
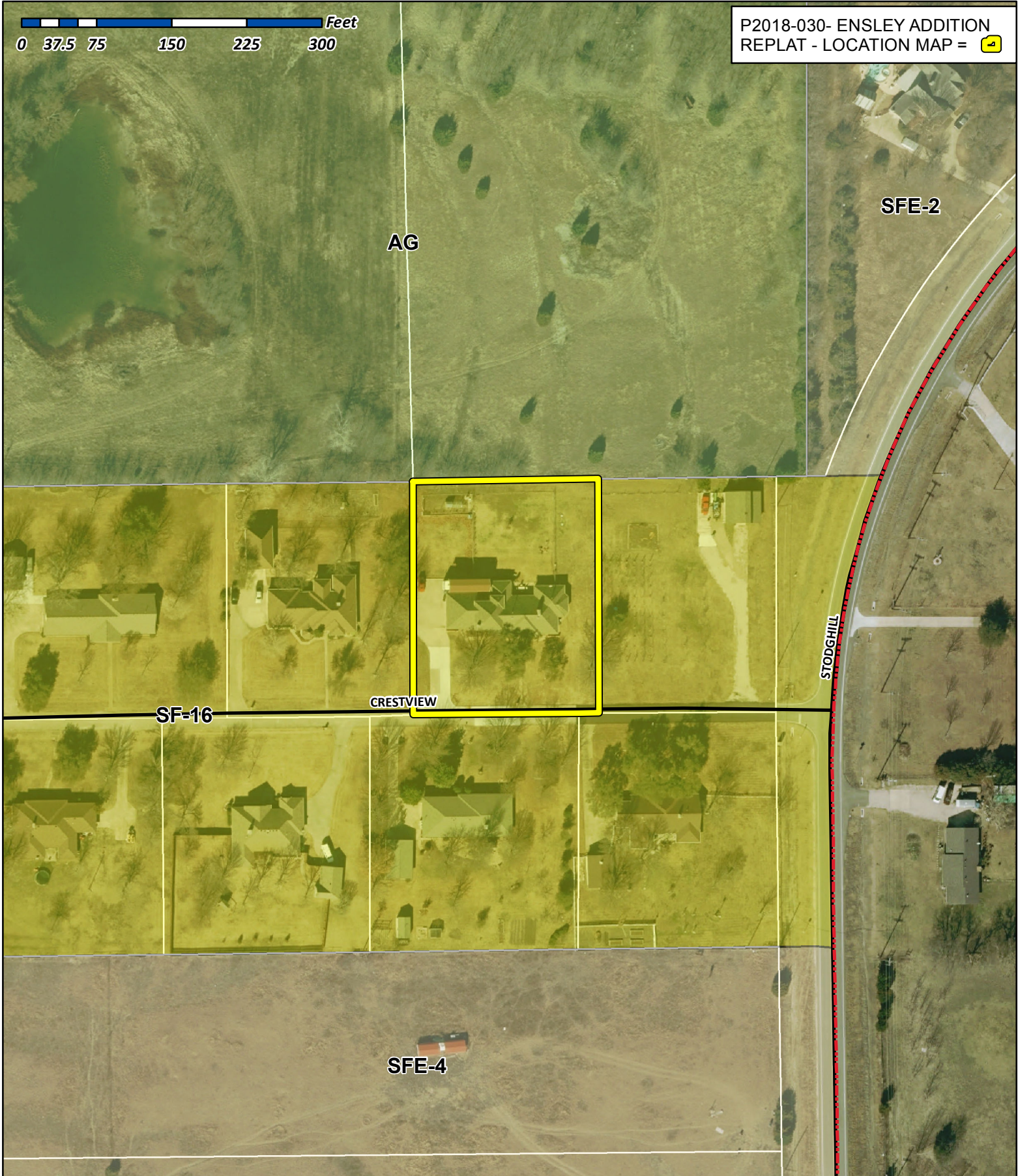


0 37.5 75 150 225 300 Feet

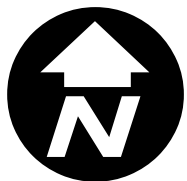
P2018-030- ENSLEY ADDITION
REPLAT - LOCATION MAP = 



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.



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING ALL THAT CERTAIN, LOT, TRACT OF PARCEL OF LAND SITUATED IN THE J.E. SHERWOOD SURVEY, ABSTRACT NO. 193, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS LOTS 13 AND 14 OF NORTHCREST ESTATES ADDITION II, RECORDED IN CABINET A, SLIDE 303, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE CENTER OF A 60 FOOT ACCESS & UTILITY EASEMENT (CRESTVIEW CIRCLE), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 13 AND HEREIN DESCRIBED TRACT, AND THE SOUTHEAST CORNER OF LOT 12 OF SAID ADDITION, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR REFERENCE BEARS NORTH 00 DEGREES 35 MINUTES 22 SECONDS EAST - 30.00' FEET, SAID BEGINNING POINT BEING SOUTH 89 DEGREES 33 MINUTES 04 SECONDS EAST, A DISTANCE OF 251.81 FEET FROM AN "X" FOUND AT THE NORTHWEST CORNER OF LOT 3 OF SAID ADDITION;

THENCE NORTH 00 DEGREES 35 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 13, AND THE EAST LINE OF SAID LOT 12, A DISTANCE OF 235.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CAROL ALLEY DEJARNET, RECORDED IN VOLUME 2216, PAGE 197, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 13 AND HEREIN DESCRIBED TRACT, AND THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 89 DEGREES 33 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 13 AND 14, AND THE APPARENT SOUTH LINE OF SAID DEJARNET TRACT, A DISTANCE OF 370.00 FEET OF A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 14 AND HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 14, PASSING A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR REFERENCE AT 205.48 FEET, AND CONTINUING A TOTAL DISTANCE OF 235.48 FEET TO A POINT FOR CORNER IN THE CENTER OF SAID CRESTVIEW CIRCLE AND SAID 60 FOOT ACCESS AND UTILITY EASEMENT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 14, AND HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 14 AND 13, AND ALONG THE CENTER OF SAID 60 FOOT ACCESS AND UTILITY EASEMENT, A DISTANCE OF 370.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I Skip Ensley the undersigned owner(s) of the land shown on this plat, and designated herein as the Replat of Lots 13 & 14 of Northcrest Estates Addition II, 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I Duane Piercy and Jennifer Piercy further certify that all other parties who have a mortgage or lien interest in the Piercy Place Addition, subdivision have been notified and signed this plat. I Duane Piercy and Jennifer Piercy 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 Duane Piercy and Jennifer Piercy 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.

I Duane Piercy & Jennifer Piercy 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 Duane Piercy and Jennifer Piercy, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Duane Piercy and Jennifer Piercy may have as a result of the dedication of exactions made herein.

Owner: Skip Ensley

By: Skip Ensley

STATE OF TEXAS
COUNTY OF ROCKWALL

NOTARY PUBLIC

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

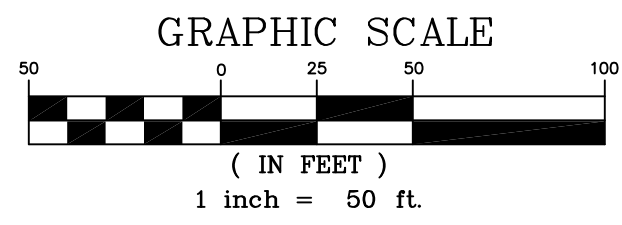
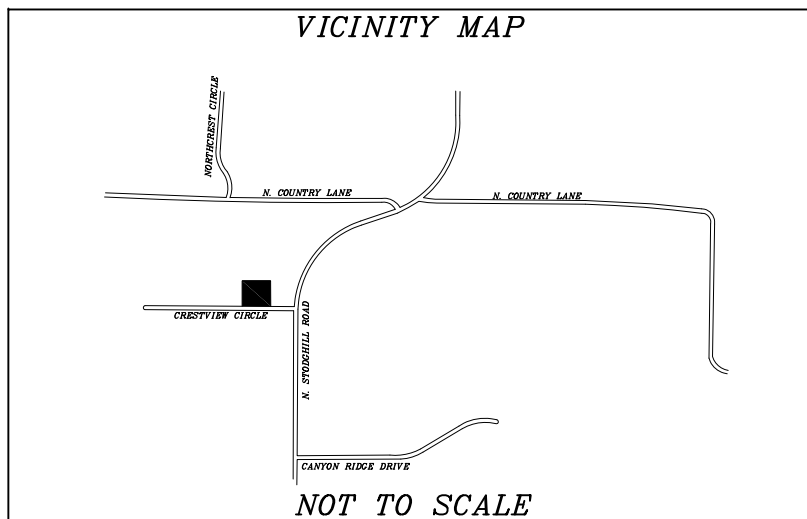
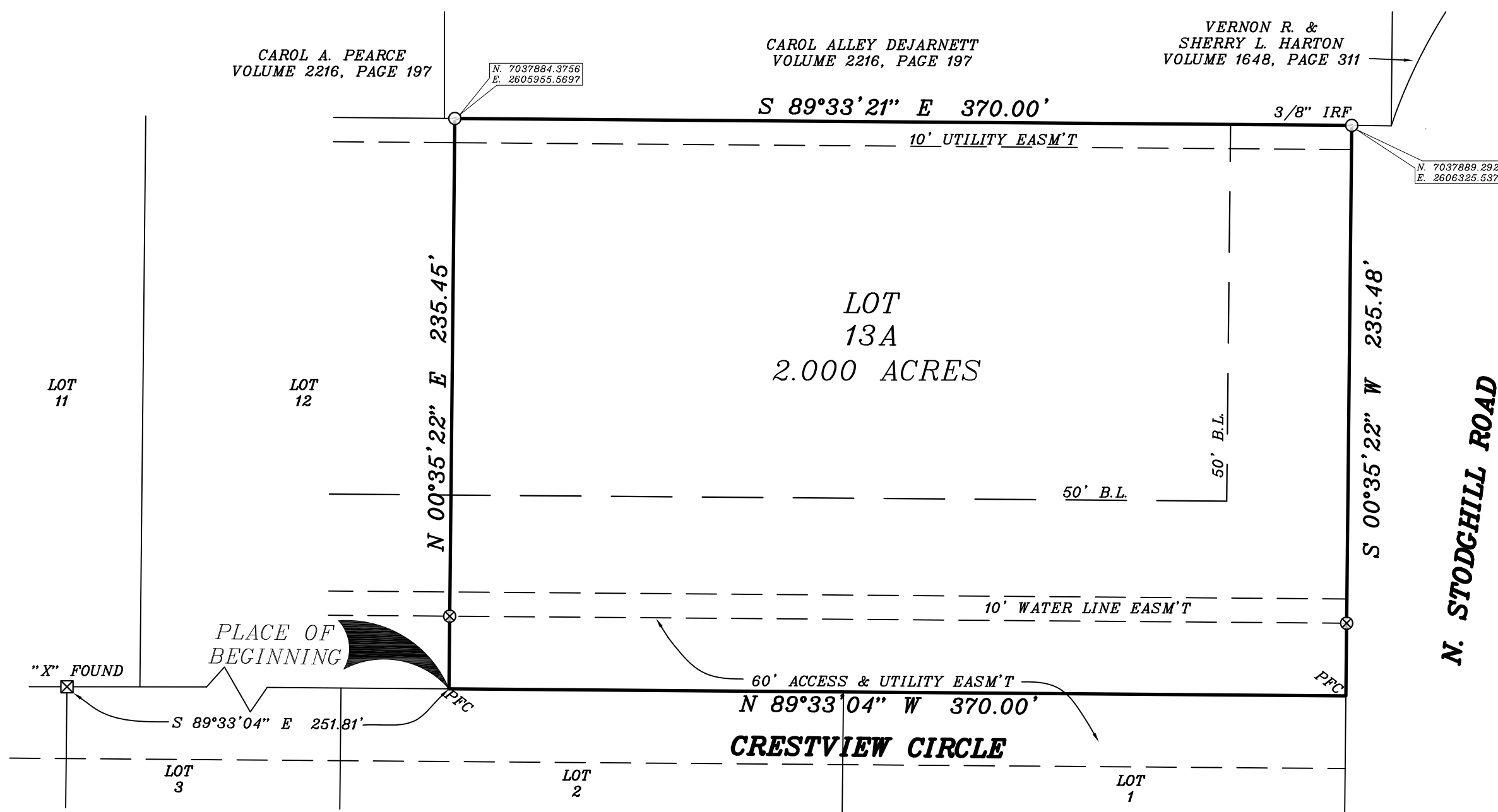
Notary Public in and for the State of Texas: _____ My Commission Expires: _____

**FINAL PLAT
ENSLEY ADDITION**

**LOT 13A
REPLAT OF LOTS 13 & 14
OF NORTHCREST ESTATES
ADDITION II**

**BEING A 2.000 ACRE TRACT OF LAND
J. SHERWOOD SURVEY, ABSTRACT NO. 193
ROCKWALL COUNTY, TEXAS**

**~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com
CAD. TECH. MM JOB NO. 1801585-2**



LEGEND
R.O.W.-RIGHT-OF-WAY EASM'T-EASEMENT
PFC-POINT FOR CORNER ○ 1" IRON PIPE FOUND
⊗ 1/2" IRON ROD SET ○ 1/2" IRON ROD FOUND
IRF/IRS- IRON ROD FOUND/SET (UNLESS OTHERWISE NOTED)

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS 12TH DAY OF SEPTEMBER, 2018

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

Planning & Zoning Commission, Chairman _____ 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 _____, 20____.

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 _____, _____.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

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.

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48397c00351, THIS PROPERTY APPEARS TO LIE IN ZONE _____ x AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS 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 FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS BASED ON RECORDED PLAT THE NORTHWEST LINE OF THE SOUTH LINE OF LOTS 13 AND 14 OF RECORDED PLAT.