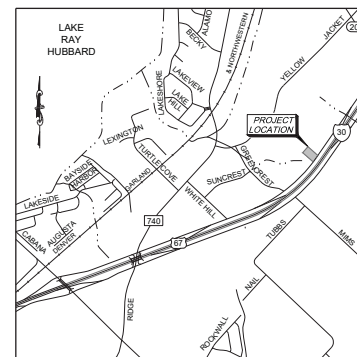


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): 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.






* VICINITY MAP
(NOT TO SCALE)

*** LEGEND ***

IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND WITH CAP
CIRS	5/8" IRON ROD WITH CAP STAMPED "SPOONER" SET
(CM)	CONTROLLING MONUMENT
VOL	VOLUME
PG	PAGE
R.C.C.I. NO.	ROCKWALL COUNTY CLERK'S INSTRUMENT NUMBER
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
L = 5.00'	ARC LENGTH OF 5.00'
CHB	CHORD BEARING
CL	CHORD LENGTH
ESMT.	EASEMENT



0 15' 30'



GRAPHIC SCALE IN FEET
1" = 30'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	44.00'	69.15'	S89°36'04"W	62.25'
C2	20.00'	31.54'	S89°23'55"W	28.37'
C3	44.00'	69.12'	S89°34'15"W	62.23'
C4	44.00'	69.13'	N00°25'17"W	62.23'
C5	44.00'	68.63'	N89°52'41"E	61.88'
C6	20.00'	32.08'	N88°39'22"E	28.75'
C7	20.00'	31.42'	N00°25'17"W	28.29'
C8	20.00'	31.19'	N89°52'41"E	28.13'
C9	44.00'	21.01'	S57°54'28"W	20.82'
C10	20.00'	31.42'	S89°34'15"W	28.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°34'04"W	1.40'
L2	N44°34'04"E	0.75'

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER
AUGUST 2, 2017

**NOTE: SEE SHEET 2 OF 2 FOR
OWNER'S CERTIFICATE,
OWNER'S DEDICATION,
SURVEYOR'S CERTIFICATE,
CITY SIGNATURE BLOCK, AND
GENERAL NOTES.**

ENGINEER/APPLICANT

GreenbergFarrow

21 SOUTH EVERGREEN AVE., SUITE 200
ARLINGTON HEIGHTS, IL 60005
(224) 310-5072
ATTN: PAULA HUBERT

SURVEYOR:



6040 DUTCHMANS LANE
LOUISVILLE, KY 40205
(502) 515-7395
ATTN: PAULA LOGUE



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76033
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TPLS FIRM NO. 10054900 S&A 16-156 ~ 6-28-17

CASE NO. _____
PRELIMINARY • FINAL PLAT

LOT 1, BLOCK A

S ROADHOUSE AD

TEXAS ROADHOUSE ADDITION

BEING A PLAT OF A 2.0767 ACRE TRACT OF LAND LOCATED IN THE JOHN D. McFARLAND, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SAID 2.0767 ACRE TRACT OF LAND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO _____, BY DEED AS RECORDED IN ROCKWALL COUNTY CLERK'S INSTRUMENT NO. _____,

1 LOT ~ 2.0767 ACRES
AUGUST ~ 2017

SHEET 1 OF 2

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS _____, is the sole owner of a 2.0767 acre tract of land located in the John D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, said 2.0767 acre tract of land being all of a called 2.077 acre tract of land conveyed to _____, by deed as recorded in Rockwall County, Clerk's Instrument No. _____, Official Public Records, Rockwall County, Texas, said 2.0767 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "ADAMS" found (Controlling Monument) at the north property corner of the said 2.077 acre tract, same being the west lot corner of Lot 1, Block 1, Rockwall - Pine Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet I, Slide 367, Plat Records, Rockwall County, Texas (P.R.R.C.T.), from which a 1/2 inch iron rod with a cap stamped "DAI" found (Controlling Monument) at the south lot corner of Lot 2, Block 1, Rockwall-Pine Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet H, Slide 5, P.R.R.C.T. bears North 44°16'42" East, a distance of 15.16 feet;

THENCE South 45°25'56" East, along the northeast property line of the said 2.077 acre tract and along the southwest lot line of said Lot 1, a distance of 407.64 feet to a 5/8 inch iron rod with a cap stamped "SPOONER" set (hereinafter referred to as an iron rod set) at the east property corner of the said 2.077 acre tract, same being the south lot corner or said Lot 1, said iron rod set also being on the north right-of-way line of Interstate Highway No. 30W (being a variable with right-of-way, a portion of said right-of-way being conveyed to the State of Texas, by deed filed for record in Volume 59, Page 226, Deed Records, Rockwall County, Texas), said iron rod set also being at the beginning of a non-tangent curve to the right having a radius of 3,669.86 feet;

THENCE along the south property line of the said 2.077 acre tract and along the said north right-of-way line, with said curve to the right, an arc length of 220.57 feet, and across a chord which bears South 43°29'42" West, a chord length of 220.54 feet to an iron rod set at the south property corner of the said 2.077 acre tract, from which a 5/8 inch iron rod found at the most southerly, southeast property corner of the remainder of a called 14.45 acre tract of land conveyed to Rockwall Rental Properties, L.P., by deed as recorded in Volume 4076, Page 48, Deed Records, Rockwall County, Texas, also being at the intersection of the said north right-of-way line with the northeast right-of-way line of Grassy Creek Boulevard (being a variable width right-of-way) bears South 48°31'38" West (Chord Bearing), a distance of 410.62 feet (Chord length);

THENCE North 45°25'56" West, departing the said north right-of-way line, and along the southwest property line of the said 2.077 acre tract, a distance of 410.65 feet to an iron rod set at the west property corner of the said 2.077 acre tract;

THENCE North 44°16'42" East, along the northwest property line of the said 2.077 acre tract, a distance of 220.50 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains a computed area of **2.0767 acres (90,460 square feet)** of land, more or less.

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

WE, the undersigned owner of the land shown on this plat, and designated herein as the TEXAS ROADHOUSE 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein express. We further certify that all other parties who have a mortgage or lien interest in the TEXAS ROADHOUSE 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 the 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 structures 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 const of such improvements, as determined by the city's engineer and/or 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 action that we may have as a result of the dedication of exactions made herein.

TEXAS ROADHOUSE

Duly Authorized Agent Date

Printed Name and Title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

Notary Public, State of _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW BY ALL MEN THESE PRESENTS:

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the monuments shown thereon were properly placed under my personal supervision.

Surveyed on the ground October 24, 2016.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

Notary Public, State of Texas

OWNER



6040 DUTCHMANS LANE
LOUISVILLE, KY 40205
(502) 515-7395
ATTN: PAULA LOGUE

ENGINEER/APPLICANT

GreenbergFarrow

21 SOUTH EVERGREEN AVE., SUITE 200
ARLINGTON HEIGHTS, IL 60005
(224) 310-5072
ATTN: PAULA HUBERT

SURVEYOR:



SPOONER & ASSOCIATES
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309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 686-8448 WWW.SPOONERSURVEYORS.COM
TBLPLS FIRM NO. 10054800 S&A 10-150 -- 6-28-17

CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman Date

APPROVED:

I, hereby certify that the above and foregoing plat for an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this the _____ day of _____, 2017.

Mayor, City of Rockwall

City Secretary

City Engineer

CASE NO. _____
PRELIMINARY - FINAL PLAT

LOT 1, BLOCK A

TEXAS ROADHOUSE ADDITION

BEING A PLAT OF A 2.0767 ACRE TRACT OF LAND LOCATED IN THE JOHN D. MCFARLAND, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAID 2.0767 ACRE TRACT OF LAND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO _____, BY DEED AS RECORDED IN ROCKWALL COUNTY CLERK'S INSTRUMENT NO. _____, O.P.R.R.C.T.

1 LOT ~ 2.0767 ACRES

AUGUST ~ 2017

SHEET 2 OF 2