

VICINITY MAP - NOT TO SCALE



Approved:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of finale approval.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

City Secretary
City of Rockwall, Texas

Recommended for Final Approval:

City Administrator _____ Date _____
City of Rockwall, Texas

Approved:
Mayor _____ Date _____
City of Rockwall, Texas

GENERAL NOTES:

- 1) Bearings and elevations are based on NAD83, North American Datum of 1983.
- 2) The purpose of this plat is to create 1 lot.
- 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 26, 2008 and IS NOT in a Special Flood Hazard Area.
- 4) Rockwall Benchmark No. R004
Northing: 7,028,087.562; Easting: 2,597,871.006; Elevation: 523.462

Rockwall Benchmark No. R016
Northing: 7,025,942.541; Easting: 2,601,204.028; Elevation: 558.719
- 5) Property owner is responsible for all maintenance, repair and replacement of all drainage and detention systems.

OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rockwall Trinity Real Estate, L.L.C., does hereby adopt this plat, designating the herein described property as **DIRKSE ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, parks, alleys, and easements shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Rockwall Trinity Real Estate, L.L.C

Owner / Agent

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, 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 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

LEGEND:

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET WITH YELLOW CAP
- VOL., PG. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. VOLUME, PAGE
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER



TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Trinity Real Estate, L.L.C., is the sole owner of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas, and being known as Lots 1 and 2 and the North 15 feet of Lots 3 and 4, Block B, Original Town of Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume F, Page 510, Plat Records, Rockwall County, Texas, and being the same tracts of land conveyed to Rockwall Trinity Real Estate, L.L.C., by Deed recorded in Instrument No. 20160000014264, Official Public Records, Rockwall County, Texas, and also being the South 35 feet of Lots 3 and 4 and all of Lots 5 and 6 in Block B of said Original Town of Rockwall, and being conveyed to Rockwall Rental Properties, LP, by Deed recorded in Instrument No. 20160000014265, Official Public Records, Rockwall County, Texas, less that portion of aforementioned Lots 1 thru 6, Block B of Original Town of Rockwall, conveyed to the State of Texas, by Deed recorded in Instrument No. 2007-00369757, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag nail set for corner at the intersection of the West right-of-way line of N. Goliad Street (variable width right-of-way) and the North right-of-way line of Interurban Street (called 20 foot right-of-way), said corner also being the Southeast corner of said Lot 5, Block B;

Thence South 89 degrees 22 minutes 12 seconds West, along said North right-of-way line of Interurban Street, a distance of 180.36 feet to a Mag nail set;

Thence North 01 degrees 00 minutes 50 seconds West, a distance of 5.40 feet to a Mag nail set at the Southeasterly end of a corner clip for corner;

Thence North 40 degrees 03 minutes 57 seconds West, along corner clip, a distance of 30.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Northwesterly end of said corner clip and lying in the Southeast right-of-way line of N. Alamo Street (variable width right-of-way) and being the beginning of a curve to the right with a radius of 261.34 feet;

Thence along said curve to the right having a delta angle of 31 degrees 11 minutes 56 seconds, with a chord that bears North 25 degrees 30 minutes 55 seconds East, a chord distance of 140.55 feet and an arc length of 142.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the Northwesterly corner of the herein described tract;

Thence South 89 degrees 20 minutes 13 seconds East, a distance of 141.71 feet to a 5/8 inch iron rod found for corner lying in said West right-of-way line of said N. Goliad Street, for the Northeasterly corner of the herein described tract;

Thence South 00 degrees 57 minutes 55 seconds West, along said West right-of-way line of N. Goliad Street, a distance of 14.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS";

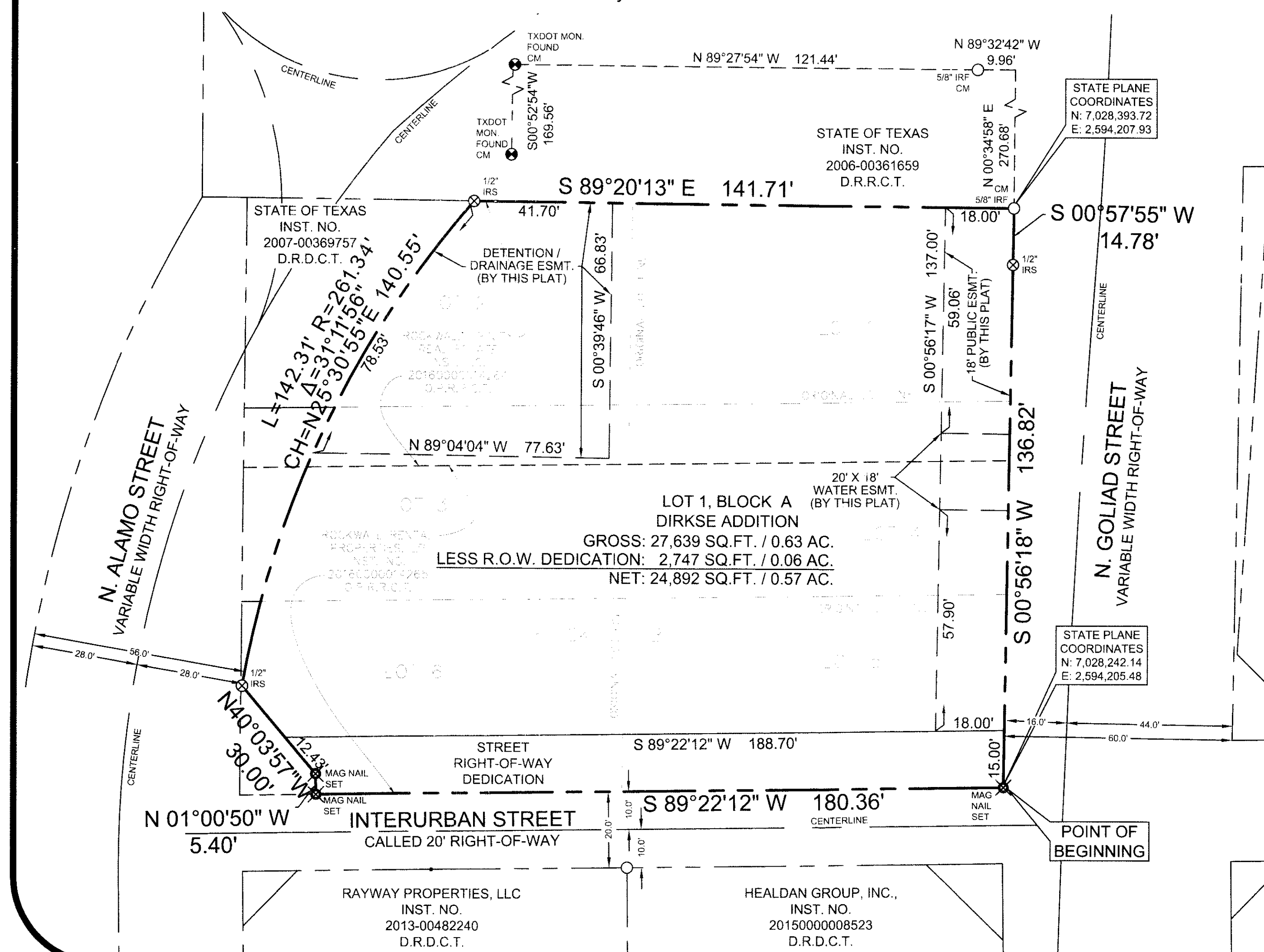
Thence South 00 degrees 56 minutes 18 seconds West, along said West right-of-way line of N. Goliad Street, a distance of 136.82 feet to the POINT OF BEGINNING and containing 27,639 square feet or 0.63 acre of land.

SURVEYORS CERTIFICATE:

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.

RELEASED FOR REVIEW
PURPOSES ONLY 06/13/2017

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



RAYWAY PROPERTIES, LLC
INST. NO. 2013-00482240
D.R.D.C.T.

HEALDAN GROUP, INC.,
INST. NO. 20150000008523
D.R.D.C.T.