

P2015-028 - 503 N. Goliad
 REPLAT - LOCATION MAP = [icon]



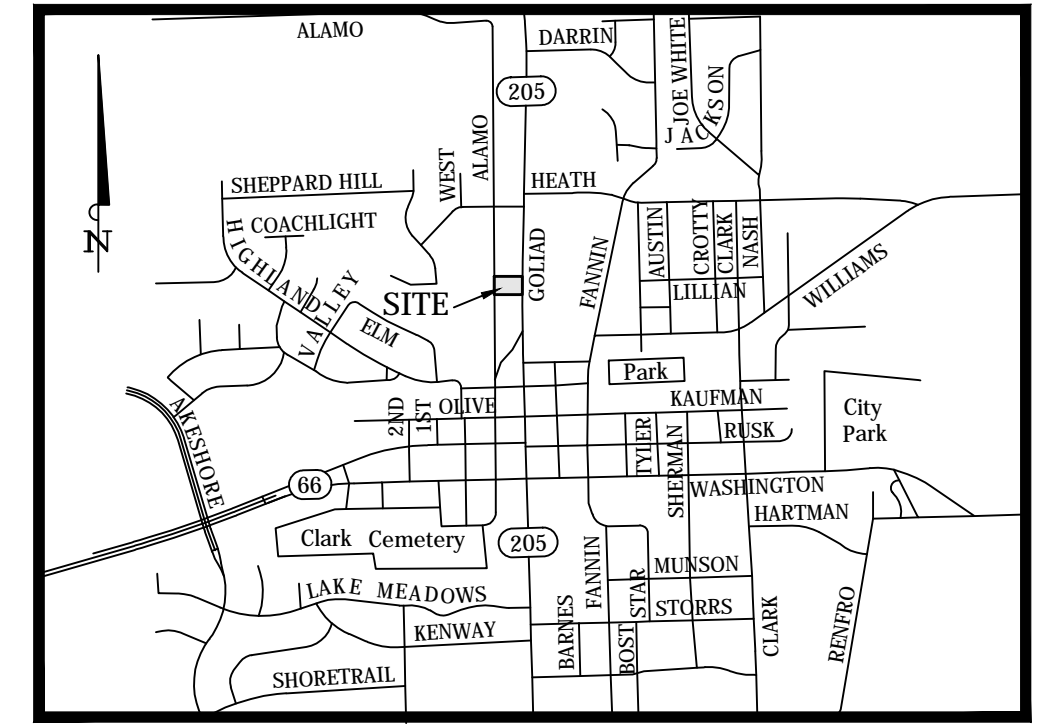
City of Rockwall

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.



Easement Line Table		
Line #	Length	Direction
L1	25.98	N89° 39' 21"W
L2	24.00	N0° 20' 39"E
L3	25.98	S89° 39' 21"E
L4	24.48	S0° 20' 39"W
L5	14.75	S89° 39' 21"E
L6	14.75	N89° 39' 21"W
L7	34.11	N0° 20' 39"E
L8	34.11	S0° 20' 39"W
L9	95.04	S89° 39' 21"E
L10	95.04	N89° 39' 21"W
L11	24.00	N0° 20' 39"E



VICINITY MAP
NOT TO SCALE
ROCKWALL, TEXAS

GENERAL NOTES:

- 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.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48397C0040L, dated September 26, 2008. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838".
- All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- SOURCE BENCHMARK: City of Rockwall monument No. Reset R005-1, Concrete monument with a brass cap Stamped "Reset R005-1" found in the median of Summit Ridge Drive at the intersection of Summit Ridge Drive and F.M. Highway No. 740
Elevation = 578.631'

REPLAT
AMICKS SUBDIVISION
LOT 1, BLOCK 19AR

BEING A REPLAT OF BLOCK 19A & 19B,
AMICKS SUBDIVISION, AN ADDITION TO THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AND BEING 0.421 ACRE OUT OF
BENJAMIN F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2015-XXX

SHEET 1 OF 2

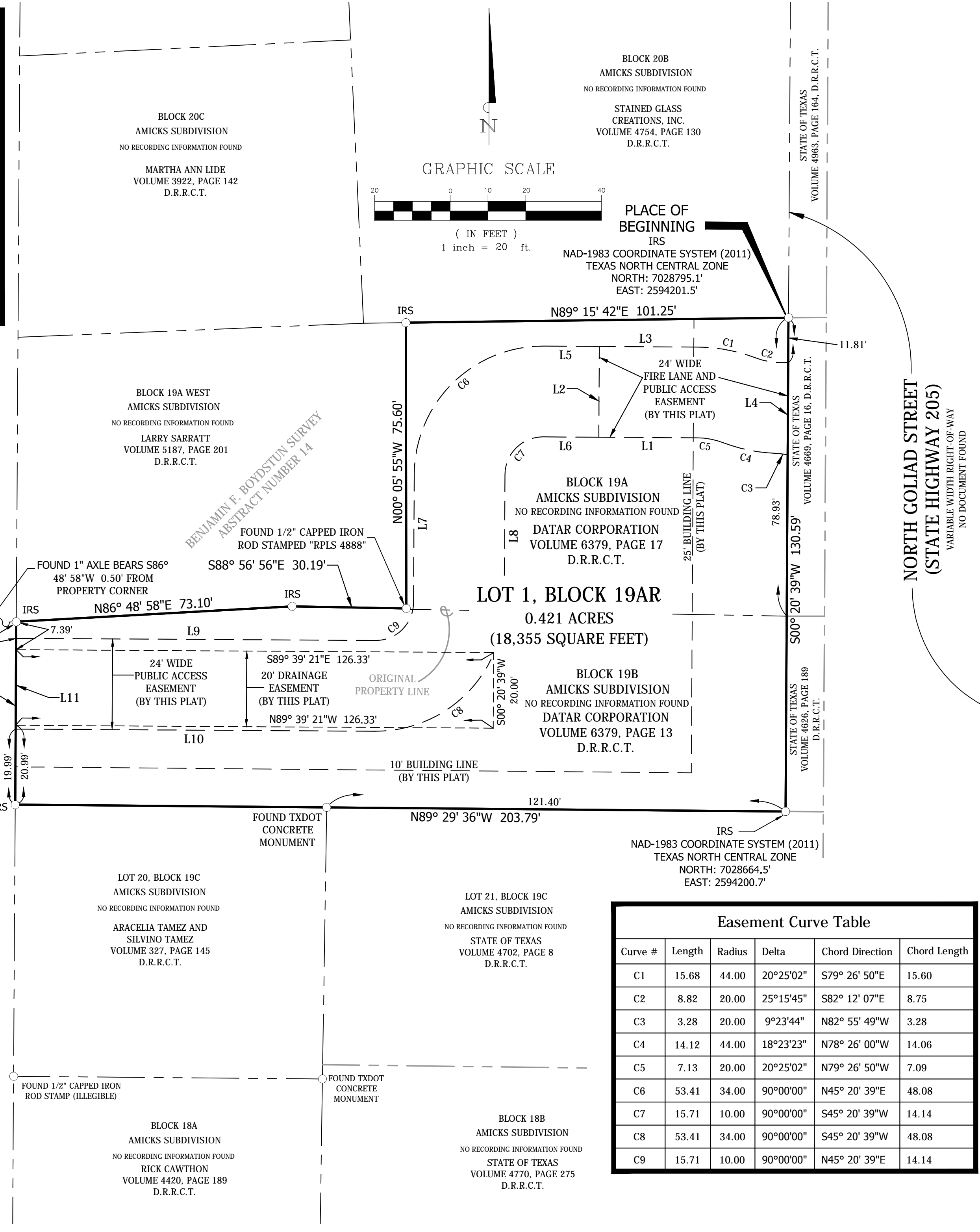
PREPARED BY:

PROJECT NO. 062-15-06

OWNER/DEVELOPER
DATAR CORPORATION
1508 BAY VALLEY CIRCLE
HEATH, TEXAS 75032

BANNISTER
ENGINEERING
1696 Country Club Drive
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS



Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.68	44.00	20°25'02"	S79° 26' 50"E	15.60
C2	8.82	20.00	25°15'45"	S82° 12' 07"E	8.75
C3	3.28	20.00	9°23'44"	N82° 55' 49"W	3.28
C4	14.12	44.00	18°23'23"	N78° 26' 00"W	14.06
C5	7.13	20.00	20°25'02"	N79° 26' 50"W	7.09
C6	53.41	34.00	90°00'00"	N45° 20' 39"E	48.08
C7	15.71	10.00	90°00'00"	S45° 20' 39"W	14.14
C8	53.41	34.00	90°00'00"	S45° 20' 39"W	48.08
C9	15.71	10.00	90°00'00"	N45° 20' 39"E	14.14

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DATAR CORPORATION, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 0.421 acre or (18,355 square feet) of land in the Benjamin F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said 0.421 acre or (18,355 square feet) of land being a portion of that certain tract of land known as Block 19A (East) and Block 19B, AMICKS SUBDIVISION (Unrecorded subdivision), (hereinafter referred to as Block 19A (East) and/or Block 19B); said 0.421 acre or (18,355 square feet) of land being all of that certain tract of land described in a General Warranty Deed to Datar Corporation, as recorded in Volume 6379, Page 17, Deed Records, Rockwall County, Texas (D.R.R.C.T.); and all of that certain tract of land described in a General Warranty Deed to Datar Corporation (collectively hereinafter referred to as Datar tract), as recorded in Volume 6379, Page 13, D.R.R.C.T.; said 0.421 acre or (18,355 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said Datar tract, same being the Southeast corner of that certain tract of land described in a Correction Warranty Deed to Stained Glass Creations, Inc. (hereinafter referred to as Stained Glass Creations tract), as recorded in Volume 4754, Page 130, D.R.R.C.T., same also being the existing West right-of-way line of North Goliad Street, also known as State Highway 205, (Variable width right-of-way), as recorded in Volume 4669, Page 16, D.R.R.C.T.;

THENCE South 00 degrees 20 minutes 39 seconds West with the common line between said Datar tract and the existing West right-of-way line of said North Goliad Street, passing at a distance of 78.93 feet, the common line between said Block 19A (East) and said Block 19B and continue with said course for a total distance of 130.59 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of said Datar tract, same being the North line of that certain tract of land described in a deed to the State of Texas (hereinafter referred to as State of Texas tract), as recorded in Volume 4702, Page 8, D.R.R.C.T.;

THENCE North 89 degrees 29 minutes 36 seconds West, departing the existing West right-of-way line of said North Goliad Street and with the common line between said Datar tract and the North line of said State of Texas tract, passing at a distance of 121.40 feet, a Texas Department of Transportation concrete monument (TXDOT) found for the Northwest corner of said State of Texas tract, same ostensibly being the Northeast corner of that certain tract of land described in a deed to Aracelia Tamez and Silveno Tamez, as recorded in Volume 327, Page 145, D.R.R.C.T. (hereafter referred to as Tamez tract) and continuing with said course and the common line between said Datar tract and said Tamez tract to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Datar tract, same ostensibly being the Northwest corner of said Tamez tract, same also being the existing East right-of-way line of North Alamo Street (a variable width right-of-way);

THENCE North 00 degrees 20 minutes 39 seconds East with the common line between said Datar tract and the existing East right-of-way line of said North Alamo Street, a distance of 48.38 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Westerly Northwest corner of said Datar tract, same being the Southwest corner of that certain tract of land described in a General Warranty Deed to Larry Sarratt, (hereinafter referred to as Sarratt tract), as recorded in Volume 5187, Page 201, D.R.R.C.T., from which an 1" Axle found bears South 86 degrees 48 minutes 58 seconds West, a distance of 0.50 feet;

THENCE North 86 degrees 48 minutes 58 seconds East, departing the existing East right-of-way line of said North Alamo Street and with the common line between said Datar tract and said Sarratt tract, a distance of 73.10 to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point in the South line of said Sarratt tract;

THENCE South 88 degrees 56 minutes 56 seconds East continuing with the common line between said Datar tract and said Sarratt tract, a distance of 30.19 feet to a one-half inch iron rod with plastic cap stamped "RPLS 4888" found for the Southeast corner of said Sarratt tract, same being an inner-ell corner of said Datar tract;

THENCE North 00 degrees 05 minutes 55 seconds West, continuing with the common line between said Datar tract and said Sarratt tract, a distance of 75.60 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northerly Northwest corner of said Datar tract, same being the Northeast corner of said Sarratt tract, same also being the South line of the aforesaid Stained Glass Creations tract;

THENCE North 89 degrees 15 minutes 42 seconds East with the common line between said Datar tract and said Stained Glass Creations, Inc tract, a distance of 101.25 feet to the PLACE OF BEGINNING, and containing a calculated area of 0.421 acre or (18,355 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the AMICKS SUBDIVISION, an 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 expressed. We further certify that all other parties who have a mortgage or lien interest in the AMICKS SUBDIVISION 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 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.

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 of action that we may have as a result of the dedication of exactions made herein.

DATA CORPORATION
a Texas corporation

STATE OF TEXAS
COUNTY OF ROCKWALL

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 _____ day of _____, 2015.

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, Michael Dan Davis, 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.

For: Bannister Engineering LLC

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

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838



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 Director of the City of Rockwall on the _____ day of _____, 2015.

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.

Director of Planning & Zoning

City Engineer

REPLAT
AMICKS SUBDIVISION
 LOT 1, BLOCK 19AR
 BEING A REPLAT OF BLOCK 19A & 19B,
 AMICKS SUBDIVISION, AN ADDITION TO THE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 AND BEING 0.421 ACRE OUT OF
 BENJAMIN F. BOYDSTUN SURVEY, ABSTRACT NO. 14
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2015-XXX

SHEET 2 OF 2

PREPARED BY: PROJECT NO. 062-15-06

OWNER/DEVELOPER
DATAR CORPORATION
1508 BAY VALLEY CIRCLE
HEATH, TEXAS 75032

