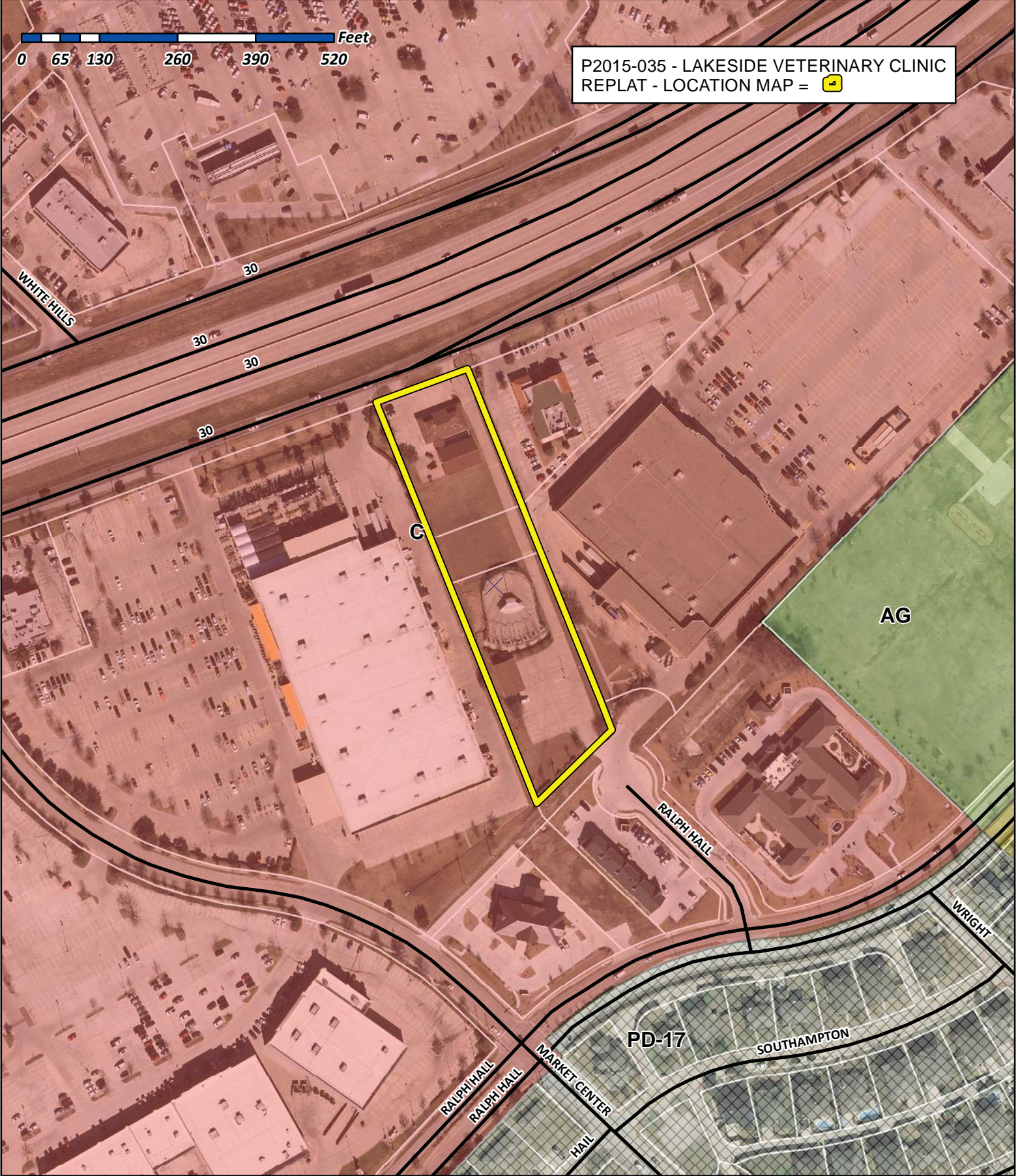


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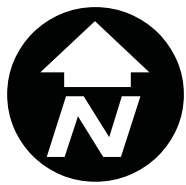
P2015-035 - LAKESIDE VETERINARY CLINIC
REPLAT - LOCATION MAP = 

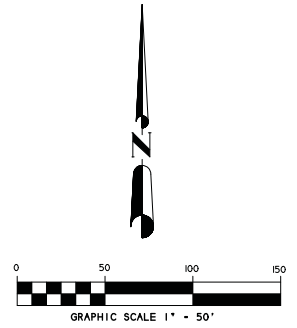
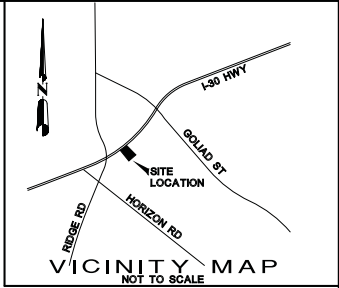
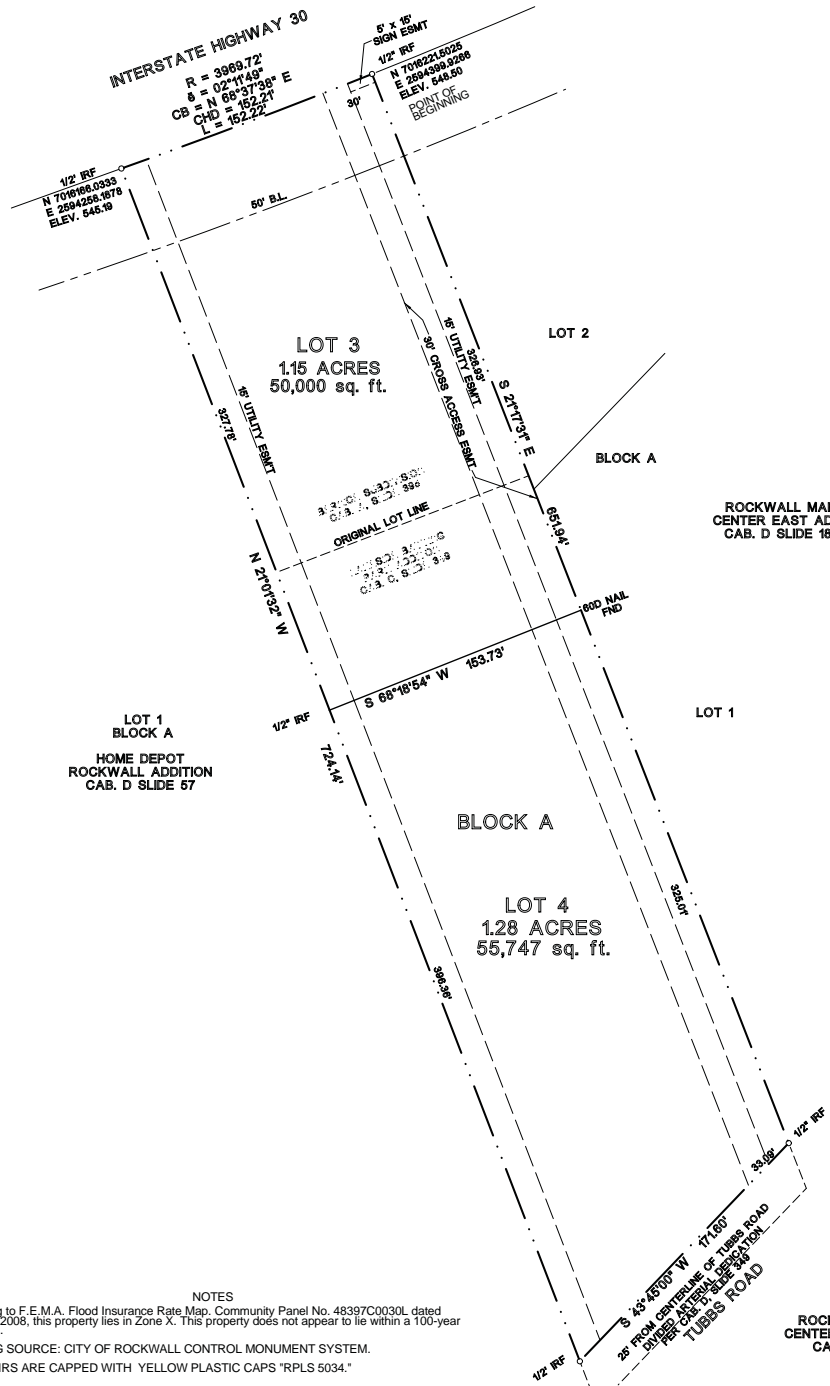


City of Rockwall

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.





FINAL PLAT
LAKESIDE VETERINARY CLINIC ADDITION
LOT 3 AND LOT 4, BLOCK A

BEING A REPLAT OF
 BERNICE SUBDIVISION AND
 LAKESIDE BATTING PARK ADDITION
 0.34 ACRES OR 14,740 S.F.
 (1 LOT)

CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 SITUATED IN THE E.P. GAINES CHISUM SURVEY,
 ABSTRACT NO. 64

SHEET 1 OF 2

SYMBOL LEGEND	
	Survey Point
	Easement
	Utility Easement
	Right of Way
	Boundary
	Corner
	Monument
	Elevation
	Area
	Section
	Township
	Range
	Meridian
	Township and Range
	Section and Township
	Township, Range, and Section

OWNER/DEVELOPER:
 ARCHIE H. UNDERWOOD
 CHARLES WALKER
 801 E. I-30, SUITE
 ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE AUGUST 14, 2015
 SCALE 1" = 50' FILE # 20001484-RP
 CLIENT UNDERWOOD

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

ROCKWALL MARKET
 CENTER SOUTH ADDITION
 CAB. H, SLIDE 141

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS ARCHIE UNDERWOOD and CHARLES WALKER, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A of BERNICE SUBDIVISION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 386 of the Plat Records of Rockwall County, Texas, and being Lot 1, Block A of LAKESIDE BATTING PARK ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 349 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the South right-of-way line of Interstate Highway 30, at the Northwest corner of said Lakeside Bating Park Addition, and also being at the Northwest corner of ROCKWALL MARKET CENTER EAST, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 189-190 of the Plat Records of Rockwall County, Texas;

THENCE S. 21 deg. 17 min. 31 sec. E. along the common line between said additions, at 245.00 feet pass a 1/2" iron rod found at the Southeast corner of said Bernice Subdivision, and at the Northeast corner of said Lakeside Bating Park Addition, and continuing for a distance of 651.94 feet to a 600 nail found for corner in the Northwest right-of-way line of Tubbs Road;

THENCE S. 43 deg. 45 min. 00 sec. W. along said right-of-way line, a distance of 171.60 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of said Lakeside Bating Park Addition;

THENCE N. 21 deg. 01 min. 32 sec. W. at 478.3 feet pass a 1/2" iron rod found for corner at the Northwest corner of said Lakeside Bating Park Addition, and the Southwest corner of said Bernice Subdivision, and continuing for a total distance of 724.14 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest right-of-way line of Interstate Highway 30;

THENCE in a Northeastly direction along a curve to the left having a central angle of 02 deg. 11 min. 49 sec., a radius of 2869.72 feet, a tangent of 76.12 feet, a chord of N. 68 deg. 37 min. 38 sec. E., 162.21 feet, along said right-of-way line, an arc distance of 152.22 feet to the POINT OF BEGINNING and containing 2.45 acres of land or 105,747 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned mayor of the land shown on this plat, and designated herein as LAKESIDE VETERINARY CLINIC ADDITION, LOT 3 AND LOT 4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, maintenance, 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner of 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 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 at any time 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 exaction's made herein.

ARCHIE UNDERWOOD _____

CHARLES WALKER _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ARCHIE UNDERWOOD 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 _____, _____.

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 ARCHIE UNDERWOOD 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 _____, _____.

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, 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 LAKESIDE VETERINARY CLINIC ADDITION, LOT 3 AND LOT 4, BLOCK A, an addition to the City of Rockwall, Texas, 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

LAKESIDE VETERINARY CLINIC ADDITION
BEING A REPLAT OF
BERNICE SUBDIVISION AND
LAKESIDE BATTING PARK ADDITION
0.34 ACRES OR 14,740 S.F.
(1 LOT)

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE E.P. GAINES CHISUM SURVEY,
ABSTRACT NO. 64

SHEET 2 OF 2

SYMBOL LEGEND	
	Survey Station
	Boundary Line
	Easement
	Right-of-Way
	Water Course
	Drainage
	Storm Sewer
	Alley
	Street
	Lot
	Block
	Subdivision
	Survey

OWNER/DEVELOPER:
ARCHIE H. UNDERWOOD
CHARLES WALKER
801 E. I-30, SUITE
ROCKWALL, TEXAS 75087

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, as required under Ordinance 83-54.

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE AUGUST 14, 2015
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