



- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 4. P.O.B. - Point of Beginning.
 5. O.P.R.D.C.T. - Official Public Records, Collin County, Texas.
 6. D.R.C.C.T. - Deed Records, Collin County, Texas.
 7. Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Adminstrated by Western Data Systems.
 8. SLD. - SUIDE
 9. CAB. - CABINET

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plot of 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 plot 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 _____, 2017.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

11/6/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Timothy R. Mankin Date Registered Professional Land Surveyor, No. 6122

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 **DALTON GOLIAH 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 further certify that all other parties who have a mortgage or lien interest in the **DALTON GOLIAH ADDITION** subdivision 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. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. 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 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, 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 herein.

WITNESS MY HAND, this _____ day of _____, 2017

ROCKWALL 205-552, LLC

By: DONALD L. SILVERMAN, MANAGER

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DONALD L. SILVERMAN, MANAGER, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205-552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwall County, Texas, and being a portion of that certain tract of land conveyed to ROCKWALL 205-552, LLC in Warranty Deed recorded under Instrument Number 20150000019501, Deed Records, Rockwall County, Texas, and being all of Lot 2, Block A, Dalton Goliah Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with yellow "Brittain" cap found for the Southwest corner of said Rockwall 205 tract, same being the Southwest corner of said Lot 2, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, same being in the North right-of-way line of Dalton Road (80 foot right-of-way);

THENCE North 00 deg. 57 min. 42 sec. West, along the common line of said Lot 2 and said Rockwall School North Addition, a total distance of 788.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Lot 2, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park - Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet;

THENCE along the common line of said Lot 2 and said Block C as follows:

Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;

North 89 deg. 37 min. 55 sec. East, a distance of 426.47 feet to a 1/2 inch iron rod found for the Northeast corner of said Lot 2, same being in the westerly right-of-way line of State Highway No. 205 (called 100' right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 2805.03 feet, a central angle of 04 deg. 41 min. 34 sec., and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet;

THENCE along the common line of said Lot 2 and said State Highway No. 205 as follows:

Along said non-tangent curve to the right, an arc distance of 229.74 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

South 00 deg. 54 min. 01 sec. East, a distance of 109.10 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Lot 2, same being the Northeast corner of Lot 3, Block A, said Dalton Goliah Addition;

THENCE along the common line of said Lot 2 and said Lot 3 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 323.17 feet to a 1/2 inch iron rod found for corner;

South 00 deg. 54 min. 01 sec. East, a distance of 146.44 feet to a 1/2 inch iron rod found for corner;

North 89 deg. 05 min. 59 sec. East, a distance of 35.50 feet to a 1/2 inch iron rod found for corner;

South 00 deg. 54 min. 00 sec. West, passing a 1/2 inch iron rod found for the Southwest corner of said Lot 3, same being the Northwest corner of Lot 1, Block A, said Dalton Goliah Addition, and continuing along the common line of said Lot 2 and said Lot 1, a total distance of 341.12 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 2, same being the Southwest corner of said Lot 1, same being in the northerly right-of-way line of aforesaid Dalton Road;

THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Lot 2 and said Dalton Road, a distance of 187.94 feet to the POINT OF BEGINNING and containing 247,562 square feet or 5.683 acres of computed land, more or less.

FINAL PLAT
DALTON GOLIAH ADDITION
LOTS 4 & 5, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A, DALTON GOLIAH ADDITION
BEING 5.683 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2017

CASE NO. 2017-062

JOB NO.: 15-1216	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 11/6/2017	www.peisersurveying.com		
SCALE: 1" = 50'		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	2
DRAWN: J.B.W.		OWNER: ROCKWALL 205-552, LLC 1408 QUORUM DRIVE SUITE 160 DALLAS, TX 75254	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
		tmankin@peisersurveying.com FIRM No. 100999-00	2