
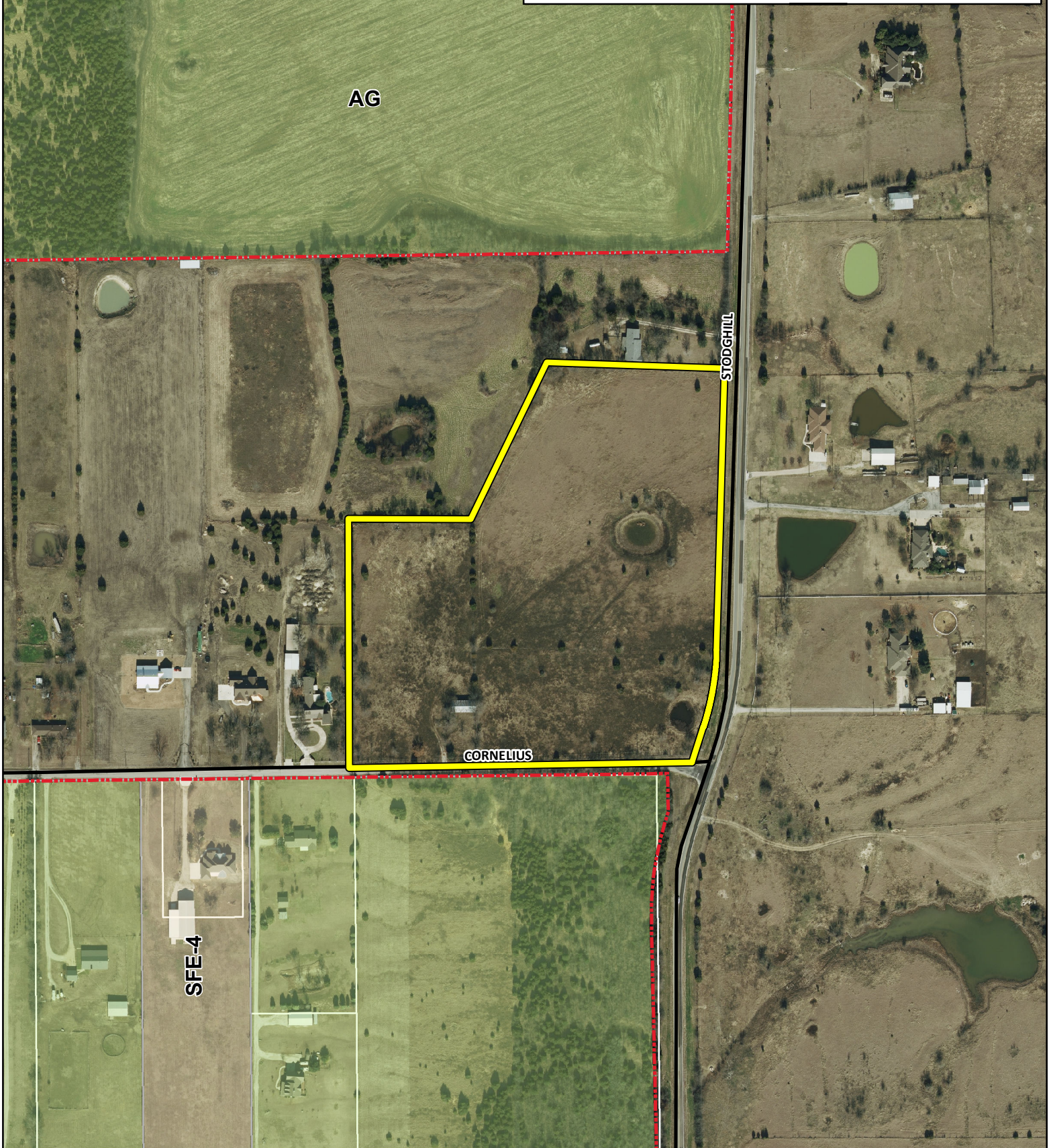


0 105 210 420 630 840 Feet

P2016-043- LOTS 1-10, BLOCK A, ESTATES ON THE RIDGE
FINAL PLAT - LOCATION MAP = 

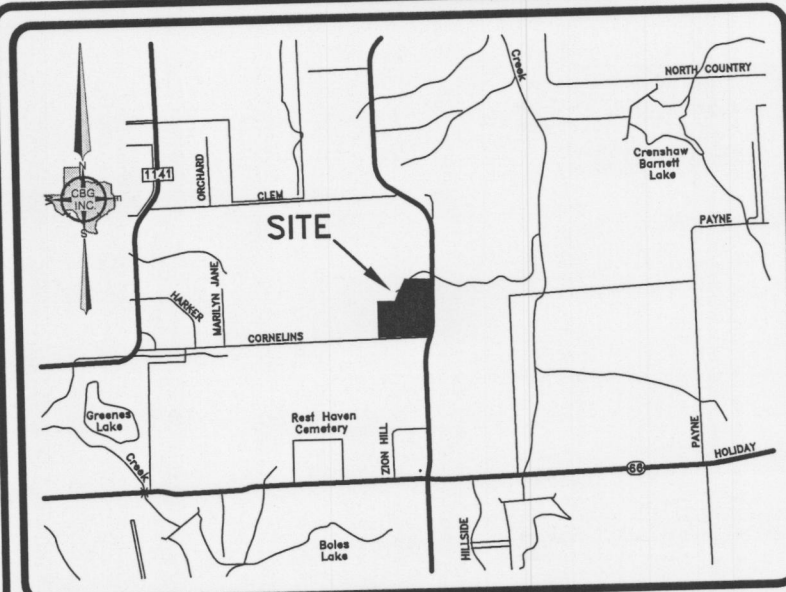


City of Rockwall

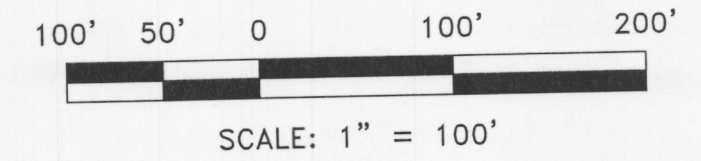
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





VICINITY MAP - NOT TO SCALE



W. KYLE ALLEN AND WIFE,
DOROTHY E. ALLEN
VOL. 124, PG. 749
D.R.R.C.T.

STATE PLANE
COORDINATES
N=7,033,607.489
E=2,607,356.115

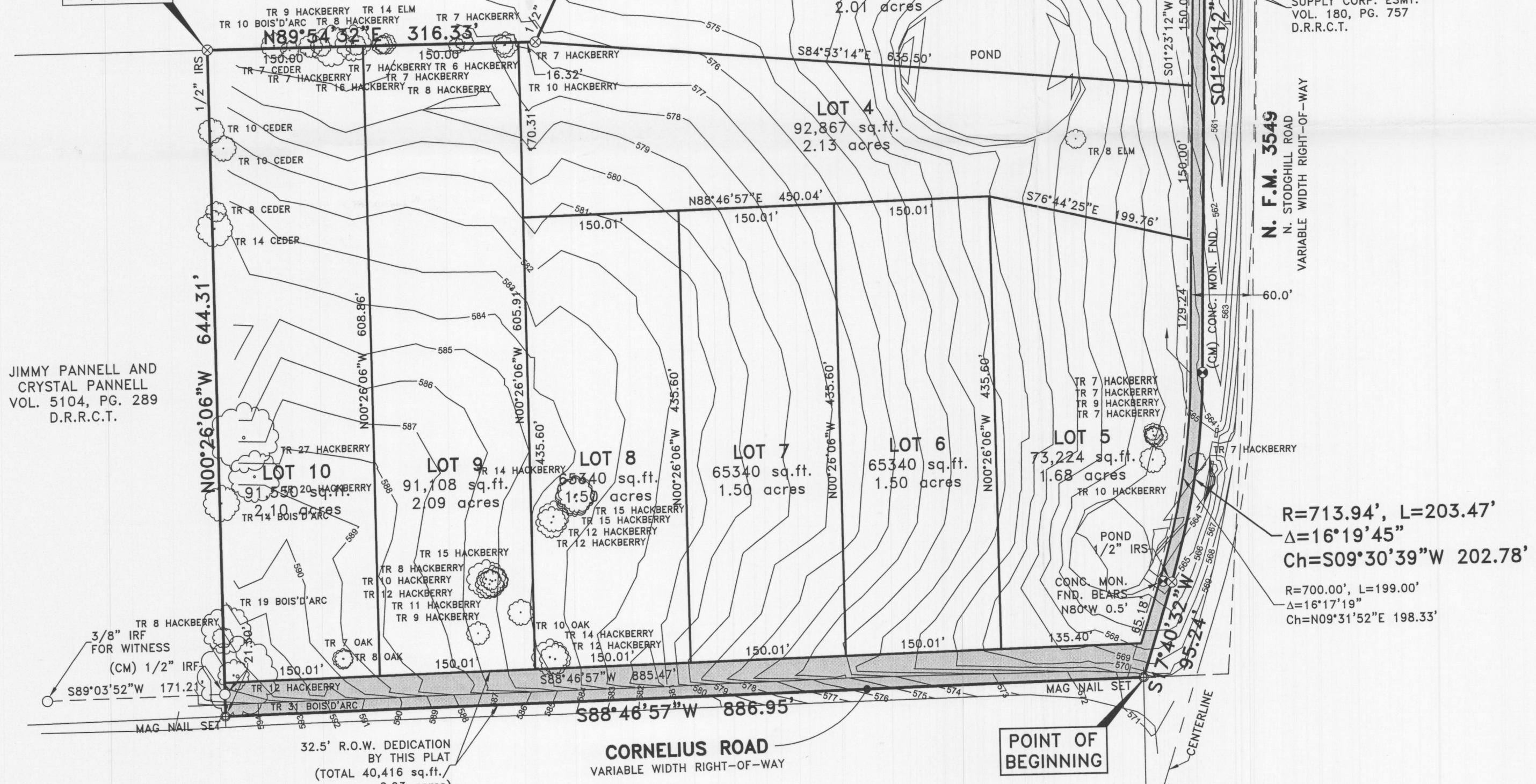
ALLEN BROTHERS INVESTMENT COMPANY
VOL. 153, PG. 629
D.R.R.C.T.

COUNTY OF ROCKWALL
VOL. 163, PG. 284
D.R.R.C.T.

11.5' R.O.W. DEDICATION
BY THIS PLAT
(TOTAL 40,416 sq.ft./
0.93 acres)

15' MT. ZION WATER
SUPPLY CORP. ESMT.
VOL. 180, PG. 757
D.R.R.C.T.

STATE PLANE
COORDINATES
N=7,033,214.101
E=2,606,384.427



LEGEND:

- IRS IRON ROD SET WITH YELLOW PLASTIC CAP
- IRF INCH IRON ROD FOUND
- IPF IRON PIPE FOUND
- CONC. MON. CONCRETE MONUMENT
- CM CONTROLLING MONUMENT
- N NORTHING
- E EASTING
- VOL. VOLUME
- PG. PAGE
- FND. FOUND
- R.O.W. RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- SQ.FT. SQUARE FEET
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 10 LOTS.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0035 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

JIMMY PANNELL AND
CRYSTAL PANNELL
VOL. 5104, PG. 289
D.R.R.C.T.

ERNSKINE WILLIAMS, JR.
VOL. 1122, PG. 15
D.R.R.C.T.

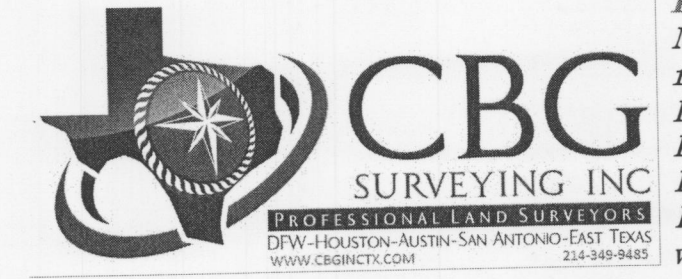
R=713.94', L=203.47'
Δ=16°19'45"
Ch=S09°30'39"W 202.78'

R=700.00', L=199.00'
Δ=16°17'19"
Ch=N09°31'52"E 198.33'

SHEET 1 OF 2

FINAL PLAT
ESTATES ON THE RIDGE
LOTS 1-10, BLOCK A
820,481 SQ.FT. / 18.84 ACRES
10 LOTS
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: DALROCK HOMES
ATTN: JAY WEBB
19 GREENHOLLOW
ROCKWALL, TEXAS 75032



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Owner: Dalrock Homes

Being a tract of land situated in the William Dalton Survey, Abstract No. 72 in the City of Rockwall, Rockwall County, Texas, being all of a tract of land conveyed to Dalrock Homes by deed recorded in Instrument No. ... Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Mag Nail set in asphalt at the intersection of the West line of N. F.M. 3549 (N. Stodghill Road—a variable width right-of-way) and the approximate centerline of Cornelius Road (a variable width right-of-way) being the Northeast corner of a tract of land conveyed to Ernskin Williams, Jr. by deed recorded in Volume 1122, Page 15, Deed Records, Rockwall County, Texas;

Thence South 88 degrees 46 minutes 57 seconds West, leaving said intersection and along the said approximate centerline of Cornelius Road, a distance of 886.95 feet to a Mag Nail set in asphalt at the Southeast corner of a tract of land conveyed to Jimmy Pannell and Crystal Pannell by deed recorded in Volume 5104, Page 289, Deed Records, Rockwall County, Texas;

Thence North 00 degrees 26 minutes 06 seconds West, along the East line of said Pannell tract, a distance of 644.31 feet to a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" set at the Northeast corner of said Pannell tract, being in the South line of a tract of land conveyed to Allen Brothers Investment Company by deed recorded in Volume 153, Page 629, Deed Records, Rockwall County, Texas;

Thence North 89 degrees 54 minutes 32 seconds East, along the said South line of Allen Brothers Investment Company tract, a distance of 316.33 feet to a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" set at the Southeast corner of said Allen Brothers Investment Company tract;

Thence North 25 degrees 37 minutes 12 seconds East, along the East line of said Allen Brothers Investment Company tract, a distance of 451.18 feet to a 1/2 inch iron pipe found at the Southwest corner of a tract of land conveyed to W. Kyle Allen and wife, Dorothy E. Allen by deed recorded in Volume 124, Page 749, Deed Records, Rockwall County, Texas;

Thence South 88 degrees 15 minutes 57 seconds East, along the South line of said Allen tract, a distance of 460.48 feet to a 3/8 inch iron rod found for corner in the said West line of N. F.M. 3549;

Thence South 01 degrees 23 minutes 12 seconds West, along the said West line of N. F.M. 3549, a distance of 728.31 feet to a concrete monument found for corner, said point being the beginning of a curve to the right having a radius of 713.94 feet, a delta of 16 degrees 19 minutes 45 seconds, and a chord that bears South 09 degrees 30 minutes 39 seconds West, a distance of 202.78 feet;

Thence continuing along the said West line of N. F.M. 3549 and said curve to the right, an arc length of 203.47 feet to a 1/2 inch iron rod with yellow cap stamped "CBG SURVEYING" set for corner, from which a concrete monument found for witness bears North 80 degrees West, a distance of 0.5 feet;

Thence South 17 degrees 40 minutes 32 seconds West, continuing along the said West line of N. F.M. 3549, a distance of 95.24 feet to the Point of Beginning and containing 820,481 square feet or 18.84 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the ESTATES ON THE RIDGE, LOTS 1-10, BLOCK A, 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 ESTATES ON THE RIDGE, LOTS 1-10, BLOCK A have been notified and signed this plat.

I 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. I (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.

By: Jay Webb
Dalrock Homes

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jay Webb, 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 _____, 2016.

By: Notary Public in and for the State of Texas

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, 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.

GENERAL NOTES:

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5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0035 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the ____ day of _____, 2016.

RELEASED 09/16/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 2016.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved Council 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 hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2016.

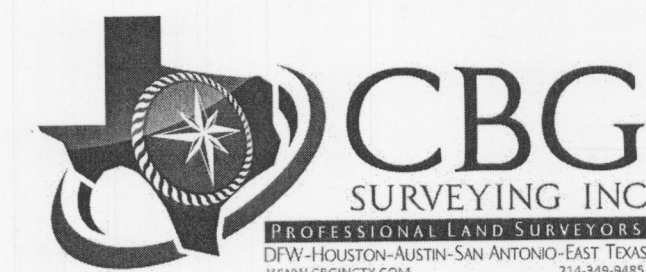
Mayor, City of Rockwall

City Secretary

City Engineer

SHEET 2 OF 2

FINAL PLAT
ESTATES ON THE RIDGE
LOTS 1-10, BLOCK A
820,481 SQ.FT. / 18.84 ACRES
10 LOTS
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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OWNER: DALROCK HOMES
ATTN: JAY WEBB
19 GREENHOLLOW
ROCKWALL, TEXAS 75032

SCALE: 1"=100' / DATE: SEPTEMBER 15, 2016 / JOB NO. 1617648 / DRAWN BY: CG