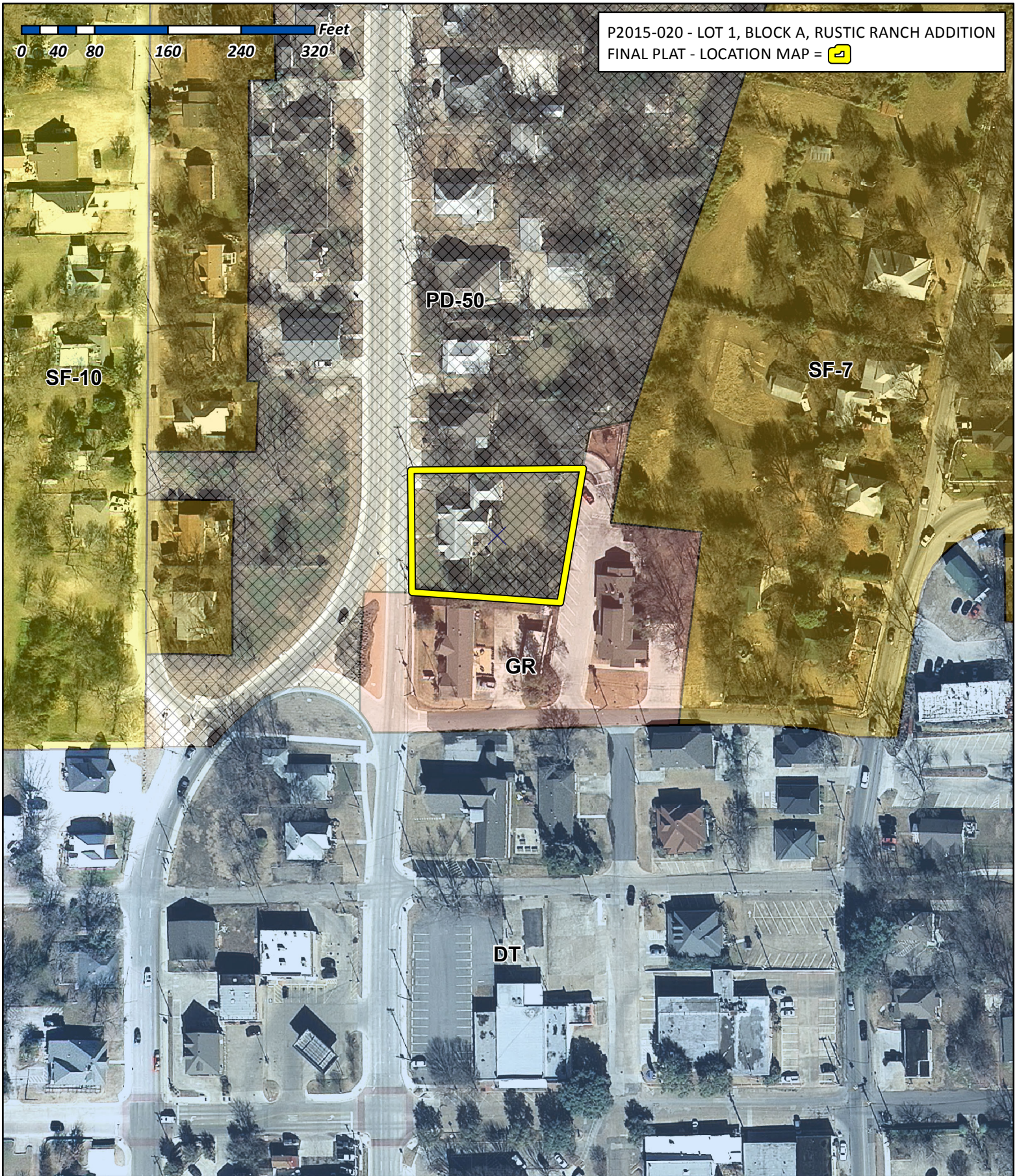




P2015-020 - LOT 1, BLOCK A, RUSTIC RANCH ADDITION
FINAL PLAT - LOCATION MAP =

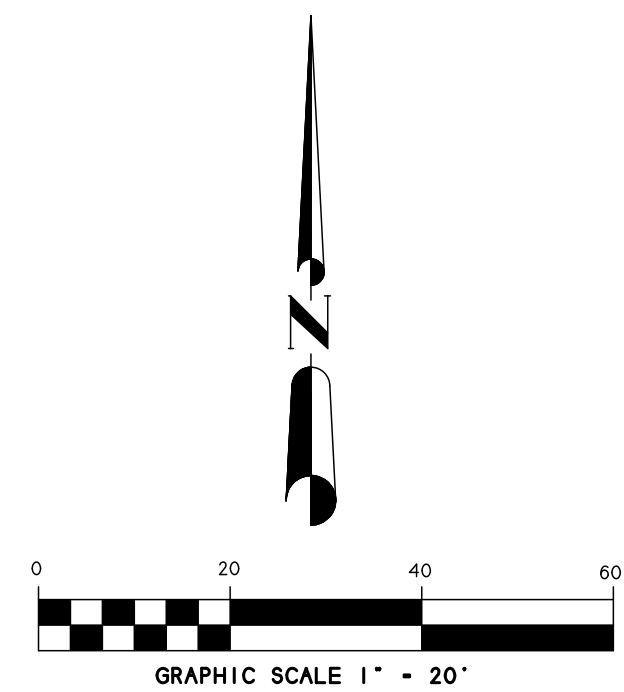
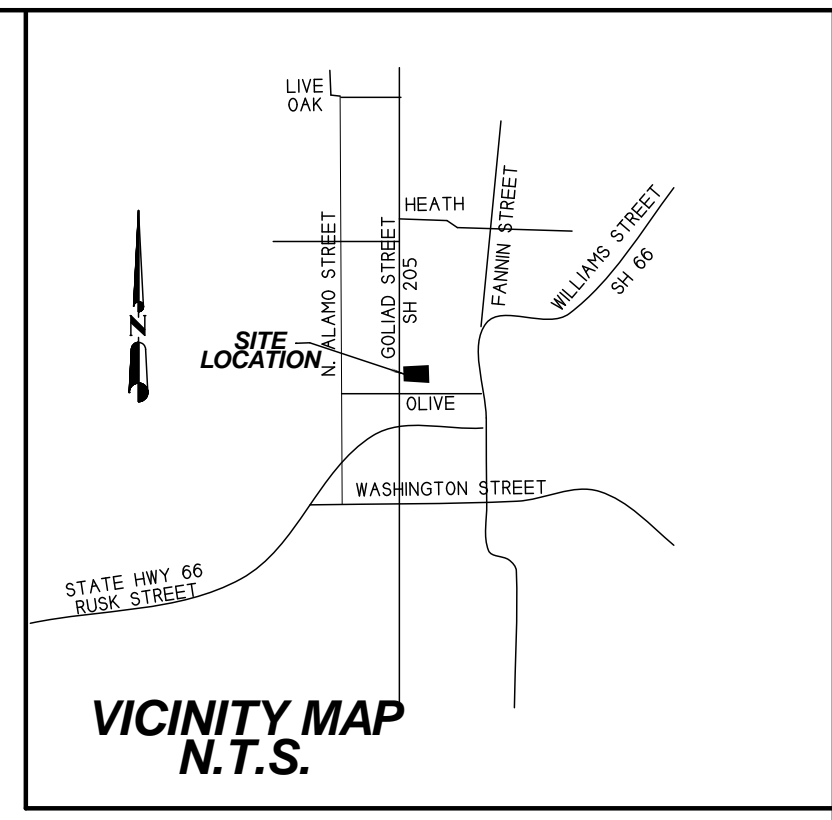
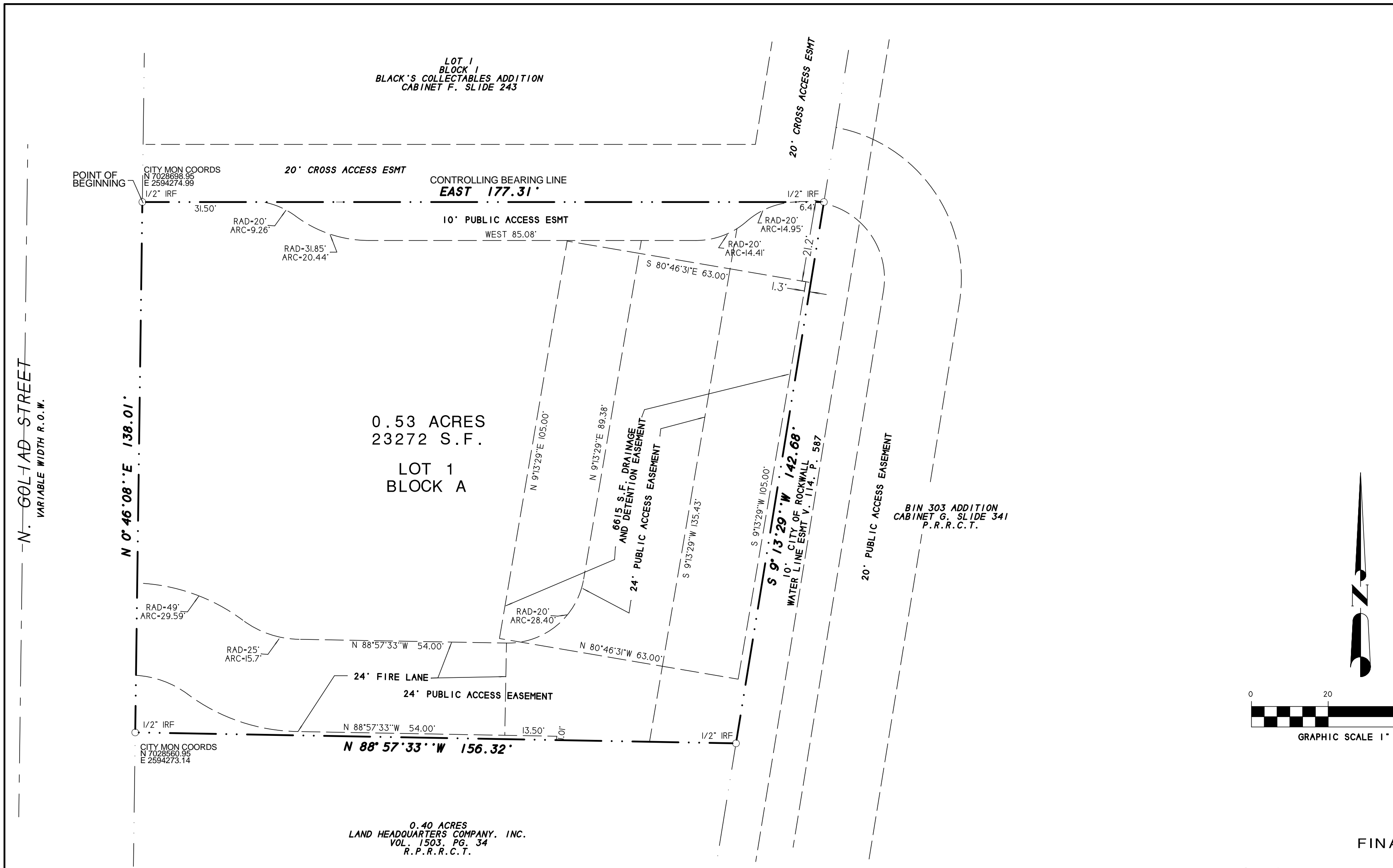


City of Rockwall

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.





FINAL PLAT
ROCKWALL RUSTIC RANCH ADDITION
LOT 1, BLOCK A

ONE (1) LOT BEING
 23,272 S.F. OR 0.53 ACRES
 SITUATED IN THE B.F. BOYDSTUN
 SURVEY, ABSTRACT NO. 14
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER:
 ROCKWALL RUSTIC RANCH, LLC
 CAPRICE MICHELLE
 1506 SIGNAL RIDGE PL
 ROCKWALL, TEXAS 75032
 214-789-7364

SHEET 1 OF 2

SURVEY DATE	JULY 18, 2014
SCALE	1" = 20'
CLIENT	CAPRICE
GF #	NONE

H.D. Fetty Land Surveyor, LLC
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: STATE PLACE COORDINATES BASED ON ROCKWALL MONUMENT SYSTEM.

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL RUSTIC RANCH, LLC, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from Pink Dailias, LLC to Rockwall Rustic Ranch, LLC, dated June 10, 2014, and being recorded in Document number 2014000008099 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of said Rockwall Rustic Ranch, LLC tract, said point being in the east right-of-way line of State Highway 205 N. Goliad Street (Variable width R.O.W.) and being at the southwest corner of Lot 1, Block A, BLACK'S COLLECTABLE ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Slide 243 of the Plat Records of Rockwall County, Texas;

THENCE EAST along the south boundary line of said Black's Collectable Addition, a distance of 177.31 feet to a 1/2" iron rod found for corner at the southeast corner of same and in the west boundary line of BIN 303 ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 341 of the Plat Records of Rockwall County, Texas;

THENCE S. 09 deg. 13 min. 29 sec. W. along the west line of said Bin 303 Addition, a distance of 142.68 feet to a 1/2" iron rod found for corner at the northeast corner of a tract of land as described in a Warranty deed to Land Headquarters Company, Inc. as recorded in Volume 1503, Page 34 of the Plat Records of Rockwall County, Texas;

THENCE N. 88 deg. 57 min. 33 sec. W. a distance of 156.32 feet to a 1/2" iron rod found for corner in the east line of State Highway 205 N. Goliad Street;

THENCE N. 00 deg. 46 min. 08 sec. E. along the east line of said State Highway 205 N. Goliad Street, a distance of 138.01 feet to the POINT OF BEGINNING and containing 23,272 square feet or 0.53 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 ROCKWALL RUSTIC RANCH ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 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 occasional 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 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 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 exaction's made herein.

for ROCKWALL RUSTIC RANCH, LLC _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CAPRICE MICHELLE, 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 _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL RUSTIC RANCH ADDITION an addition to the City of Rockwall, Texas, was approved by the City 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT

ROCKWALL RUSTIC RANCH ADDITION LOT 1, BLOCK A

ONE (1) LOT BEING 23,272 S.F. OR 0.53 ACRES

SITUATED IN THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL RUSTIC RANCH, LLC
CAPRICE MICHELLE
1506 SIGNAL RIDGE PL
ROCKWALL, TEXAS 75032
214-789-7364

SHEET 2 OF 2

SURVEY DATE JULY 18, 2014
SCALE 1" = 20' FILE # 20140266-FP
CLIENT CAPRICE GF # NONE

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com