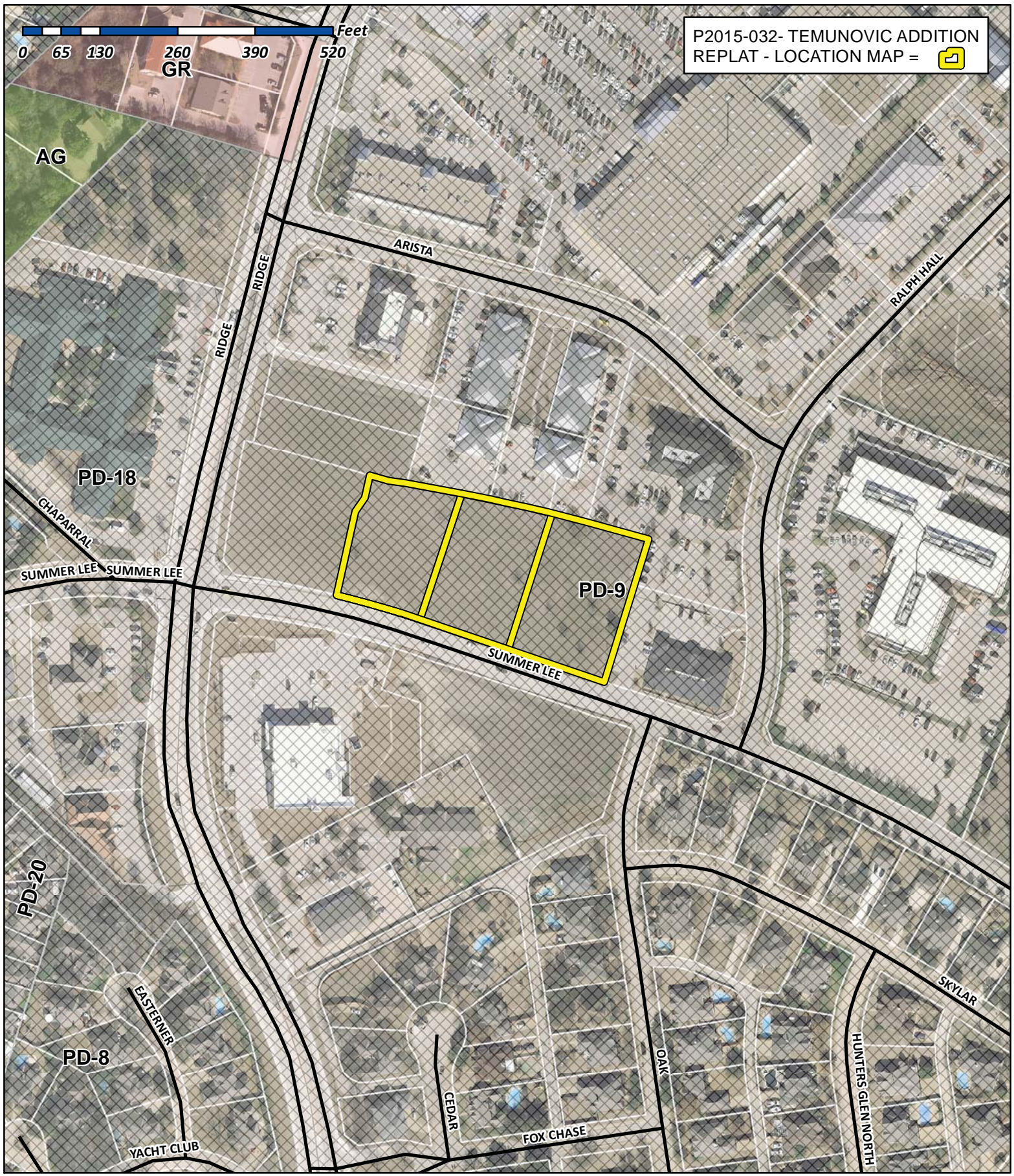


P2015-032- TEMUNOVIC ADDITION  
REPLAT - LOCATION MAP =



# City of Rockwall

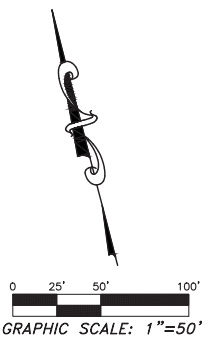
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



**NOTES:**

1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
2. SEE PAGE 2 FOR EASEMENT ANNOTATIONS.



**Legend of Symbols & Abbreviations**

IRF = IRON ROD FOUND  
 R.O.W. = RIGHT-OF-WAY  
 P.O.B. = POINT OF BEGINNING  
 W.E. = WATER EASEMENT  
 U.E. = UTILITY EASEMENT  
 DOC = DOCUMENT  
 VOL. = VOLUME  
 PG. = PAGE  
 CAB. = CABINET

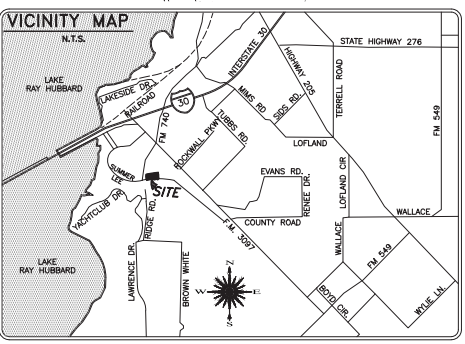
**FLOOD NOTE:**

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 4839700040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
2. ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
3. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RIDGE ROAD (F.M. 740)  
(VARIABLE WIDTH R.O.W.)

OAK DRIVE  
(VARIABLE WIDTH R.O.W.)

**SUMMER LEE DRIVE**  
(65' R.O.W.)



LINE	BEARING	DISTANCE
L1	N 34°21'34" E	28.41'
L2	N 12°22'14" E	38.10'
L3	S 74°21'03" E	47.33'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3074.27'	8°19'56"	447.07'	S 77°19'17" E	446.67'
C2	4243.50'	3°44'10"	276.70'	N 71°10'43" W	276.65'
C3	1512.50'	8°00'30"	211.41'	N 73°18'03" W	211.24'

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS TO LOTS 1, 2, & 3 BLOCK A IN ORDER TO CREATE DEVELOPABLE LOTS.

**REPLAT**  
**TEMUNOVIC ADDITION**  
**LOTS 1, 2, AND 3 BLOCK A**

BEING ALL OF  
 LOTS 1, 2, AND 3 BLOCK A, OF THE TEMUNOVIC ADDITION,  
 RECORDED IN CABINET I, SLIDE 201  
 P.R.R.C.T.  
 SITUATED IN THE  
 EDWARD TEAL SURVEY, ABSTRACT NO. 207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Surveyor: **MADDOX SURVEYING & MAPPING INC.**  
 P.O. Box 2109  
 Foney, Texas 75126  
 (972) 564-4416

Owner Lot 1: **LOWDENT, LLC**  
 17393 Adams Trail  
 Foney, TX 75126

Owner Lot 2: **HALL AND LEE LAND COMPANY, LLC**  
 217 Rush Creek  
 Heath, TX 75032

Owner Lot 3: **TEMUNOVIC PARTNERSHIP LTD**  
 3021 Ridge Road Suite A57  
 Rockwall, Texas 75032

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 34°21'34" E	28.41'
L2	N 12°22'14" E	38.10'
L3	S 74°21'03" E	47.33'

**BOUNDARY CURVE TABLE**

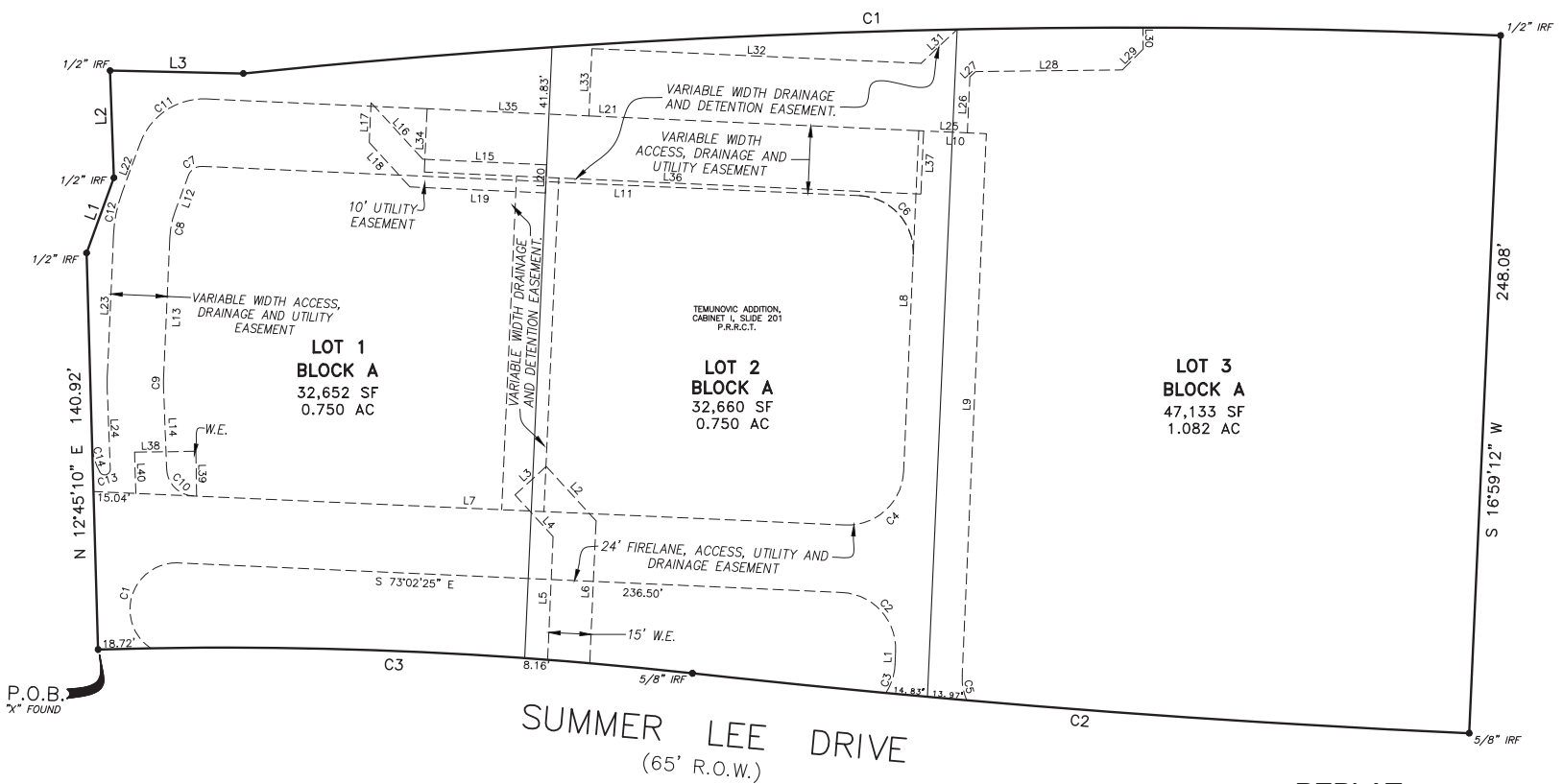
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3074.27'	8°19'56"	447.07'	S 77°19'17" E	446.67'
C2	4243.50'	3°44'10"	276.70'	N 71°10'43" W	276.65'
C3	1512.55'	8°00'30"	211.41'	N 73°18'03" W	211.24'



GRAPHIC SCALE: 1"=30'

**Legend of Symbols & Abbreviations**

- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- U.E. = UTILITY EASEMENT
- DOC = DOCUMENT
- VOL. = VOLUME
- PG. = PAGE
- CMB. = CABINET



LINE	BEARING	DISTANCE
L1	S 16°57'35" W	4.73'
L2	N 28°02'25" W	26.25'
L3	S 61°57'35" W	15.00'
L4	S 28°02'25" E	20.04'
L5	S 16°57'35" W	43.83'
L6	S 16°57'35" W	50.58'
L7	S 73°02'25" E	267.07'
L8	N 16°57'35" E	121.10'
L9	N 16°57'35" E	192.75'
L10	N 73°02'25" W	24.00'
L11	N 73°02'25" W	233.68'
L12	S 34°36'17" W	13.71'
L13	S 16°57'35" W	50.58'
L14	S 12°13'21" W	29.33'
L15	N 73°02'25" W	44.02'
L16	N 28°02'25" W	27.24'
L17	S 16°57'35" W	14.14'
L18	S 28°02'25" E	21.38'
L19	S 73°02'25" E	48.16'
L20	N 16°57'35" E	10.00'
L21	N 73°02'25" W	253.13'
L22	S 34°36'17" W	18.64'
L23	S 16°57'35" W	50.58'
L24	S 12°13'21" W	28.61'
L25	S 73°02'25" E	13.02'
L26	N 16°57'35" E	19.89'
L27	N 61°57'35" E	2.80'
L28	S 76°13'43" E	52.15'
L29	N 59°15'15" E	10.39'
L30	N 14°15'15" E	7.63'
L31	N 61°13'00" E	17.58'
L32	S 73°02'25" E	117.00'
L33	N 16°57'35" E	23.93'
L34	N 16°57'35" E	22.50'
L35	S 73°02'25" E	57.50'
L36	N 73°02'25" W	176.50'
L37	S 16°57'35" W	22.50'
L38	S 76°26'09" E	21.77'
L39	S 13°33'51" W	15.92'
L40	S 12°45'10" W	14.64'

**NOTES:**

THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS TO LOTS 1, 2, & 3 BLOCK A IN ORDER TO CREATE DEVELOPABLE LOTS.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16.54'	146°24'55"	42.28'	N 31°10'01" E	31.68'
C2	20.00'	90°00'00"	31.42'	S 28°02'25" E	28.28'
C3	20.00'	30°44'51"	10.73'	S 32°20'11" W	10.60'
C4	19.92'	90°26'52"	31.45'	N 61°57'35" E	28.28'
C5	20.00'	25°31'22"	8.91'	N 04°11'54" E	8.84'
C6	20.00'	90°00'00"	31.42'	N 28°02'25" W	28.28'
C7	5.00'	72°21'18"	6.31'	S 70°46'56" W	5.90'
C8	30.00'	17°38'42"	9.24'	S 25°46'56" W	9.20'
C9	30.00'	4°44'14"	2.48'	S 14°35'28" W	2.48'
C10	10.00'	85°15'46"	14.88'	S 30°24'32" E	13.55'
C11	24.00'	72°21'18"	30.31'	S 70°46'56" W	28.33'
C12	50.00'	17°38'42"	15.40'	S 25°46'56" W	15.34'
C13	2.00'	152°59'04"	5.34'	N 88°42'53" E	3.89'
C14	21.36'	26°17'21"	9.80'	S 01°38'55" E	9.72'

**REPLAT**  
**TEMUNOVIC ADDITION**  
**LOTS 1, 2, AND 3 BLOCK A**  
 BEING ALL OF  
 LOTS 1, 2, AND 3 BLOCK A, OF THE TEMUNOVIC ADDITION,  
 RECORDED IN CABINET I, SLIDE 201  
 P.R.R.C.T.  
 SITUATED IN THE  
 EDWARD TEAL SURVEY, ABSTRACT NO. 207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Surveyor: MADDOX SURVEYING & MAPPING INC. P.O. Box 2109 Forney, Texas 75126 (972) 564-4416  
 Owner Lot 1: LOWDENT, LLC 17393 Adams Trail Forney, TX 75126  
 Owner Lot 2: HALL AND LEE LAND COMPANY, LLC 217 Rush Creek Heath, TX 75032  
 Owner Lot 3: TEMUNOVIC PARTNERSHIP LTD 3021 Ridge Road Suite A57 Rockwall, Texas 75032

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

That we the undersigned owner's of the land shown on this plat, and designated herein as the TEMUNOVIC ADDITION to the City of Rockwall, Texas, and whose name's are 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 TEMUNOVIC ADDITION have been notified

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's West 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 sewers, and ditches, 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 and 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.

LOWDENT, LLC
LOT 1 OWNER

HALL AND LEE LAND COMPANY, LLC
LOT 2 OWNER

TEMUNOVIC PARTNERSHIP LTD
LOT 3 OWNER

NOTES:
THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

APPROVED
I hereby certify that the above and foregoing replat of TEMUNOVIC 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 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 City Engineer

SURVEYORS CERTIFICATE
I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Lowdent, LLC, Lee Land Company, LLC, and Temunovic Partnership, LTD, Hall are the owners of three tracts of land in the Edward Teal Survey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, recorded as lots 1, 2, and 3 of The Temunovic Addition, an addition to The City of Rockwall, Texas as recorded in Cabinet I Slide 201 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found for the south corner of NEC Ridge/Summer Lee addition, an addition to The City of Rockwall, Texas recorded in Cabinet I, Slide 71, Plat Records Rockwall County, Texas, said point also lying on the northerly line of Summer Lee Drive, (a called 65' right-of-way);

THENCE North 12 degrees 45 minutes 10 seconds East along the easterly line of said NEC addition, a distance of 140.92 feet to a 1/2 inch iron rod found for corner;

THENCE North 34 degrees 21 minutes 34 seconds East continuing along the easterly line of said NEC addition a distance of 28.41 feet to a 1/2 inch iron rod found for corner;

THENCE North 12 degrees 22 minutes 14 seconds East continuing along the easterly line of said NEC addition a distance of 38.10 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for the east corner of said NEC addition, same lying on the southerly line of Lot 27, Block A, of the replat of lot 13R called Lots 26 & 27, Block A, Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet H, Slide 367, Plat Records Rockwall County, Texas ;

THENCE South 74 degrees 21 minutes 03 seconds East along the southerly line of said Lot 27 a distance of 47.33 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 3074.27 feet, a central angle of 08 degrees 19 minutes 56 seconds, an arc length of 447.07 feet, a chord bearing of South 77 degrees 19 minutes 17 seconds East a distance of 446.67 feet to a 1/2 inch iron rod found for an inner ell corner of Lot 21 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 123, Plat Records Rockwall County, Texas;

THENCE South 16 degrees 59 minutes 12 seconds West a distance of 248.08 feet to a 5/8 inch iron rod found for the west corner of Lot 22 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 293, Plat Records Rockwall County, Texas, said point also lying on the aforementioned northerly line of Summer Lee Drive and at the beginning of a curve to the right;

THENCE with said curve to the right and along the northerly line of said Summer Lee Drive having a radius of 4243.50 feet, a central angle of 03 degrees 44 minutes 10 seconds, an arc length of 276.70 feet, a chord bearing of North 71 degrees 10 minutes 43 seconds West a distance of 276.65 feet to a 5/8 inch iron rod found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left and continuing along the northerly line of said Summer Lee Drive having a radius of 1512.55 feet, a central angle of 08 degrees 00 minutes 30 seconds, an arc length of 211.41 feet, a chord bearing of North 73 degrees 18 minutes 03 seconds West a distance of 211.24 feet to the POINT OF BEGINNING containing 112,445 square Feet, or 2.581 acres of land.

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS TO LOTS 1, 2, & 3 BLOCK A IN ORDER TO CREATE DEVELOPABLE LOTS.

REPLAT
TEMUNOVIC ADDITION
LOTS 1, 2, AND 3 BLOCK A

BEING ALL OF
LOTS 1, 2, AND 3 BLOCK A, OF THE TEMUNOVIC ADDITION,
RECORDED IN CABINET I, SLIDE 201
P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Surveyor: MADDOX SURVEYING & MAPPING INC. 17393 Adams Trail, Forney, Texas 75126
Owner Lot 1: LOWDENT, LLC 17393 Adams Trail, Forney, TX 75126
Owner Lot 2: HALL AND LEE LAND COMPANY, LLC 217 Rush Creek, Heath, TX 75032
Owner Lot 3: TEMUNOVIC PARTNERSHIP LTD 3021 Ridge Road Suite A57, Rockwall, Texas 75032