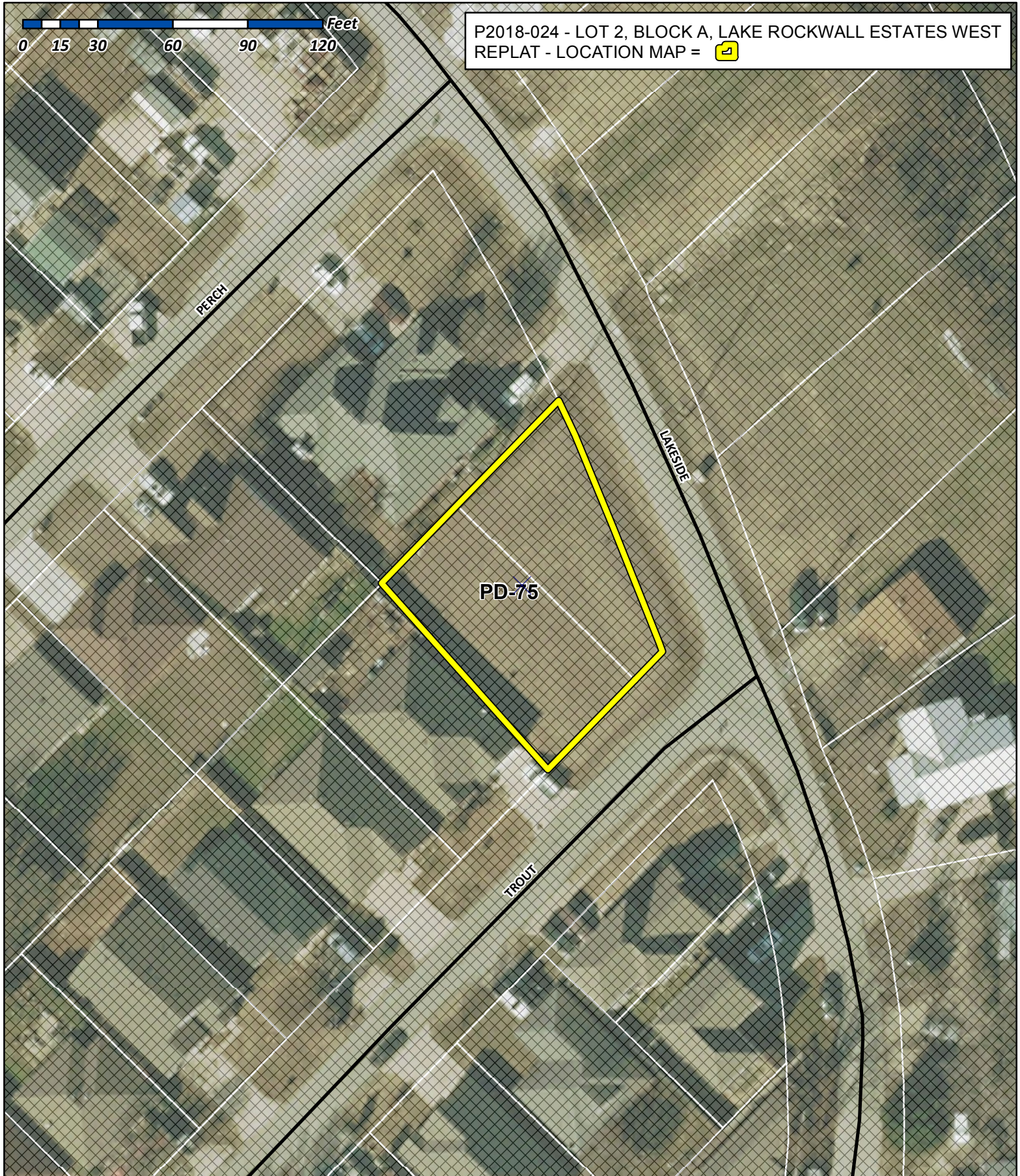




P2018-024 - LOT 2, BLOCK A, LAKE ROCKWALL ESTATES WEST  
REPLAT - LOCATION MAP =



# City of Rockwall

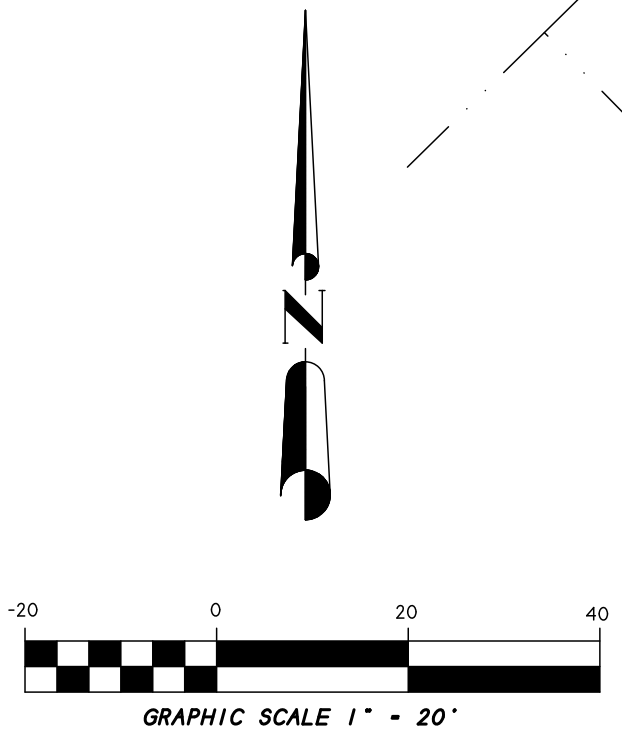
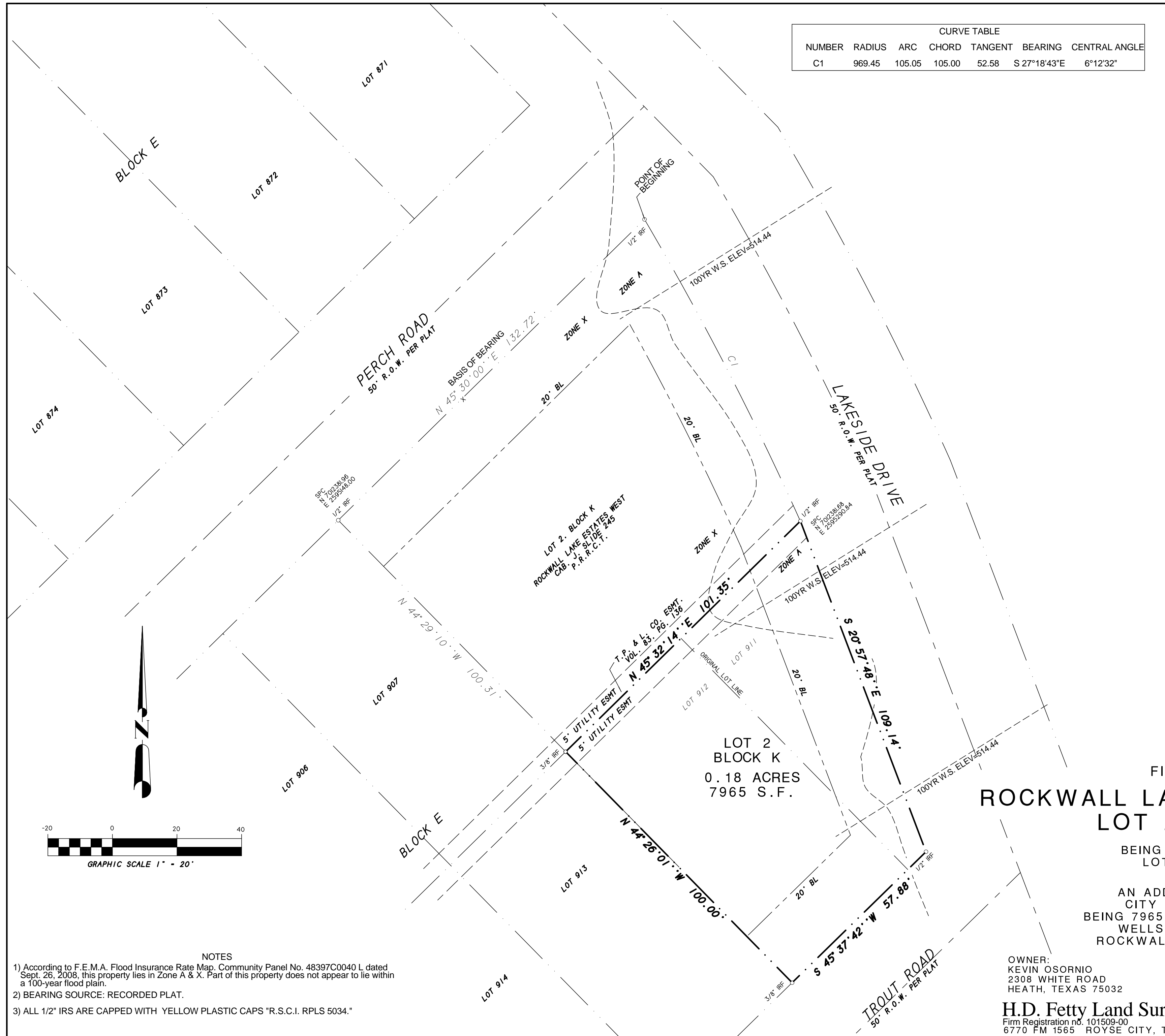
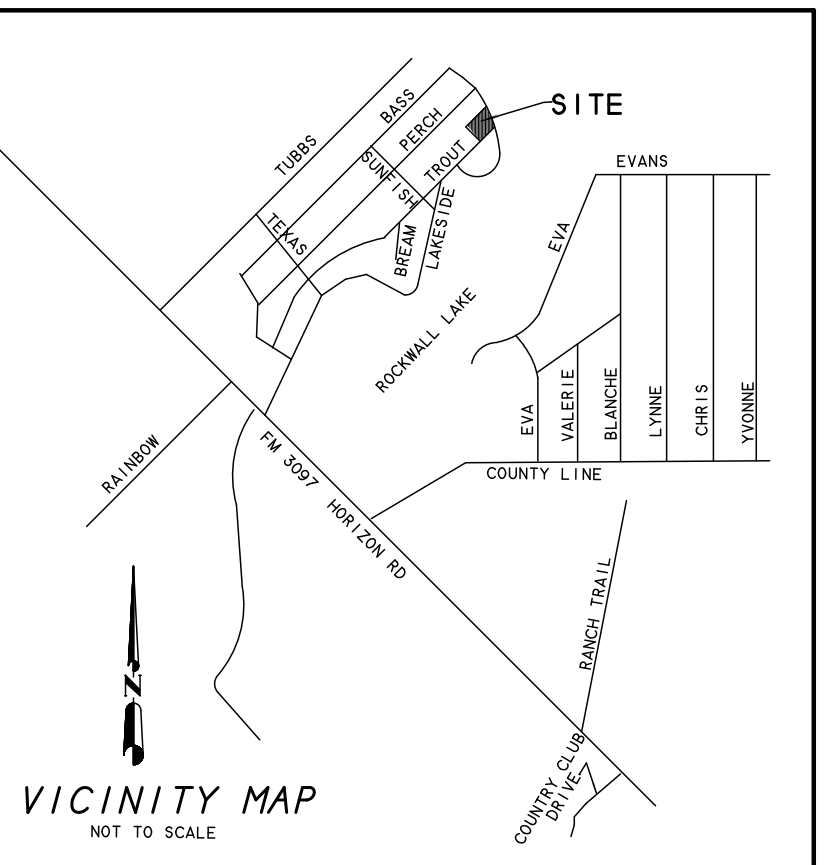
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.





CURVE TABLE						
NUMBER	RADIUS	ARC	CHORD	TANGENT	BEARING	CENTRAL ANGLE
C1	969.45	105.05	105.00	52.58	S 27°18'43"E	6°12'32"



**FINAL PLAT  
ROCKWALL LAKE ESTATES WEST  
LOT 2, BLOCK K**

BEING A REPLAT OF  
LOTS 911 & 912  
BLOCK E  
AN ADDITION TO THE  
CITY OF ROCKWALL  
BEING 7965 S.F. OR 0.18ACRES  
WELLS SURVEY, A-219  
ROCKWALL COUNTY, TEXAS

OWNER:  
KEVIN OSORNIO  
2308 WHITE ROAD  
HEATH, TEXAS 75032

**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

**SHEET 1 OF 2**  
SURVEY DATE JULY 30, 2018  
SCALE 1" = 20' FILE # 20050147-RP  
CLIENT OSORNIO

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone A & X. Part of this property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED PLAT.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

BEING known as Lots 911 and Lot 912 in Block E, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 29 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the North right-of-way of Trout Road (50' right-of-way) and at the southwest corner of Lot 912 and the southeast corner of Lot 913;

THENCE N. 44 deg. 26 min. 01 sec. W. along the common line between Lot 912 and Lot 913, a distance of 100.00 feet to a 3/8" iron rod found for corner at the west corner of Lot 912 and at the south corner of Lot 1, Block K, Rockwall Lake Estates West, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 32 min. 14 sec. E. along the southeast line of said Lot 1, Block K, a distance of 101.35 feet to a 1/2" iron rod found for corner in the southwest right-of-way of Lakeside Drive, a 50' right-of-way;

THENCE S. 20 deg. 57 min. 48 sec. E. along the southwest right-of-way line of said Lakeside Drive, a distance of 109.14 feet to a 1/2" iron rod found at the southeast corner of Lot 911 and at the intersection of said right-of-way with the north right-of-way line of Trout Road;

THENCE S. 45 deg. 30 min. 00 sec. W. along said right-of-way line of Trout Road, a distance of 57.88 feet to the POINT OF BEGINNING and containing 7,965 square feet or 0.18 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision 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 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 occasional 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 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.

I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

KEVIN OSORNIO \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEVIN OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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.

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

Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, 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  
ROCKWALL LAKE ESTATES WEST  
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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

SHEET 2 OF 2

SURVEY DATE JULY 30, 2018  
SCALE 1" = 20' FILE # 20050147-RP  
CLIENT OSORNIO