 14.49'   | L55  | S 38°28'40" W | 117.52'  |
| L21  | N 44°17'11" E | 15.00'   | L56  | S 51°31'20" E | 15.00'   |
| L22  | S 45°25'27" E | 24.68'   | L57  | S 45°25'27" E | 21.21'   |
| L23  | N 22°33'29" E | 185.44'  | L58  | S 45°25'27" E | 59.42'   |
| L24  | S 44°34'33" W | 52.09'   | L59  | N 45°25'27" W | 48.60'   |
| L25  | N 45°25'27" W | 15.01'   | L60  | N 45°25'27" W | 8.57'    |
| L26  | S 51°59'46" E | 30.46'   | L61  | S 44°34'33" W | 19.26'   |
| L27  | S 45°25'27" E | 27.93'   | L62  | N 15°25'27" W | 16.78'   |
| L28  | N 51°59'46" W | 32.90'   | L63  | N 44°34'33" E | 10.87'   |
| L29  | N 45°25'27" W | 15.19'   | L64  | N 45°25'27" W | 14.53'   |
| L30  | N 45°25'27" W | 48.38'   | L65  | N 45°25'27" W | 8.12'    |
| L31  | N 45°25'27" W | 10.40'   | L66  | N 45°25'27" W | 18.28'   |
| L32  | S 44°34'33" W | 6.27'    | L67  | N 44°34'33" E | 14.25'   |
| L33  | N 45°25'27" W | 5.00'    | L68  | N 45°25'27" W | 20.00'   |
| L34  | N 44°34'33" E | 6.27'    | L69  | N 44°34'33" E | 14.18'   |
| L35  | S 45°25'27" E | 5.00'    | L70  | N 45°25'27" W | 212.17'  |

NOTES:

- Coordinates and bearings are based on NAD-83 Texas State Plane Coordinates, Texas North Central Zone 4202 per City of Rockwall Reference Monument Reset R005-1.
- Building setbacks are determined by zoning regulations.
- Easements shown are created by this plat, unless otherwise noted.
- There were no cemeteries observed on the property.

LEGEND

IRFC = Iron Rod Found with cap  
 IRSC = Iron Rod Set with cap stamped "ADAMS SURVEYING 5610"  
 XS = Cut "X" Set  
 XF = Cut "X" Found  
 L.E. = Landscape Easement  
 P.R.D.C.T. = Plat Records of Rockwall County, Texas  
 R.P.R.D.C.T. = Real Property Records of Rockwall County, Texas  
 R.O.W. = Right-Of-Way  
 = Proposed Fire Lane, Public Access, Utility, & Detention Easement

ENGINEER  
 GATES-CLARK & ASSOCIATES, LLC  
 14800 QUORUM DRIVE, SUITE 200  
 DALLAS, TEXAS 75254  
 PH: (972) 385-2272  
 CONTACT: Daniel Stewart, P.E., LEED, G.A.  
 Email: dstewart@gates-clark.com

OWNER  
 ROCKWALL RENTAL PROPERTIES, LP  
 P.O. BOX 818  
 TERRELL, TEXAS 75160  
 PHONE: 214-869-5862  
 CONTACT: Randall Noe

SURVEYOR  
 ADAMS SURVEYING COMPANY, LLC  
 P.O. BOX 260392  
 PLANO, TEXAS 75026  
 PH: (469) 317-0250  
 CONTACT: Philip Adams, R.P.L.S.  
 Email: padams@txasc.com

FINAL PLAT

LOT 1, BLOCK 1  
 ROCKWALL-PINE ADDITION

BEING 3.642 ACRES  
 IN THE  
 J.D. MCFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 30, 2016

OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ROCKWALL RENTAL PROPERTIES LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract or parcel of land situated in the J.D. McFARLAND SURVEY, ABSTRACT NO. 145, City of Rockwall, Rockwall County, Texas and being a portion of a called 14.45 acre tract of land described in a deed to Rockwall Rental Properties LP as recorded in Volume 4076, Page 48 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most easterly northeast corner of said Rockwall Rental tract, same being a southeast corner of Lot 2, Block 1 of Rockwall High School Addition, an addition to the City of Rockwall, as recorded in Slide H, Page 5 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and also being in the southwest line of Lot 2, Block 1 of Heritage Buick-Pontiac-GMC Addition, an addition to the City of Rockwall, as described in a plat recorded in Cabinet G, Page 205 (P.R.R.C.T.);

THENCE S 45°25'27" E, coincident with the most easterly northeast line of said Rockwall Rental tract and the southwest line of said Heritage tract, a distance of 367.68 feet to a 1/2 inch iron rod found with a red plastic cap stamped "Peiser & Mankin" for the common southeast corner of said Rockwall Rental tract and the southwest corner of said Heritage tract, in a non-tangent curve to the right in the north Right-of-Way (ROW) line of Interstate 30 (300 foot ROW) as described in a deed to the State of Texas recorded in Volume 59, Page 226 D.R.R.C.T. with a radius of 3669.86 feet, a delta angle of 06°21'52", and a chord that bears S 38°39'31" W, a distance of 407.44 feet;

THENCE along the southeast line of said Rockwall Rental tract, same being the north ROW line of said Interstate 30 an arc length of 407.65 feet to a 5/8 inch iron rod set for corner with a pink plastic cap stamped "Adams Surveying Company LLC" therein;

THENCE N 45°25'27" W, leaving said ROW line, a distance of 407.64 feet to a 5/8 inch iron rod set for corner with a pink plastic cap stamped "Adams Surveying Company LLC";

THENCE N 44°17'11" E, passing a 1/2 inch iron rod found with a yellow plastic cap stamped "DAI" at a southwest corner of said Rockwall High School tract at a distance of 14.98 feet and continuing on coincident with a northwest line of said Rockwall Rental tract and a southeast line of said Rockwall High School tract for a total distance of 405.28 feet to the POINT OF BEGINNING and containing 3.642 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We Rockwall Rental Properties LP, a Texas limited Liability Partnership, the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL-PINE ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL-PINE ADDITION subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 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 these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said asement 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 any 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 therequired 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 madeby 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 progresspayments 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.
- Property owner is responsible fpr all maintenance, repair, and/orreplacement of all detention/drainage systems.

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.

Property Owner Signature

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Randall Noe], 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 \_\_\_\_th day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
[IF APPLICABLE:]

My Commission Expires

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Randall Noe, 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 \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

My Commission Expires

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, David A. Minton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon wereproperly placed under my personal supervision.

Surveyor Signature

RPLS No.

Before me, the undersigned authority, on this day personally appeared David A. Minton, 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 \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

My Commission Expires

RECOMMENDED FOR FINAL APPROVAL

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 \_\_\_\_th 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 \_\_\_\_th day of \_\_\_\_\_, 2016.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT  
LOT1, BLOCK1  
ROCKWALL-PINE ADDITION

BEING 3.642 ACRES  
IN THE  
J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 30, 2016

|  |   |  |
|--|---|--|
| <b>ENGINEER</b><br>CATES-CLARK & ASSOCIATES, LLC<br>14800 QUORUM DRIVE, SUITE 200<br>DALLAS, TEXAS 75254<br>PH: (972) 385-2272<br>CONTACT: Daniel Stewart, P.E., LEED, G.A.<br>Email: dstewart@cates-clark.com | <b>OWNER</b><br>ROCKWALL RENTAL PROPERTIES, LP<br>P.O. BOX 818<br>TERRELL, TEXAS 75160<br>PHONE: 214-869-5862<br>CONTACT: Randall Noe | <b>SURVEYOR</b><br>ADAMS SURVEYING COMPANY, LLC<br>P.O. BOX 260392<br>PLANO, TEXAS 75026<br>PH: (469) 317-0250<br>CONTACT: Philip Adams, R.P.L.S.<br>Email: padams@txasc.com |
|--|---|--|