



City of Rockwall

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

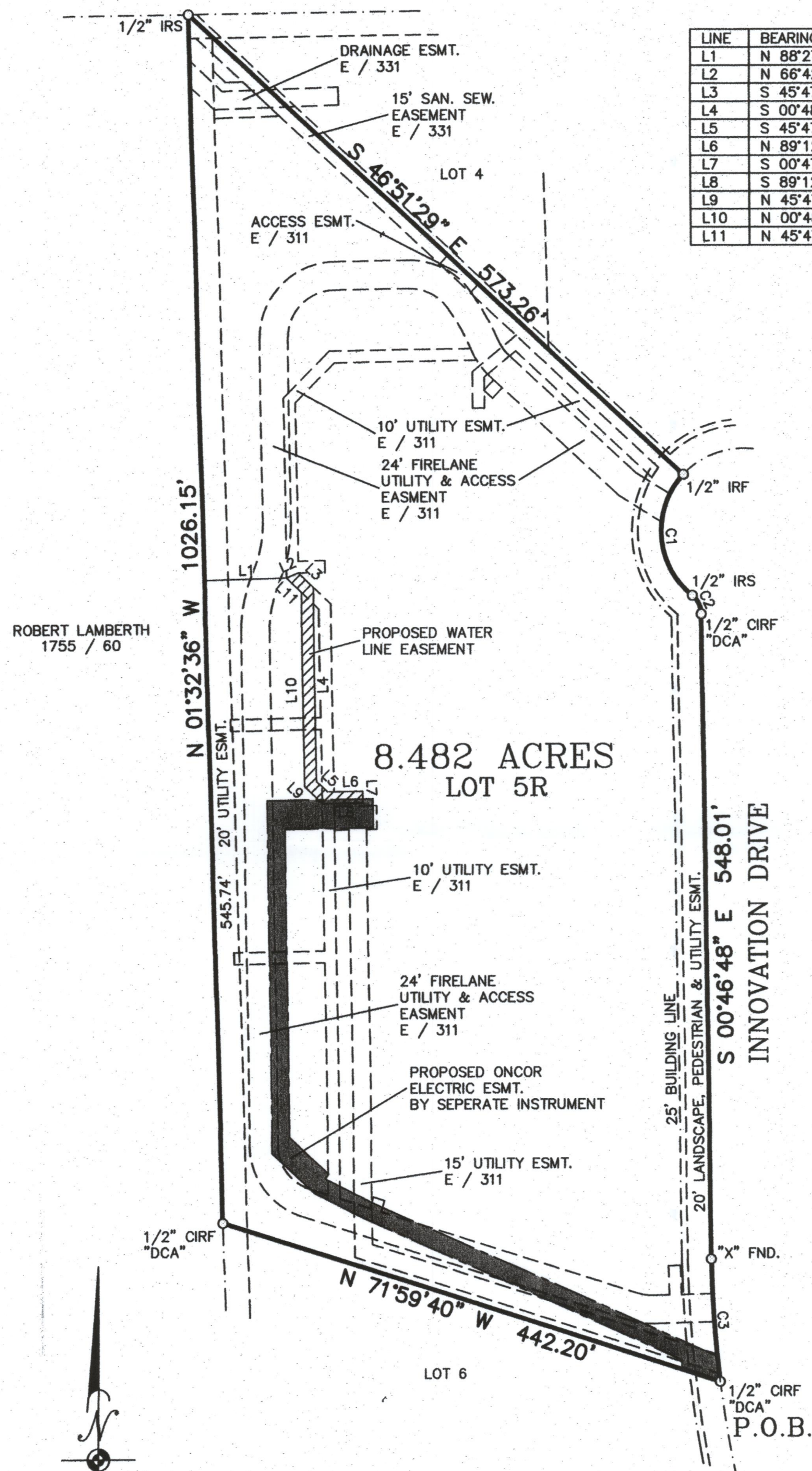
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HITT FAMILY LIMITED PARTNERSHIP
1875 / 238

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	115.25'	102.67'	S 04°07'00" E	94°19'57"
C2	20.50'	18.06'	17.48'	S 26°02'37" E	50°28'59"
C3	930.00'	104.71'	104.66'	S 04°02'56" E	6°27'04"

LINE	BEARING	DISTANCE
L1	N 88°27'24" E	69.49'
L2	N 66°42'46" E	10.82'
L3	S 45°47'14" E	17.79'
L4	S 00°48'42" E	164.69'
L5	S 45°47'14" E	12.78'
L6	N 89°12'46" E	29.61'
L7	S 00°47'14" E	10.00'
L8	S 89°12'46" W	33.75'
L9	N 45°47'14" W	21.06'
L10	N 00°48'42" W	164.69'
L11	N 45°47'14" W	17.80'



SCALE: 1" = 100'
LEGEND

POWER POLE
WATER METER
GAS METER
WATER VALVE
FIRE HYDRANT
ELECTRIC METER
MAILBOX
CLEAN OUT
TELEPHONE PEDESTAL
UNDERGROUND CABLE MARKER

WOOD FENCE
BARBED WIRE FENCE
CHAINLINK FENCE



Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403



DATE: DEC.
DRAWN BY:

REPLAT OF LOT 5, BLOCK
AMENDED PLAT OF LOT 3, I
ROCKWALL TECHNOLO
AN ADDITION TO THE CITY OF R
ROCKWALL COUNTY, TE
8.482 ACRES
DECEMBER, 2017

Owner:
Evangelos & Vasiliki Ambatielos
1635 Innovation Drive
Rockwall, Texas 75032

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2017 0
FILE COPY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS EVANGELOS AND VASILIKI AMBATIELOS, BEING THE OWNERS OF A TRACT OF LAND within the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Rockwall County, Texas, being part of the J.M. Allen Survey, Abstract No. 2, being all of Lot 5, Block C of the AMENDED REPLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK, an addition to the City of Rockwall as recorded in Cabinet E on Slides 329-330 of the Plat Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a capped "DCA" 1/2 inch iron rod found for a corner at the southeast corner of Lot 5 in Innovation Drive; THENCE N 71°59'40" W along the south line of Lot 5, a distance of 442.20 feet to a capped "DCA" 1/2 inch iron rod found for a corner at the southwest corner of Lot 5; THENCE N 01°32'36" W along the west line of Lot 5, a distance of 1026.15 feet to a 1/2 inch iron rod set for a corner at the northwest corner of Lot 5; THENCE S 46°51'29" E along the northeast line of Lot 5, a distance of 573.26 feet to a 1/2 inch iron rod found for a corner at the northeast corner of Lot 5 in Innovation Drive, said corner being at the beginning of a curve to the left, having a central angle of 94°19'57", a radius of 70.00 feet and a chord bearing of S 04°07'00" E and a chord length of 102.67 feet; THENCE in the Southeasterly direction, along said curve to the left and along Innovation Drive, an arc length of 115.25 feet to a 1/2 inch iron rod set for a corner, said corner being at the beginning of a curve to the right, having a central angle of 50°28'59", a radius of 20.50 feet and a chord bearing of S 26°02'37" E and a chord length of 17.48 feet; THENCE in the Southeasterly direction, along said curve to the right and along Innovation Drive, an arc length of 18.06 feet to a capped "DCA" 1/2 inch iron rod found for a corner, THENCE S 00°46'48" E along the east line of Lot 5 and Innovation Drive, a distance of 548.01 feet to an "x" found in concrete for a corner, said corner being at the beginning of a curve to the left, having a central angle of 06°27'04", a radius of 930.00 feet and a chord bearing of S 04°02'56" E and a chord length of 104.66 feet; THENCE in the Southeasterly direction, along said curve to the left and along Innovation Drive, an arc length of 104.71 feet returning to the Point of Beginning and containing 8.482 acres of land.

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 **REPLAT OF LOT 5, BLOCK C OF THE AMENDED PLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK**, 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. I further certify that all other parties who have a mortgage or lien interest in the **REPLAT OF LOT 5, BLOCK C OF THE AMENDED PLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK** have been notified and signed this plat.

I 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 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.

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 hereon.

Evangelos Ambatielos

Vasiliki Ambatielos

STATE OF TEXAS
COUNTY OF

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 the _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires

STATE OF TEXAS
COUNTY OF

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 the _____ day of _____, _____.

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, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, 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.

Registered Public Surveyor No. 5387

APPROVED

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

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 _____ day of _____, _____.

Direction of Planning

City Engineer

REPLAT OF LOT 5, BLOCK C OF THE
AMENDED PLAT OF LOT 3, BLOCK C OF
ROCKWALL TECHNOLOGY PARK
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
8.482 ACRES
DECEMBER, 2017

Owner:
Evangelos & Vasiliki Ambatielos
1635 Innovation Drive
Rockwall, Texas 75032

Surveyor:
Owens Land Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

LEGEND

- POWER POLE ● WATER VALVE ○ MAILBOX ▽ UNDERGROUND CABLE MARKER
⊗ WATER METER ⚡ FIRE HYDRANT ◻ CLEAN OUT
□ GAS METER ■ ELECTRIC METER △ TELEPHONE PEDESTAL

- - - - - WOOD FENCE
* * * * * BARBED WIRE FENCE
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DATE: DEC. 12, 2017

DRAWN BY: B. EBERT

SCALE: 1" = 100'

JOB NO.: 2017-507