

0 37.5 75 150 225 300 Feet

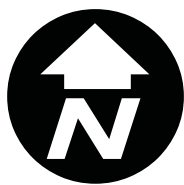
P2015-031 - ALLIANCE ADDITION PH.2
FINAL PLAT - LOCATION MAP = 

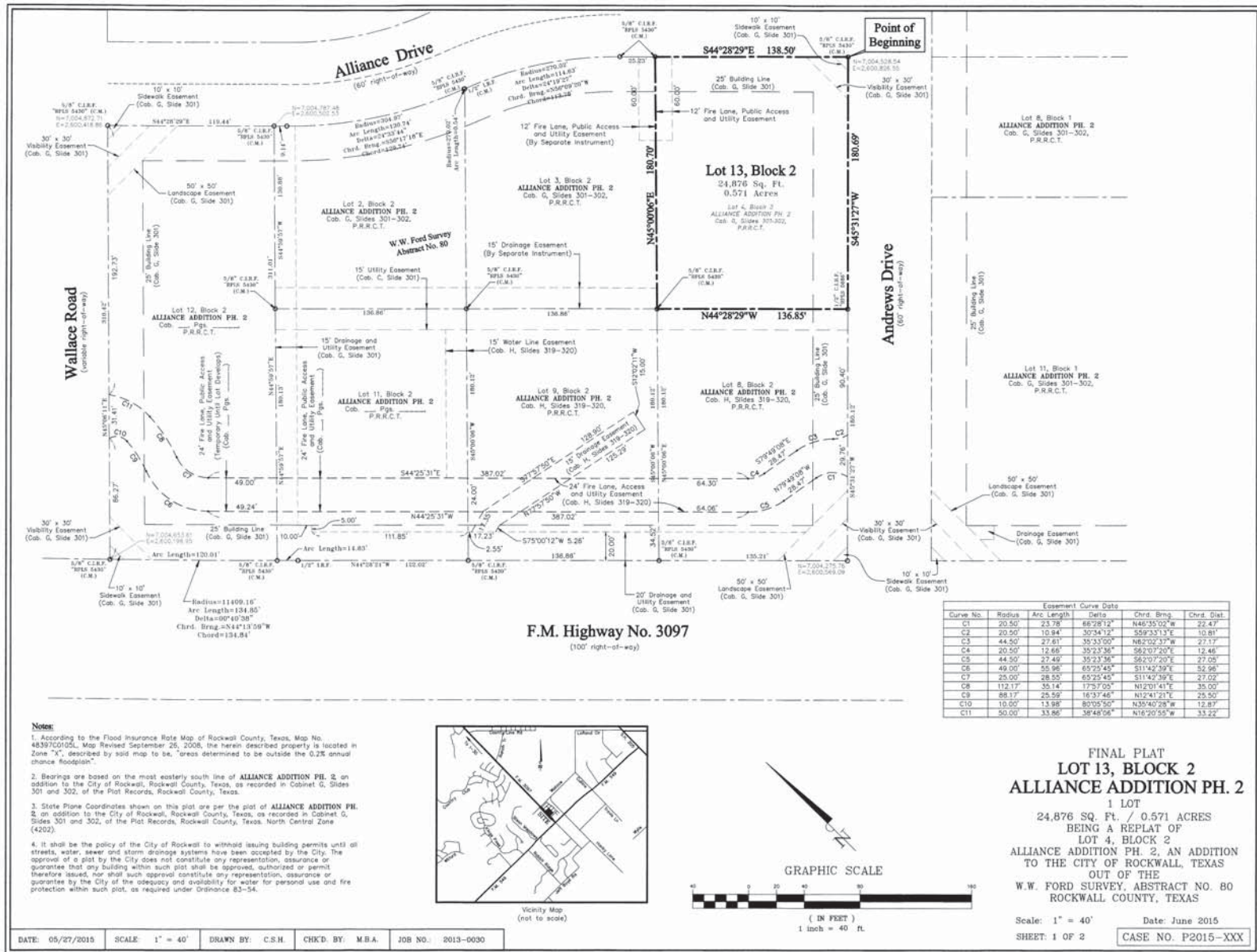


City of Rockwall

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

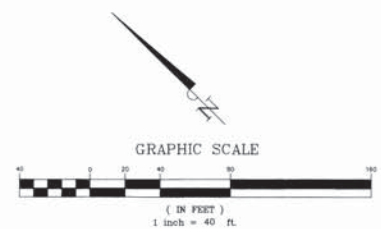
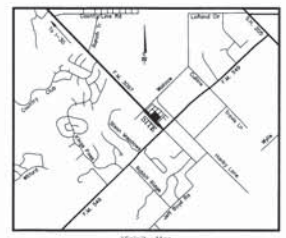
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Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	20.50'	23.78'	66°28'12"	N46°35'02"W	22.47'
C2	20.50'	10.84'	30°34'12"	S59°33'13"E	10.81'
C3	44.50'	27.81'	35°33'00"	N62°02'37"W	27.17'
C4	30.50'	12.66'	35°23'36"	S62°07'20"E	12.46'
C5	44.50'	27.49'	35°23'36"	S62°07'20"E	27.05'
C6	49.00'	35.96'	65°25'45"	S114°2'39"E	32.96'
C7	23.00'	26.55'	65°25'45"	S114°2'39"E	27.02'
C8	112.17'	35.14'	17°57'05"	N12°01'41"E	35.00'
C9	88.17'	25.59'	16°37'46"	N12°41'21"E	25.50'
C10	10.00'	13.86'	80°05'50"	N35°40'28"W	12.87'
C11	50.00'	33.86'	38°48'06"	N16°20'55"W	33.22'

- Notes:**
1. According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0105L, Map Revised September 25, 2008, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
 2. Bearings are based on the most easterly south line of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet G, Sides 301 and 302, of the Plat Records, Rockwall County, Texas.
 3. State Plane Coordinates shown on this plat are per the plat of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet G, Sides 301 and 302, of the Plat Records, Rockwall County, Texas, North Central Zone (4203).
 4. 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 permitted 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 plot, as required under Ordinance 83-54.



FINAL PLAT
LOT 13, BLOCK 2
ALLIANCE ADDITION PH. 2
 1 LOT
 24,876 SQ. FT. / 0.571 ACRES
 BEING A REPLAT OF
 LOT 4, BLOCK 2
 ALLIANCE ADDITION PH. 2, AN ADDITION
 TO THE CITY OF ROCKWALL, TEXAS
 OUT OF THE
 W.W. FORD SURVEY, ABSTRACT NO. 80
 ROCKWALL COUNTY, TEXAS

Scale: 1" = 40'
 Date: June 2015
 SHEET: 1 OF 2
 CASE NO. P2015-XXX

DATE: 05/27/2015 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2013-0030

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

We, ROCKWALL RENTAL PROPERTIES, L.P., the undersigned owners of the land shown on this plot, and designated herein as LOT 13, BLOCK 2 - ALLIANCE ADDITION PH. 2 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 therein shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in LOT 13, BLOCK 2 - ALLIANCE ADDITION PH. 2, of this subdivision have been notified and signed this plot.

We understand and do hereby reserve the easement strips shown on this plot 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.

Rockwall Rental Properties, L.P.

Randall Noe - Owner

**STATE OF TEXAS:
COUNTY OF ROCKWALL:**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Randall Noe, 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 considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the ____ day of _____, 2015.

Notary Public in and for the STATE OF TEXAS

OWNER:
Rockwall Rental Properties, L.P.
Contact: Mike Whitte
P.O. Box 369
Rockwall, Texas 75087
Phone (972) 771-5253

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 Bazman Road
Wylie, Texas 75098
Contact: Stephen A. Helmberger, P.E.
Phone (972) 442-7459

SURVEYOR:
North Texas Surveying, LLC
1515 South McDonald St., Suite 110
McKinney, Texas 75069
Ph. (469) 424-2074
Fax (469) 424-1997
www.northtexasurveying.com

DATE: 06/27/2015 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2013-0030

OWNER'S CERTIFICATION:

LEGAL DESCRIPTION:

BEING a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the W.W. Ford Survey, Abstract No. 80 and being all of Lot 4, Block 2, of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet G, Sides 301 and 302, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 5430" found (herein after referred to as a capped iron rod found) at the intersection of the northwesterly monumented line of Andrews Drive and the southwesterly monumented line of Alliance Drive, same being the most easterly corner of said Lot 4;

THENCE South 45°31'27" West, along the southeasterly line of said Lot 4, same being the northwesterly monumented line of Andrews Drive, a distance of 180.89', to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most southerly corner of said Lot 4, same being the most easterly corner of Lot B, Block 2, of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, as recorded in Cabinet H, Sides 319-320, P.R.R.C.T.;

THENCE North 44°28'29" West, along the common line between said Lot 4 and Lot 8, a distance of 136.85' to a capped iron rod found for the most westerly corner of said Lot 4, same being the most northerly corner of said Lot 8, said corner also being the most easterly corner of Lot 9, of said addition (H/319-320), and also being the most southerly corner of Lot 3, of said addition (G/301-302);

THENCE North 45°00'06" East, along the common line between said Lots 3 and 4, a distance of 180.70' to a capped iron rod found in the aforementioned southwesterly monumented line of Alliance Drive, same being the most northerly corner of said Lot 4, same being the most easterly corner of said Lot 3;

THENCE South 44°28'29" East, along said southwesterly monumented line of Alliance Drive, same being the northeasterly line of said Lot 4, a distance of 138.50' to the POINT OF BEGINNING and containing 24,876 square feet or 0.571 of one acre of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, do hereby certify that I prepared this plot from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ 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 _____, 2015.

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 _____, 2015.

Meyer, City of Rockwall _____ City Secretary _____ City Engineer _____

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Scale: 1" = 40' Date: June 2015
SHEET: 2 OF 2 CASE NO. P2015-XXX