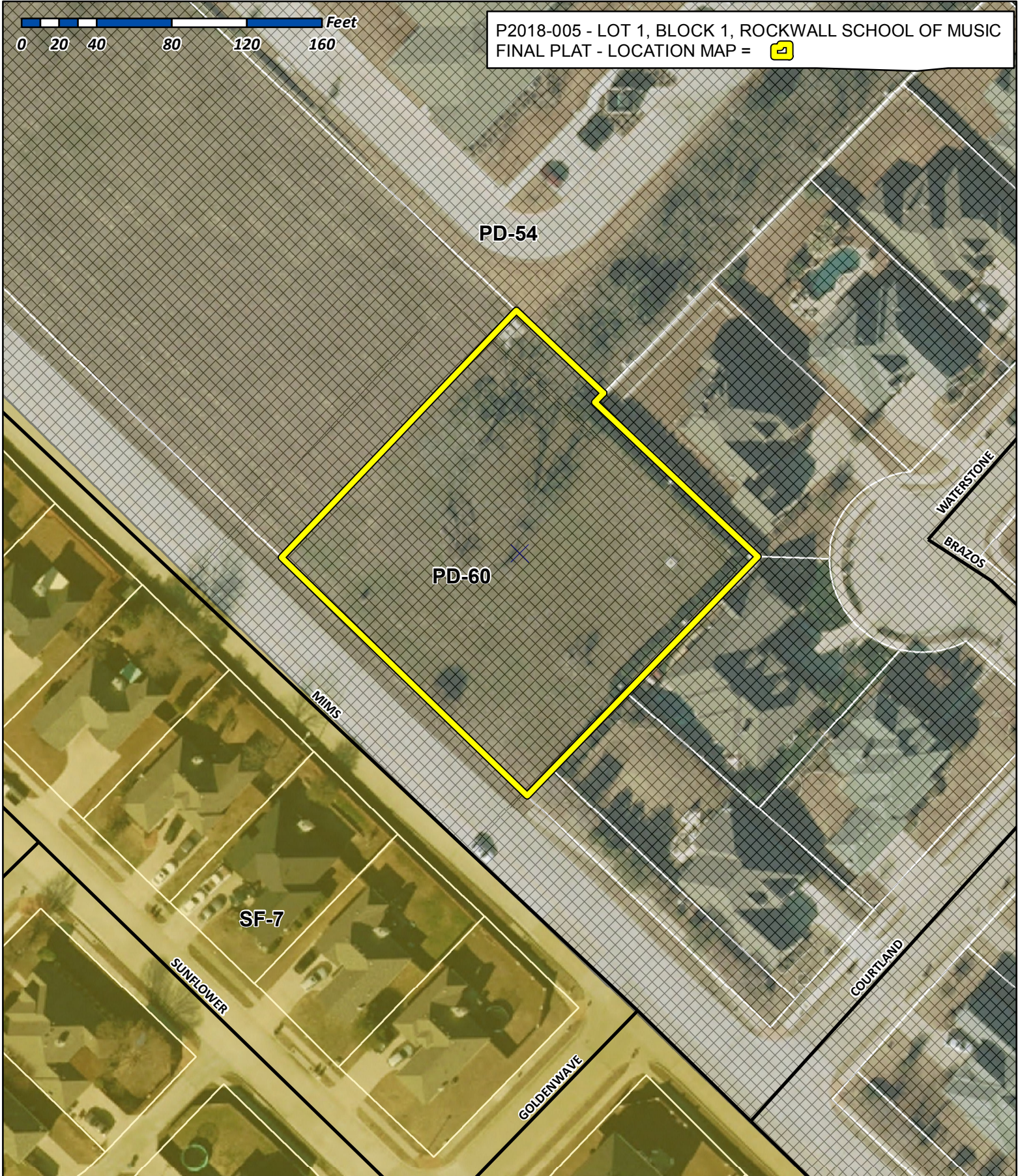




P2018-005 - LOT 1, BLOCK 1, ROCKWALL SCHOOL OF MUSIC
FINAL PLAT - LOCATION MAP =

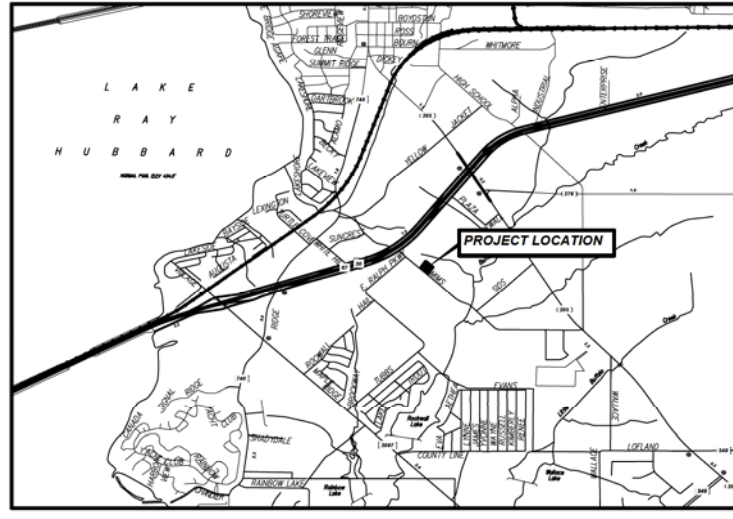


City of Rockwall

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.





HORIZONTAL AND VERTICAL CONTROL			
Point #	Raw Description	Northing	Easting
1	1/2" IRF	7015783.1820	2596475.7070
2	1/2" IRS	7015910.5923	2596598.3827
3	1/2" IRS	7016041.4503	2596471.1756
4	1/2" IRS	7015910.0549	2596344.5789

GENERAL NOTES:

1. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 06/26/2017.
2. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
3. ENCROACHMENTS ARE AS SHOWN.
4. BENCHMARKS:
 11. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 4 FOOT BY 4 FOOT DROP INLET SET BACK 140 FEET FROM MIMS ROAD ON THE NORTH EAST CORNER OF THE PROPERTY. ELEVATION = 544.59
 12. STORM DRAIN MANHOLE: STORM DRAIN MANHOLE A TOP A 5 FOOT BY 5 FOOT DROP INLET ON THE NORTHERN CORNER OF THE PROPERTY. SETBACK 183 NORTH OF MIMS ROAD AND 39 FEET SOUTH OF THE FIRE LANE. ELEVATION = 547.79
5. THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION.
6. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
7. PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL DRAINAGE SYSTEMS AS SHOWN IN DEVELOPMENT APPLICATION.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **ROCKWALL SCHOOL OF MUSIC** 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. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN IN THE **ROCKWALL SCHOOL OF MUSIC** SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THEIR 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 GROUNDS 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, INSPECTION, 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.
- 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 ANT LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSONS 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 ENGINEERS AND/OR CITY ADMINISTRATOR, COMPLETED ON A PRO RATA 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 PREVALING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENTS, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH A DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUESTIONS 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, GUARANTEERING THE INSTALLMENT THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF DEDICATION OF EXACTIONS MADE HEREIN.

PROPERTY OWNER SIGNATURE _____

STATE OF TEXAS
COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RUSS PORTER**, 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 CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____

MY COMMISSION EXPIRES _____

SIGNATURE OF PARTY WITH MORTGAGE OF LIEN INTEREST (IF APPLICABLE) _____

SURVEYOR'S CERTIFICATE

I, **LOUIS SALCEDO**, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

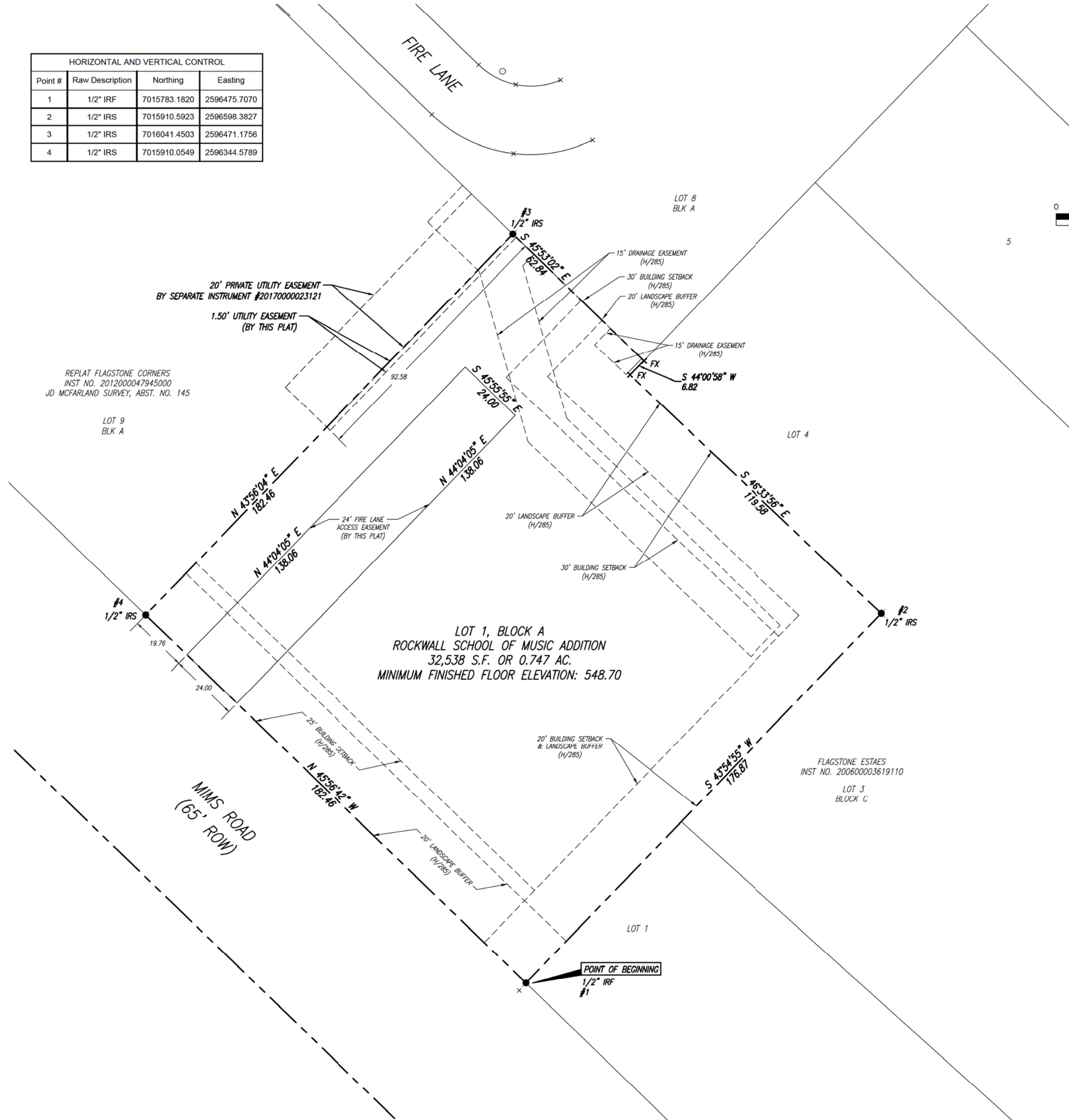
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE _____

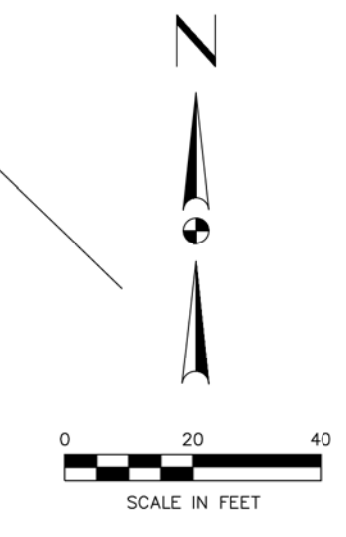
OWNER
MR. RUSS PORTER
749 JUSTIN ROAD
ROCKWALL, TX 75087

SURVEYOR
SALCEDO GROUP, INC.
110 SW 2ND STREET
GRAND PRAIRIE, TEXAS 75050
(214) 412-3122



Legend of Symbols & Abbreviations

- 1/2" IRF 1/2" IRON ROD FOUND
- 1/2" IRS 1/2" IRON PIPE FOUND
- 1/2" RS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SG 3664", SET



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

FLOOD STATEMENT: According to Community Panel No. 482970040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures 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 statement shall not create liability on the part of the Surveyor.

Owner's Certificate
City of Rockwall
State of Texas
County of Rockwall

Mr. Russ Porter is the Owner of a 0.747 acre tract of land situated in the JD McFarland Survey Abstract No. 154, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 201200047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°56'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°33'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found "X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44°00'58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54'55" West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the **POINT OF BEGINNING**, and containing 32,538 square feet or 0.747 acres of land, more or less.

FINAL PLAT
LOT 1, BLOCK 1
ROCKWALL SCHOOL OF MUSIC ADDITION
32,538 SQ. FT. OR 0.747 AC.

BEING PART OF
FLAGSTONE CORNERS, LOT 9 BLK A
INSTRUMENT #201200047945000
O.P.R.T.C.T.
SITUATED IN THE
J.D. MCFARLAND SURVEY, ABST. NO. 145
IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SGI SALCEDO GROUP, INC.
110 SW 2nd Street
Grand Prairie, Texas 75050
PHONE: (214)-412-3122