


P2016-045- RIDGECREST SUBDIVISION
 FINAL PLAT - LOCATION MAP = 

Feet
 0 105 210 420 630 840



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.



ROLLING MEADOWS ESTATES
CAB. D, SLIDE 59

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2602006.83	7027787.53
ELEV = 572.3	

CURVE TABLE

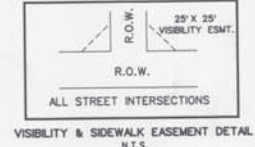
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	80°24'21"	60.00'	292.79'	—	77.46'	S39°07'08"E
2.	25°37'24"	295.00'	131.93'	67.09'	130.83'	N13°58'10"E
3.	46°11'36"	305.00'	245.90'	130.07'	239.29'	N03°41'04"E
4.	20°06'04"	185.00'	64.90'	32.79'	64.57'	N09°21'42"W
5.	80°24'21"	60.00'	292.79'	—	77.46'	S49°06'29"E
6.	11°00'18"	250.00'	484.35'	363.79'	412.08'	S70°40'43"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 46°05'03" E	58.86'
2.	N 46°05'03" E	73.50'
3.	S 01°05'03" W	32.00'

NOTES

- Bearing are referenced to Greenlee Addition (Cab. A, Slide 15).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" Iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
F.F. - Finished Floor.
S.S.E. - Sanitary Sewer Easement.
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement.



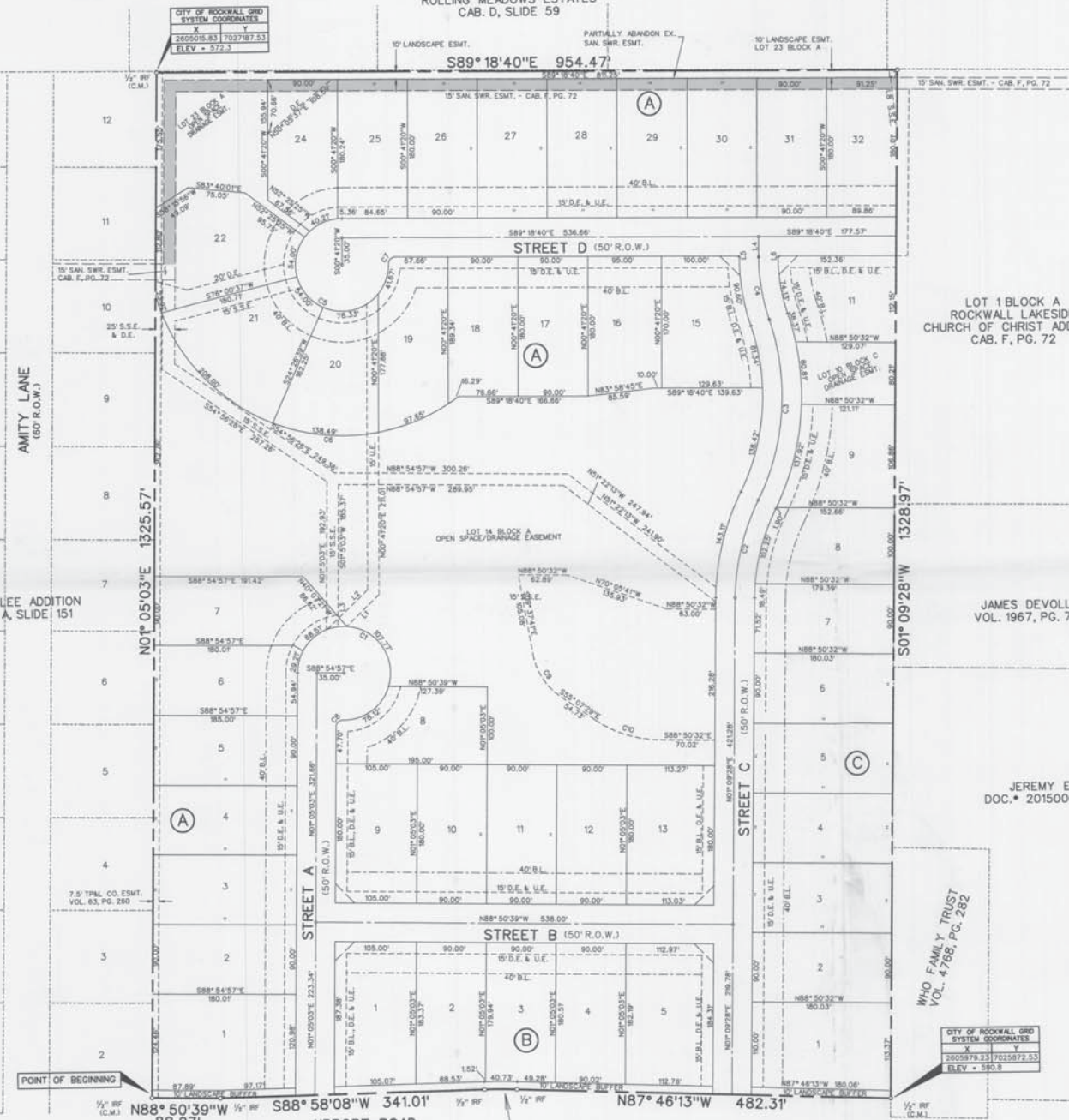
LOCATION MAP
N.T.S.

FINAL PLAT
OF
RIDGECREST
45 LOTS, BEING 28.941 ACRES
BEING A REPLAT
LOT 1 & 2 BLOCK A
OF
ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
APPLICANT
RIDGECREST SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

JUNE 2015 SCALE 1" = 100'

CASE •



LOT 1 BLOCK A
ROCKWALL LAKESIDE
CHURCH OF CHRIST ADDITION
CAB. F, PG. 72

JAMES DEVOLL
VOL. 1967, PG. 79

JEREMY EPTON
DOC. • 20150000014429

WHO FAMILY TRUST
VOL. 4788, PG. 282

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2605978.23	7028672.53
ELEV = 580.8	

$\Delta = 03^{\circ}15'38''$
 $R = 732.50'$
 $T = 20.85'$
 $L = 41.69'$
 $C = 41.68'$
 $B = N89^{\circ}24'02''W$

POINT OF BEGINNING
 1/2" REF (C.M.) N88°50'39"W 88.07' 1/2" REF S88°58'08"W 341.01' 1/2" REF N87°46'13"W 482.31' 1/2" REF (C.M.)

GREENLEE ADDITION
CAB. A, SLIDE 151

AMITY LANE
(60' R.O.W.)

NOT 05°03'E 1325.57'

501°09'28"W 1328.97'

AIRPORT ROAD

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL
 We the undersigned owners of the land shown on this plat, and designated herein as the RIDGECREST 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 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 RIDGECREST 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:

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. The detention drainage system is to be maintained, repaired and owned by the subdivision.
7. 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;

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 course of action that we may have as a result of the dedication of exactions made herein.

RIDGECREST, SF, LTD.
 a Texas limited partnership
 By: RIDGECREST SF, GP Corporation,
 a Texas corporation, its General Partner

Richard M. Skorburg
 President

STATE OF TEXAS
 COUNTY OF
 Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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.

Notary Public in and for the State of Texas My Commission Expires: _____

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.

LEGAL DESCRIPTION

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee Addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records:

THENCE, North 01° 05' 03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a 1/2 inch iron rod found at the northwest corner of said Rockwall Lakeside Church Addition;

THENCE, South 89° 18' 40" East, along the north line of said Rockwall Lakeside Church Addition, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 01° 09' 28" West, departing said north line, for a distance of 1328.97 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," being in the north line of Airport Road (75' R.O.W.);

THENCE, North 87° 46' 13" West, departing the east line of said Rockwall Lakeside Church and along the north line of Airport Road, for a distance of 482.51 feet, to a 1/2 inch iron rod found, at the point of curvature of a curve to the left, having a radius of 732.50 feet, a central angle of 03° 15' 38", and a tangent of 20.85 feet;

THENCE, along the north line of said Airport Road and with said curve to the left for an arc distance of 41.69 feet (Chord Bearing North 89° 24' 02" West - 41.68 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 88° 58' 08" West, continuing along said north line, for a distance of 341.01 feet, to a 1/2 inch iron rod found;

THENCE, North 88° 50' 39" West, continuing along said north line, for a distance of 88.07 feet, to the POINT OF BEGINNING and containing 28.941 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2016.

WARREN L. CORWIN
 R.P.L.S. No. 4621

THE STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City 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

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 OF

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