

## 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)

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LINE #	LENGTH	DIRECTION
L1	30.01'	N46°54'21"E
L2	7.00'	S43°05'39"E
L3	299.92'	N46°54'21"E
L4	46.89'	S89°03'00"E
L5	10.80'	N2°18'08"E
L6	55.16'	S10°17'28"E
L7	102.35'	N89°03'00"W
L8	299.92'	S46°54'21"W
L9	1.25'	N43°05'39"W
L10	68.25'	S46°54'21"W
L11	52.25'	N43°05'21"W
L12	19.37'	N46°54'21"E
L13	87.81'	S3°49'59"E
L14	71.45'	S43°04'09"E
L15	18.30'	S81°52'09"W
L16	66.32'	N43°04'09"W
L17	80.90'	N3°49'59"W
L18	18.30'	N81°52'09"E
L19	56.87'	S43°04'10"E
L20	23.38'	S20°44'49"W

LINE #	LENGTH	DIRECTION
L21	7.94'	S45°17'12"E
L22	10.00'	N31°47'51"W
L23	83.12'	N60°46'03"E
L24	56.47'	N49°39'20"E
L25	15.96'	N16°26'52"E
L26	17.47'	S42°42'12"E
L27	11.47'	S16°26'52"W
L28	62.60'	S49°39'20"W
L29	103.13'	S64°22'28"W
L30	42.00'	N46°54'21"E
L31	72.16'	S43°05'39"E
L32	24.24'	S88°05'39"E
L33	48.18'	S43°05'39"E
L34	16.21'	S88°05'39"E
L35	28.23'	N69°24'21"E
L36	29.85'	N24°24'21"E
L37	16.72'	N1°54'21"E
L38	84.00'	N10°17'28"W
L39	15.29'	S89°03'00"E
L40	70.79'	S10°17'28"E

LINE #	LENGTH	DIRECTION
L41	32.37'	S1°54'21"W
L42	33.98'	S24°24'21"W
L43	37.90'	S69°24'21"W
L44	29.41'	N88°05'39"W
L45	41.11'	N43°05'39"W
L46	24.24'	N88°05'39"W
L47	63.37'	N43°05'39"W
L48	27.00'	S46°54'21"W
L49	15.00'	N43°05'39"W
L50	133.63'	N42°42'12"W
L51	50.08'	N40°10'30"E
L52	84.24'	S89°03'00"E
L53	48.86'	S10°17'28"E
L54	80.27'	S9°47'11"W
L55	22.43'	S69°24'21"W
L56	42.02'	N7°40'28"E
L57	7.50'	S82°27'31"E
L58	35.30'	S7°40'28"W
L59	35.06'	N11°06'55"W
L60	33.61'	S11°06'55"E

LINE #	LENGTH	DIRECTION
L61	15.34'	N89°03'00"W
L62	20.88'	N82°15'35"E
L63	15.00'	S7°44'25"E
L64	28.27'	S82°15'35"W
L65	9.80'	N45°17'12"W
L66	15.73'	S44°42'48"W
L67	15.00'	N45°17'12"W
L68	15.10'	N44°42'48"E
L69	24.47'	N20°44'49"E
L70	58.01'	N43°04'11"W
L71	4.22'	N46°54'21"E
L72	10.00'	N46°54'21"E
L73	134.23'	S43°04'09"E
L74	110.95'	N81°52'09"E
L75	8.15'	N46°54'21"E
L76	2.50'	N43°05'39"W
L77	15.00'	N46°54'21"E
L78	15.00'	S43°05'39"E
L79	15.00'	S46°54'21"W
L80	2.50'	N43°05'39"W

LINE #	LENGTH	DIRECTION
L81	11.30'	S46°54'21"W
L82	119.31'	S81°52'09"W
L83	139.44'	N43°04'09"W

#### GENERAL NOTES:

1) Bearings are based on the recorded plat of Woods at Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas

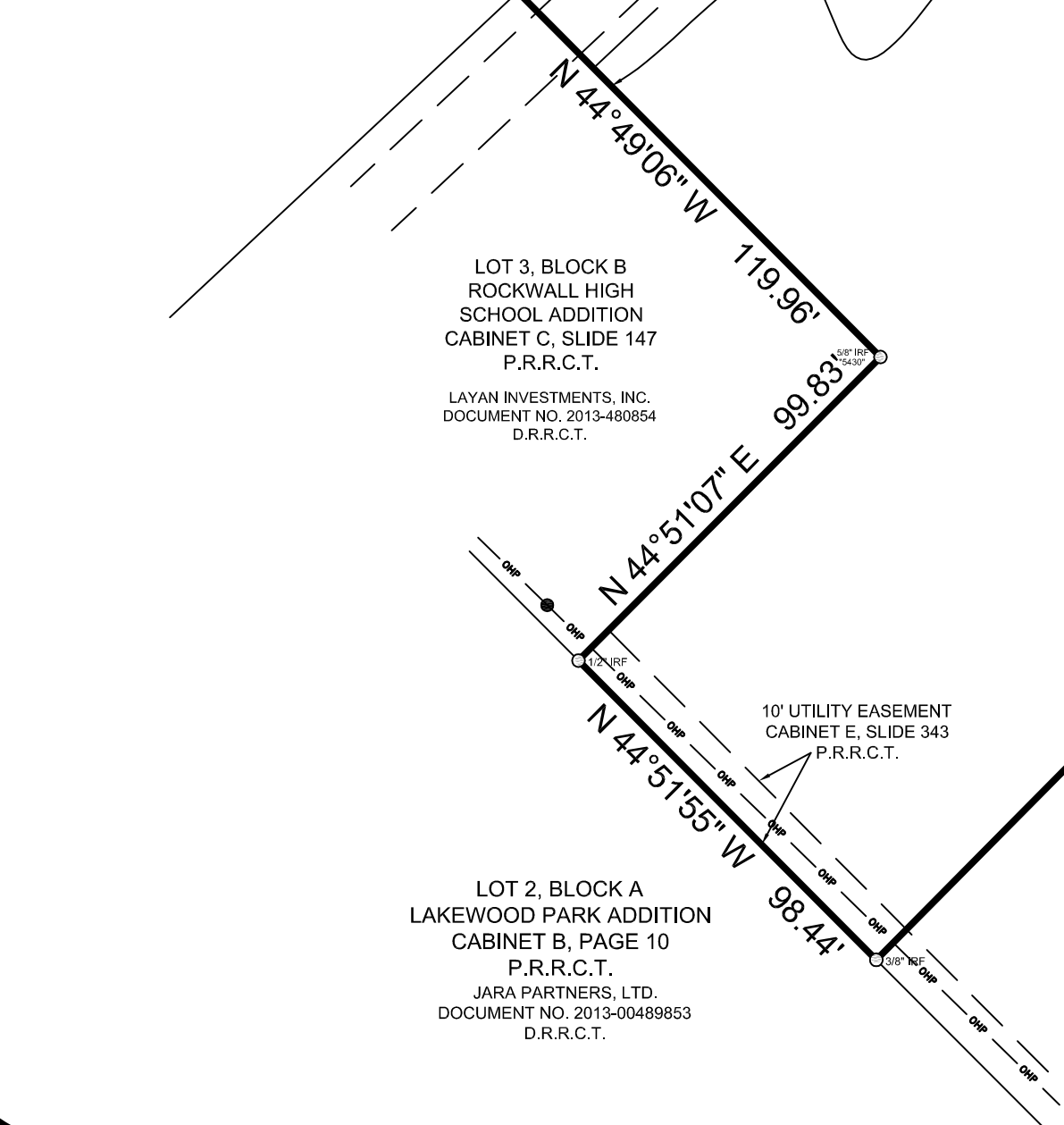
2) The purpose of this plat is to reconfigure 2 lots.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

#### LEGEND

⊙ IRF  
P.R.R.C.T.  
IRON ROD FOUND  
PLAT RECORDS, ROCKWALL  
COUNTY, TEXAS  
DEED RECORDS,  
ROCKWALL COUNTY, TEXAS



CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	22.48'	20.00'	64°23'49"	S77° 15' 32"E 21.31'
C2	22.69'	55.00'	23°38'13"	N58° 43' 27"E 22.53'
C3	69.12'	44.00'	90°00'00"	N88° 05' 39"W 62.23'
C4	31.42'	20.00'	90°00'00"	S88° 05' 39"E 28.28'
C5	34.18'	44.01'	44°30'08"	S69° 09' 34"W 33.33'
C6	30.94'	20.00'	88°38'52"	N46° 37' 34"E 27.95'
C7	24.10'	845.00'	1°38'03"	S88° 30' 53"E 24.10'
C8	15.37'	20.00'	44°02'40"	S68° 55' 41"W 15.00'
C9	68.87'	44.00'	89°40'21"	S88° 15' 26"E 62.05'
C10	31.42'	20.00'	90°00'00"	N88° 05' 39"W 28.28'
C11	75.79'	536.81'	8°05'22"	S62° 14' 50"W 75.73'
C12	56.75'	526.81'	6°10'18"	S81° 17' 18"W 56.72'
C13	16.57'	44.01'	21°33'57"	S73° 18' 10"W 16.47'
C14	15.71'	845.00'	1°03'54"	S83° 52' 13"E 15.71'
C15	7.50'	845.00'	0°30'31"	S82° 46' 47"E 7.50'

WAL-MART REAL ESTATE  
BUSINESS TRUST  
VOLUME 1653, PAGE 144  
D.R.R.C.T.

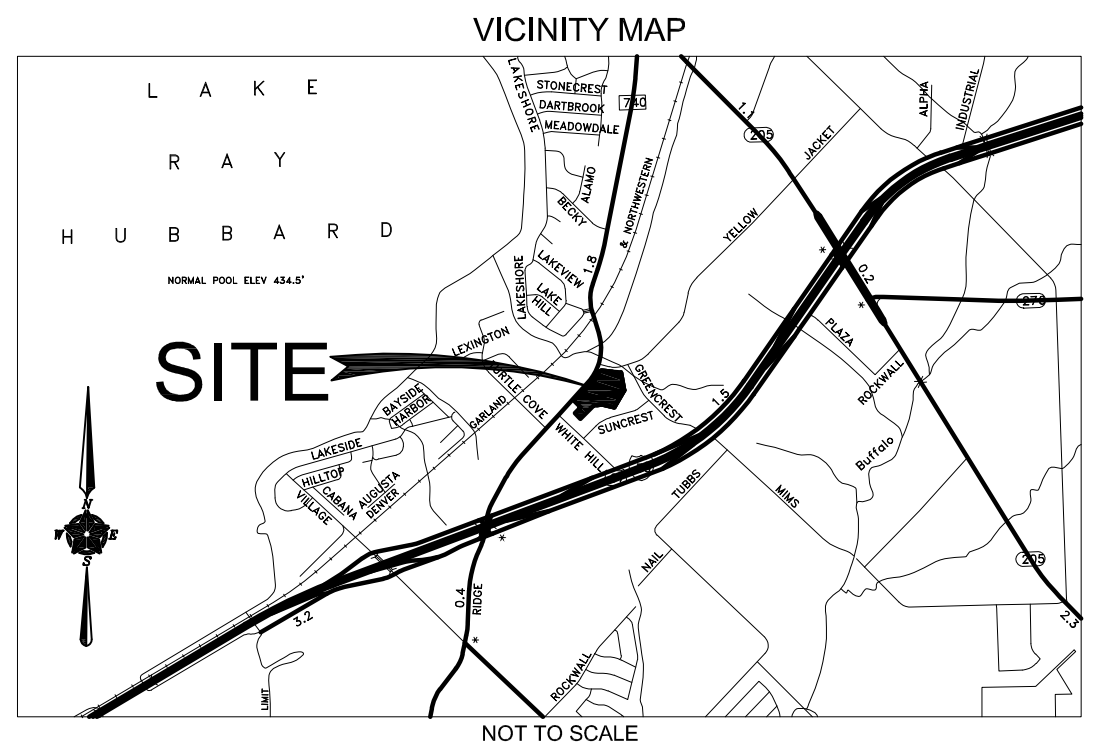
#### ENGINEER



OWNER  
MOUNTAINPRIZE, INC.  
3225 CUMBERLAND  
BOULEVARD, SUITE 100  
ATLANTA, GA 30339

OWNER  
RUSSELL FRANK  
15 PRINGLE LANE  
ROCKWALL, TX 75087

SURVEYOR  
TEXAS HERITAGE, LLC  
10610 METRIC DRIVE, SUITE 124  
DALLAS, TEXAS 75243  
P - (214)340-9700  
F - (214)340-9710  
txheritage.com



#### REPLAT

**WOODS AT ROCKWALL ADDITION**  
**LOT 3 AND LOT 4, BLOCK A**  
E.P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
PAGE 1 OF 2

DATE: 03/20/2014 / JOB # 1202145-7 / SCALE= 1" = 40' / DRAWN BY: EDDIE  
REVISED: 04/11/2017

OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
CITY OF ROCKWALL

WHEREAS, Mountainprize, Inc. and Russell Frank are the sole owners of a tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, being all of Lots 1 and 2, Block A of THE WOODS AT ROCKWALL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in the South right-of-way line of Yellowjacket Lane (90 foot public right-of-way), said point being the Northwest corner of Lot 3R, Block B of REPLAT WOODS AT ROCKWALL ADDITION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 389 of the Plat Records of Rockwall County, Texas, same being the Northeast corner of said Lot 2, same being the Northeast corner of herein described tract;

Thence South 10 Degrees 17 Minutes 28 Seconds East, along the West line of said Lot 3R, a distance of 221.40 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of said Lot 3R, same being the Northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas;

Thence South 30 Degrees 27 Minutes 04 Seconds West, along the Northwest line of said Wal-Mart Supercenter Addition, passing the East corner of said Lot 1, same being the South corner of said Lot 2, at a distance of 176.14 feet and continuing for a total distance of 237.94 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430", said point being the South corner of herein described tract;

Thence North 77 Degrees 04 Minutes 02 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 154.03 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430";

Thence South 82 Degrees 15 Minutes 35 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 87.98 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 45 Degrees 17 Minutes 12 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 9.80 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 44 Degrees 42 Minutes 48 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 239.43 feet to a 3/8 inch iron rod found for corner in the Northeast line of Lot 2, Block A of Lakewood Park Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 10 of the Plat Records of Rockwall County, Texas, said point being the West corner of said Wal-Mart Supercenter Addition, same being the South corner of said Lot 1, same being the South corner of herein described tract;

Thence North 44 Degrees 51 Minutes 55 Seconds West, along the Northeast line of said Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for corner, said point being the South corner of Lot 3, Block B of Rockwall High School Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 147 of the Plat Records of Rockwall County, Texas, same being the most southerly West corner of said Lot 1 and being the most southerly West corner of herein described tract;

Thence North 44 Degrees 51 Minutes 07 Seconds East, along the Southeast line of said Lot 3, a distance of 99.83 feet to a 5/8 inch iron rod found for corner, said point being the East corner of said Lot 3, same being an interior ell corner of said Lot 1 and of herein described tract;

Thence North 44 Degrees 49 Minutes 06 Seconds West, along the Northeast line of said Lot 3, a distance of 119.96 feet to a 1/2 inch iron rod found for corner in the Southeast right-of-way line of F.M. 740 (Ridge Road) (variable width public right-of-way), said point being the North corner of said Lot 3, same being the most northerly West corner of said Lot 1 and being the most northerly West corner of herein described tract;

Thence North 46 Degrees 54 Minutes 21 Seconds East, along the Southeast right-of-way line of said F.M. 740, a distance of 346.99 feet to a TXDOT Monument found for corner, said point being the North corner of said Lot 1, same being the West corner of said Lot 2;

Thence North 25 Degrees 05 Minutes 54 Seconds East, continuing along the Southeast right-of-way line of said F.M. 740, a distance of 117.39 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the intersection of the Southeast right-of-way line of said F.M. 740 and the South right-of-way line of said Yellowjacket Lane, said point being the Northwest corner of said Lot 2, and being the Northwest corner of herein described tract;

Thence North 60 Degrees 26 Minutes 48 Seconds East, along the South right-of-way line of said Yellowjacket Lane, a distance of 40.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 82 Degrees 31 Minutes 30 Seconds East, continuing along the South right-of-way line of said Yellowjacket Lane, a distance of 140.14 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the beginning of a curve to the left;

Thence, continuing along the South right-of-way line of said Yellowjacket Lane, and along said curve to the left, through a central angle of 6°48'23", a radius of 845.00 feet, a chord bearing and distance of South 85°55'43" East, 100.32 feet and an arc length of 100.38 feet to the POINT OF BEGINNING and containing 194,683 square feet or 4.47 acres of land.

SURVEYORS CERTIFICATE:

THAT I, Raul D. Reyes, 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.

**PRELIMINARY**, THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR  
VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 4/12/17

Raul D. Reyes, R.P.L.S. No. 5390

STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Signature My commission expires: \_\_\_\_\_

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
CITY OF ROCKWALL

That, Mountainprize, Inc. and Russell Frank, do hereby adopt this plat designating the hereinabove described property as **REPLAT WOODS AT ROCKWALL ADDITION, LOT 3 AND LOT 4, BLOCK A**, 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 for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT WOODS AT ROCKWALL ADDITION, LOT 1R, BLOCK A, subdivision have been notified and signed this plat.

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

1. No buildings shall be constructed 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 building, 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 to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the 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 bears 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 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;
7. The property owner is responsible for maintenance, repair, and replacement of all detention and drainage system.

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 developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence or 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 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; Our successors and assigns hereby waive any claim, damage, or cause of action the We may have as a result of the dedication of exactions made herein.

Mountainprize, Inc.

\_\_\_\_\_  
Brian Thornton, Vice President of Real Estate and Engineering

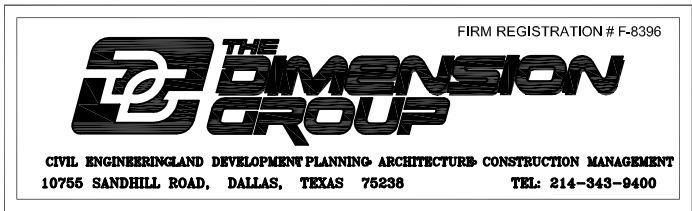
\_\_\_\_\_  
Russell Frank

STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brian Thornton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

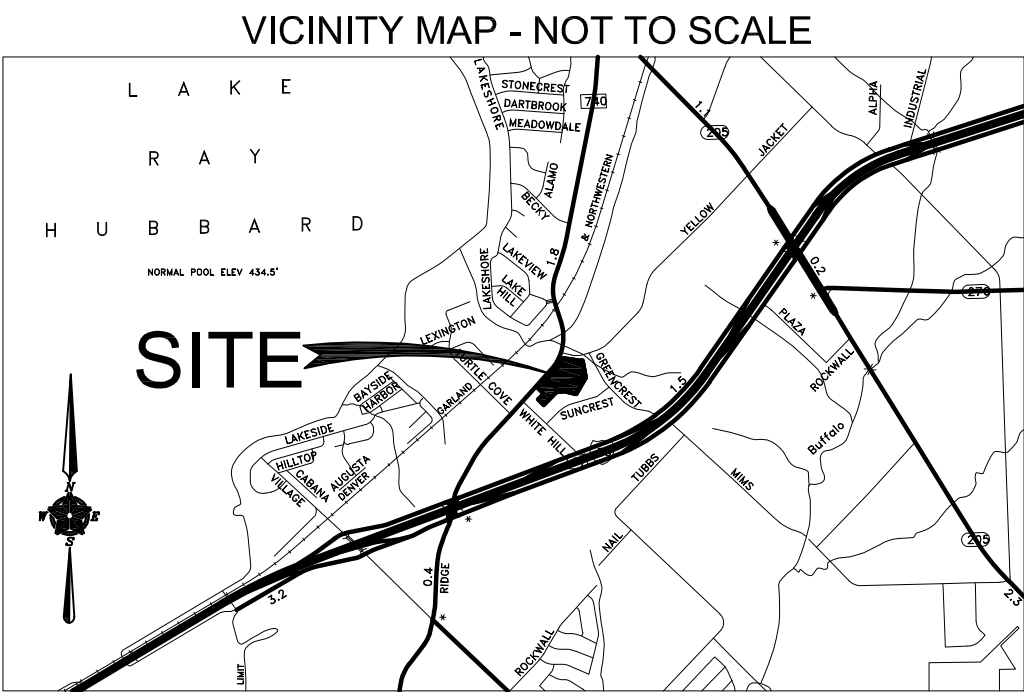
\_\_\_\_\_  
Notary Signature My commission expires: \_\_\_\_\_



OWNER  
MOUNTAINPRIZE, INC.  
3225 CUMBERLAND  
BOULEVARD, SUITE 100  
ATLANTA, GA 30339

OWNER  
RUSSELL FRANK  
15 PRINGLE LANE  
ROCKWALL, TX 75087

SURVEYOR  
TEXAS HERITAGE, LLC  
10610 METRIC DRIVE, SUITE 124  
DALLAS, TEXAS 75243  
P - (214)340-9700  
F - (214)340-9710  
txheritage.com



STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Russell Frank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Signature My commission expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that that the foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

WITNESS OUR HANDS, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Mayor, City of Rockwall

City Secretary, City of Rockwall

Engineer, City of Rockwall

GENERAL NOTES:

- 1) Bearings are based on the recorded plat of Woods at Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas
- 2) The purpose of this plat is to reconfigure 2 lots.
- 3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.
- 4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

LEGEND

○ IRF  
P.R.R.C.T.  
D.R.R.C.T.  
IRON ROD FOUND  
PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
DEED RECORDS, ROCKWALL COUNTY, TEXAS

REPLAT  
**WOODS AT ROCKWALL ADDITION**  
**LOT 3 AND LOT 4, BLOCK A**  
E.P. GAINES SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PAGE 2 OF 2  
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