

P2016-039- LOTS 1 & 2, BLOCK A, BURKE'S RIDGE
 FINAL PLAT - LOCATION MAP = [yellow square icon]

0 50 100 200 300 400 Feet



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
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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 BURKE'S RIDGE 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 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.

- 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 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.

CASEY JOE BURKE
OWNER

ANDREA GAYDEN BURKE
OWNER

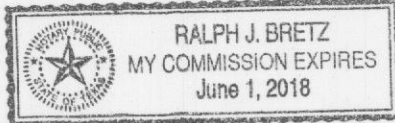
STATE OF TEXAS }
COUNTY OF ROCKWALL }

Before me, the undersigned authority, on this day personally appeared CASEY JOE BURKE, 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 10th day of August, 2016.

Notary Public in and for the State of Texas

My Commission Expires: June 1, 2018



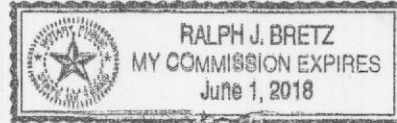
STATE OF TEXAS }
COUNTY OF ROCKWALL }

Before me, the undersigned authority, on this day personally appeared ANDREA GAYDEN BURKE, 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 10th day of August, 2016.

Notary Public in and for the State of Texas

My Commission Expires: June 1, 2018



NORTH DALLAS BANK

By: Jeff E. Crow
Name: Jeff E. Crow
Title: Senior Vice President

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Jeff E. Crow, 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 9 day of August, 2016.

Notary Public in and for the State of Texas

My Commission Expires: 8-24-2017



RECOMMENDED FOR FINAL APPROVAL
Chairman, Planning & Zoning Commission Date
I hereby certify that the above and foregoing plat of Final Plat of LOTS 1 AND 2, BLOCK A, BURKE'S RIDGE to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the ___ day of ___, 2016.
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 year from said date of final approval. An extension may be granted by the City Council.
Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.
Witness my hand this the ___ day of ___, 2016.
Mayor, City of Rockwall Date City Secretary, City of Rockwall Date
City Engineer, City of Rockwall Date

OWNERS CERTIFICATE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WHEREAS, Casey Joe Burke and Andrea Gayden Burke are the owners of a tract of land in the DANIEL ATKINS Survey, Abstract No. 1, situated in the City of Rockwall, Rockwall County, Texas, being all of said tract as recorded in Instrument Number 2015000015889 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northeast corner of said Gayden tract, and the southeast corner of Lot 3 of Carroll Estates, an addition to the City of Rockwall as recorded in Cabinet B, Slide 389 of the Plat Records of Rockwall County, Texas, same being a tract of land to Michael Wayne Rogers and Rella Villasana Rogers Family Living Trust as recorded in Volume 6016, Page 182 of the Deed Records of Rockwall County, Texas, and lying on the west right-of-way line of F.M. Highway 740 (Ridge Road), a variable width right-of-way;

THENCE South 11 degrees 30 minutes 24 seconds West along the west line of said F.M. Highway 740 (Ridge Road) and the east line of said Burke tract, a distance of 298.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of said Burke tract and the northeast corner of a tract of land to J-BR2, LLC, an addition to the City of Rockwall, as recorded in Volume 5774, Page 10 of the Deed Records of Rockwall County, Texas;

THENCE North 86 degrees 37 minutes 16 seconds West departing the west line of said F.M. Highway 740 (Ridge Road) and along the common line between said Burke tract and said J-BR2 tract, a distance of 432.00 feet to a 1/2 inch iron rod found for the southeast corner of said Burke tract and the northwest corner of said J-BR2 tract, said point also lying on the easterly line of a 15' alley, same being an easterly line of Lake Ray Hubbard Estates Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 179 of the Plat Records of Rockwall County, Texas;

THENCE North 12 degrees 58 minutes 40 seconds East along the easterly line of said 15' alley/Lake Ray Hubbard Estates, a distance of 298.00 feet to a 1/2 inch iron rod found for the northwest corner of said Burke tract and the southwest corner of the aforementioned Lot 3 of Carroll Estates, same being said Michael Wayne Rogers and Rella Villasana Rogers Family Living Trust tract;

THENCE South 86 degrees 49 minutes 20 seconds East departing said 15' alley/Lake Ray Hubbard Estates and along the common line of said Burke tract and said Lot 3 of Carroll Estates, same being said Michael Wayne Rogers and Rella Villasana Rogers Family Living Trust tract, a distance of 424.49 feet to the POINT OF BEGINNING containing 126,114 square Feet, or 2.895 acres of land.

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIAN J. MADDOX, 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.

WITNESS UNDER MY HAND THIS THE ___ DAY OF ___, 2016.

BRIAN J. MADDOX,
STATE OF TEXAS,
R.P.L.S. NO. 5430

FINAL PLAT
LOTS 1 AND 2, BLOCK A
BURKE'S RIDGE
2 LOTS, BEING 2.895 ACRES
SITUATED IN THE
DANIEL ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
Surveyor: MADDOX SURVEYING & MAPPING INC.
Owner: CASEY JOE BURKE AND ANDREA GAYDEN BURKE
08-5-2016 SHEET 2 OF 2