

P2018-035 - LOT 1, BLOCK A, ALDERS AT ROCKWALL
 FINAL PLAT - LOCATION MAP = [pin icon]

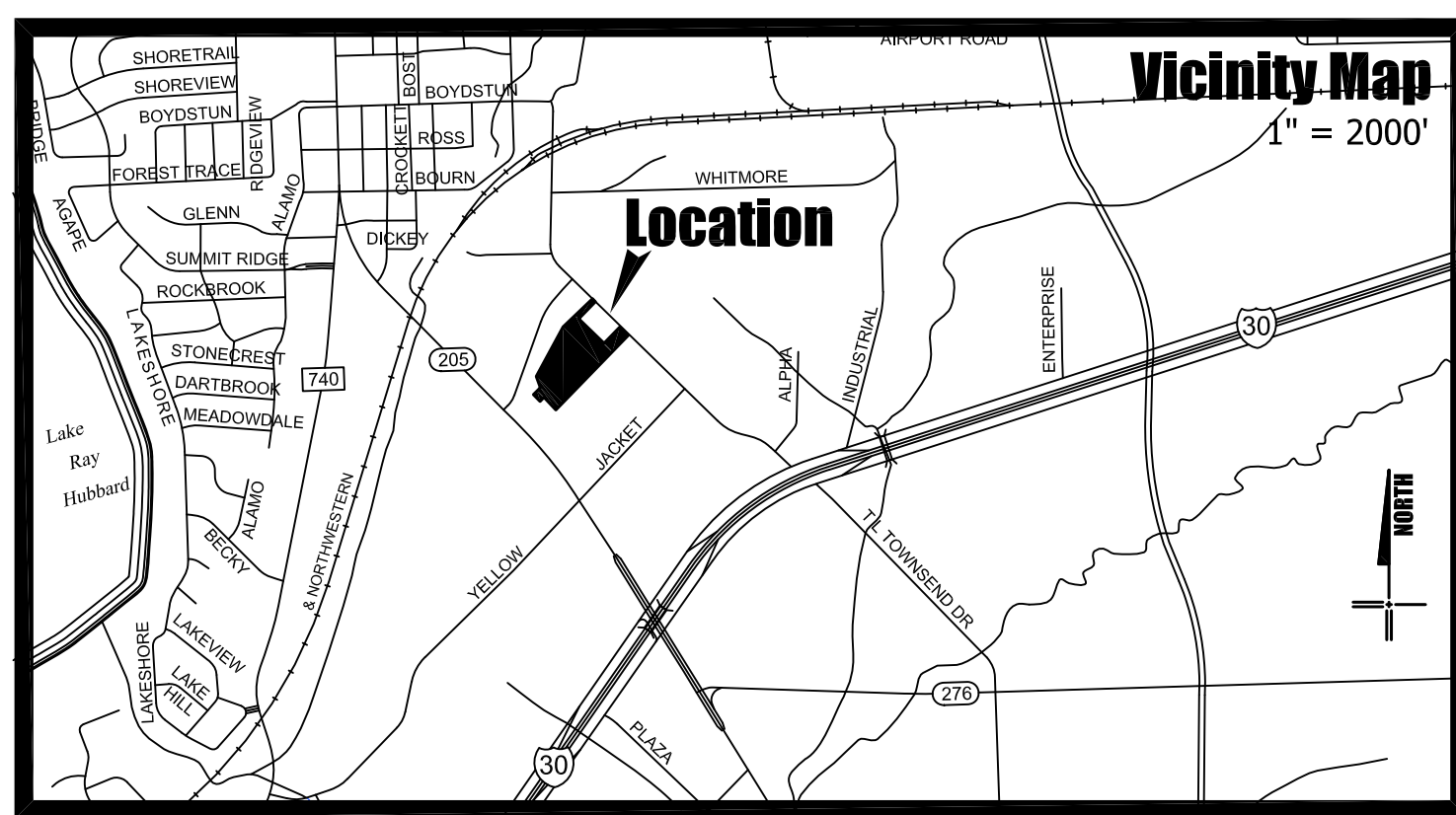
0 65 130 260 390 520 Feet

City of Rockwall

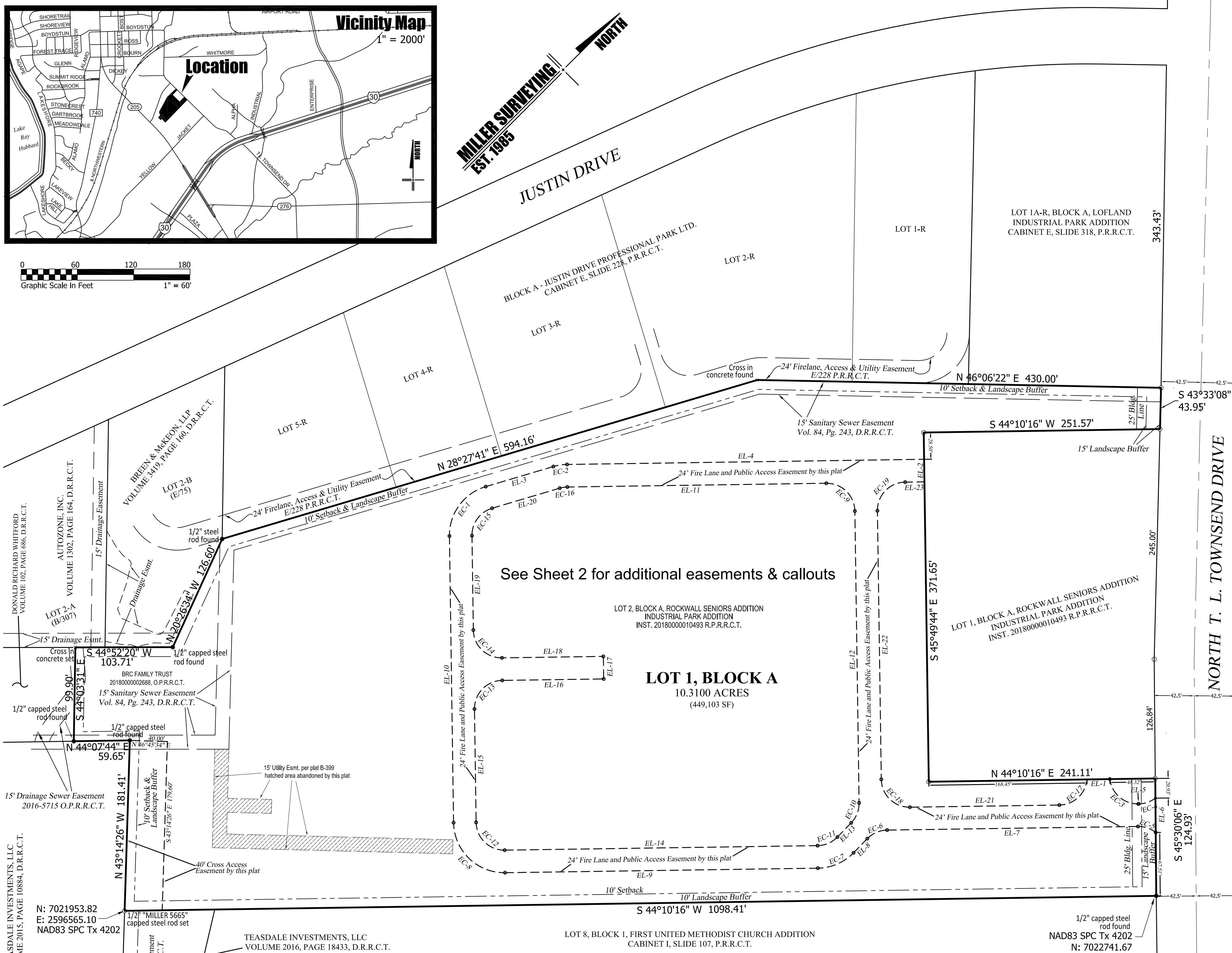
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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MILLER SURVEYING
EST. 1965



See Sheet 2 for additional easements & callouts

LOT 1, BLOCK A
10.3100 ACRES
(449,103 SF)

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Rawlings, 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.

Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665



STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Jason B. Rawlings, 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 _____, 20__.

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

MILLER
Surveying, Inc.

Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TXLSF No. 10100400

millersurvey.net

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Alders Rockwall Property, LLC is the current sole owner of Lot 2, Block A, Rockwall Seniors Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records of Rockwall County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1, Block A, Alders at Rockwall, 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 (we) further certify that all other parties who have a mortgage or lien interest in the 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 the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.
- Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems;

I (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; 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 the dedication of exactions made herein.

Bart Tinsley
"Alders Rockwall Property, LLC"

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Bart Tinsley, of Alders Rockwall Property, LLC, 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 _____, 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.

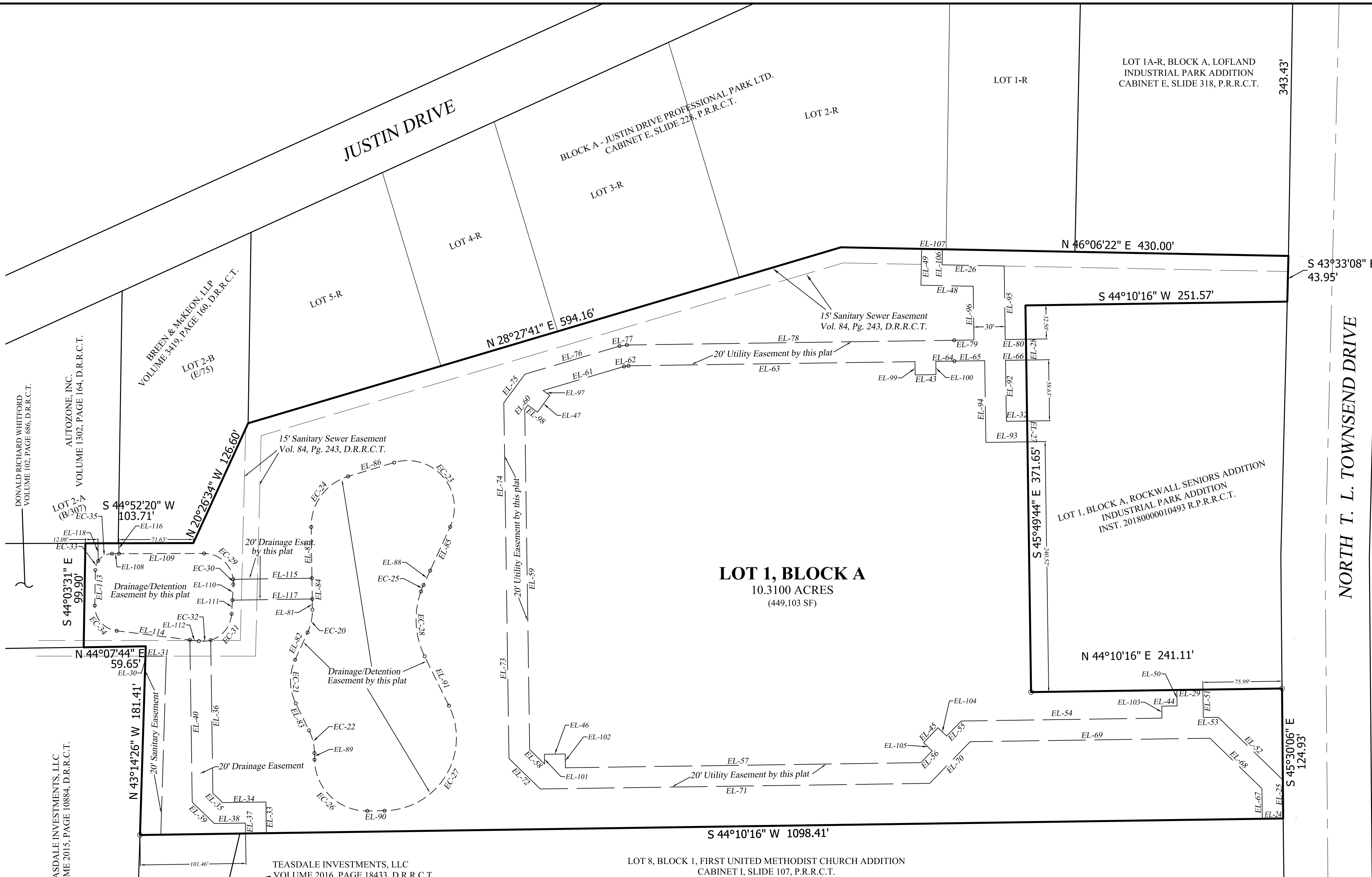
Owner/Applicant:
Alders at Rockwall Property, LLC
1625 Clarke Springs Drive
Allen, Texas 75002
Bart Tinsley
469-446-1276
Email: bart@alders-group.com

Engineer:
Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

FINAL PLAT
Being a replat
ALDERS AT ROCKWALL
LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas
Being a replat of Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records Rockwall County, Texas

Being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared October 2018



Curve Table

Curve	Arc	Radius	Central Angle	Chord	Distance
EC-1	70.02'	54.00'	74°17'26"	S 08°41'01" E 65.21'	24.34'
EC-2	14.81'	54.00'	15°42'34"	S 36°18'58" W 14.76'	24.00'
EC-3	43.93'	30.00'	83°54'07"	N 86°07'19" E 40.11'	75.07'
EC-4	19.11'	30.00'	36°30'01"	N 23°55'13" E 18.79'	0.53'
EC-5	20.29'	30.00'	38°54'24"	S 63°32'57" W 19.91'	36.49'
EC-6	23.56'	30.00'	45°00'00"	S 21°40'15" W 22.96'	267.11'
EC-7	42.41'	54.00'	45°00'00"	N 21°40'15" E 41.33'	333.12'
EC-8	84.82'	54.00'	90°00'00"	N 89°10'16" E 76.37'	305.09'
EC-9	47.12'	30.00'	90°00'00"	S 89°10'15" W 42.43'	275.70'
EC-10	23.56'	30.00'	45°00'00"	N 23°19'45" W 22.96'	310.57'
EC-11	23.56'	30.00'	45°00'00"	N 21°40'15" E 22.96'	21.00'
EC-12	47.12'	30.00'	90°00'00"	N 89°10'16" E 42.43'	333.12'
EC-13	47.12'	30.00'	90°00'00"	S 00°49'44" E 42.43'	120.65'
EC-14	47.12'	30.00'	90°00'00"	N 89°10'16" E 42.43'	108.00'
EC-15	38.90'	30.00'	74°17'26"	S 08°41'01" E 36.23'	24.00'
EC-16	8.23'	30.00'	15°42'34"	S 36°18'58" W 8.20'	108.00'
EC-17	43.93'	30.00'	83°54'08"	N 02°13'11" E 40.11'	100.44'
EC-18	47.12'	30.00'	90°00'00"	N 89°10'15" E 42.43'	75.07'
EC-19	47.12'	30.00'	90°00'00"	S 00°49'44" E 42.43'	159.12'
EC-20	22.60'	51.00'	25°23'14"	S 33°08'11" E 22.41'	285.96'
EC-21	43.42'	49.00'	50°46'27"	S 45°49'48" E 42.02'	20.00'
EC-22	22.60'	51.00'	25°23'14"	S 58°31'25" E 22.41'	20.00'
EC-23	102.96'	45.00'	131°05'45"	N 85°59'27" W 81.93'	15.05'
EC-24	64.59'	50.00'	74°00'59"	S 08°49'19" E 60.19'	79.58'
EC-25	6.81'	80.00'	4°52'49"	N 22°52'59" W 6.81'	20.00'
EC-26	78.54'	50.00'	89°59'56"	N 89°10'14" E 70.71'	25.00'
EC-27	140.97'	70.00'	115°23'17"	N 13°31'23" W 118.33'	20.00'
EC-28	64.08'	80.00'	45°53'38"	N 48°16'13" W 62.38'	15.02'
EC-29	40.87'	28.00'	83°38'16"	S 86°41'28" W 37.34'	19.94'
EC-30	4.78'	28.00'	9°47'03"	N 46°35'52" W 4.78'	30.00'
EC-31	34.42'	28.00'	70°25'54"	N 06°29'24" W 32.29'	41.67'
EC-32	11.46'	28.00'	23°26'45"	N 40°25'55" E 11.38'	12.93'
EC-33	9.26'	16.00'	83°08'50"	S 22°29'06" E 9.13'	20.18'
EC-34	35.09'	24.00'	83°46'10"	S 85°56'36" E 32.05'	10.00'
EC-35	15.58'	16.00'	55°47'01"	S 16°58'50" W 14.97'	29.96'

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 by the City Council of the City of Rockwall on the _____ day of _____, 20____.

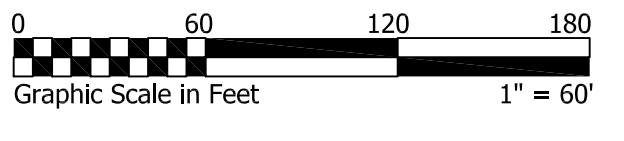
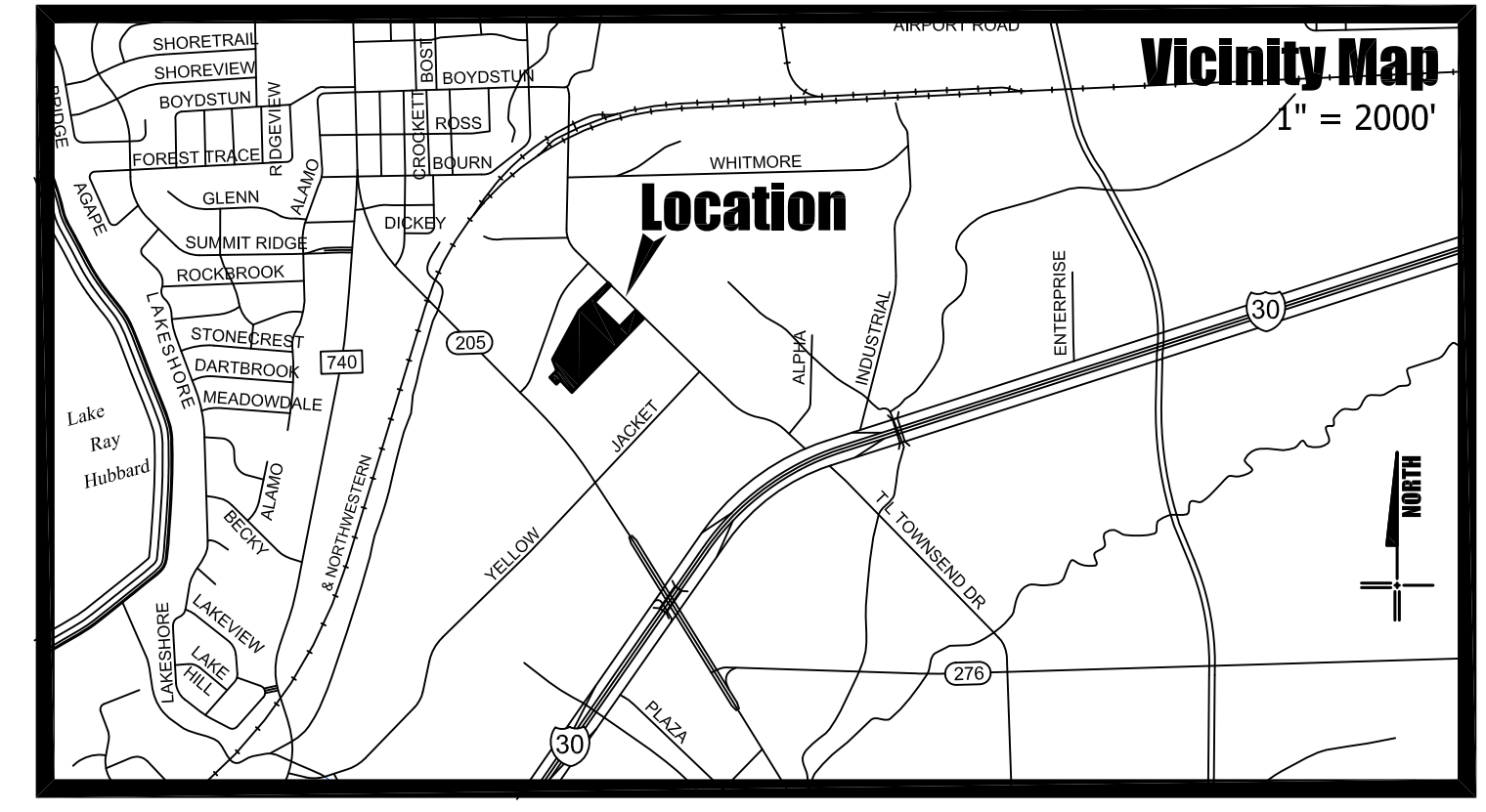
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 20____.

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

Line Table

Line	Bearing	Distance
EL-1	N 44°10'16" E	24.34'
EL-2	S 45°49'44" E	24.00'
EL-3	S 28°27'41" W	75.07'
EL-4	S 44°10'16" W	380.20'
EL-5	S 44°10'15" W	0.53'
EL-6	N 45°30'06" W	36.49'
EL-7	N 44°10'15" E	267.11'
EL-8	N 00°49'45" W	21.00'
EL-9	N 44°10'16" E	333.12'
EL-10	S 45°49'44" E	305.09'
EL-11	S 44°10'16" W	275.70'
EL-12	N 45°49'44" W	310.57'
EL-13	N 00°49'45" W	21.00'
EL-14	N 44°10'16" E	333.12'
EL-15	S 45°49'44" E	120.65'
EL-16	S 44°10'16" W	108.00'
EL-17	S 45°49'44" E	24.00'
EL-18	N 44°10'16" E	108.00'
EL-19	S 45°49'44" E	100.44'
EL-20	S 28°27'41" W	75.07'
EL-21	N 44°10'15" E	159.12'
EL-22	S 45°49'44" E	285.96'
EL-23	S 44°10'16" W	20.00'
EL-24	S 44°10'16" W	20.00'
EL-25	S 45°30'06" W	36.49'
EL-26	N 46°06'22" E	79.58'
EL-27	S 45°49'44" E	20.00'
EL-28	S 45°49'44" E	20.00'
EL-29	N 44°10'16" E	25.00'
EL-30	N 44°10'16" E	20.00'
EL-31	S 45°00'00" W	15.02'
EL-32	S 44°10'16" W	19.94'
EL-33	S 45°49'44" E	30.00'
EL-34	N 44°10'16" E	41.67'
EL-35	N 89°10'16" E	12.93'
EL-36	S 45°49'44" E	147.12'
EL-37	S 45°49'44" E	10.00'
EL-38	N 44°10'16" E	29.96'
EL-39	N 89°10'16" E	29.50'
EL-40	S 45°49'44" E	155.88'
EL-41	S 44°10'16" W	20.00'
EL-42	S 44°10'15" W	14.72'
EL-43	S 00°49'45" E	20.00'
EL-44	S 44°10'15" W	14.72'
EL-45	S 00°49'45" E	20.00'
EL-46	S 44°10'16" W	20.00'
EL-47	S 08°41'01" E	20.00'
EL-48	S 46°06'22" W	50.20'
EL-49	N 43°59'58" W	35.00'
EL-50	S 45°49'45" E	15.31'
EL-51	S 45°49'45" E	26.81'
EL-52	N 89°10'15" E	86.37'
EL-53	N 44°10'15" E	14.42'
EL-54	N 44°10'15" E	192.87'
EL-55	N 00°49'45" W	20.18'
EL-56	N 00°49'45" W	15.62'
EL-57	N 44°10'16" E	341.48'
EL-58	N 89°10'16" E	19.89'
EL-59	S 45°49'44" E	326.90'
EL-60	S 08°41'01" E	5.15'
EL-61	S 28°27'41" W	81.16'
EL-62	S 36°18'58" W	4.30'
EL-63	S 44°10'16" W	275.26'
EL-64	S 44°10'16" W	17.90'
EL-65	S 44°10'16" W	29.06'
EL-66	S 44°10'16" W	19.94'
EL-67	S 45°49'44" E	28.98'
EL-68	N 89°10'15" E	69.50'
EL-69	N 44°10'15" E	230.45'
EL-70	N 00°49'45" W	55.79'
EL-71	N 44°10'16" E	374.14'
EL-72	N 89°10'16" E	41.98'
EL-73	S 45°49'44" E	161.69'
EL-74	S 45°49'44" E	160.22'
EL-75	S 08°41'01" E	34.07'
EL-76	S 28°27'41" W	94.92'
EL-77	S 36°18'58" W	7.04'
EL-78	S 44°10'16" W	314.54'
EL-79	S 44°10'16" W	19.06'
EL-80	S 44°10'16" W	19.94'
EL-81	S 45°49'48" E	10.21'
EL-82	S 20°26'34" E	28.85'
EL-83	S 71°13'02" W	28.85'
EL-84	S 45°49'48" E	20.00'
EL-85	N 20°26'34" W	46.22'
EL-86	S 28°11'11" W	46.21'
EL-87	S 45°49'48" E	49.22'
EL-88	N 20°26'34" W	15.19'
EL-89	S 45°49'48" E	18.33'
EL-90	N 44°10'16" E	16.57'
EL-91	N 71°13'02" W	52.81'
EL-92	S 45°49'44" E	58.63'
EL-93	N 44°10'16" E	39.94'
EL-94	S 45°49'44" E	78.63'
EL-95	S 45°49'44" E	70.64'
EL-96	S 45°49'44" E	51.64'
EL-97	S 81°18'59" W	7.92'
EL-98	S 81°18'59" W	11.34'
EL-99	N 45°49'44" W	12.76'
EL-100	N 45°49'44" W	12.76'
EL-101	S 45°49'44" E	9.35'
EL-102	S 45°49'44" E	13.26'
EL-103	S 45°49'45" E	11.50'
EL-104	N 89°10'15" E	11.50'
EL-105	N 89°10'15" E	11.50'
EL-106	N 43°59'58" W	15.04'
EL-107	N 46°00'02" E	20.00'
EL-108	S 44°52'20" W	6.69'
EL-109	S 44°52'20" W	81.88'
EL-110	N 41°42'20" W	15.26'
EL-111	N 41°42'20" W	13.20'
EL-112	N 52°10'19" E	6.73'
EL-113	S 44°03'31" E	34.12'
EL-114	N 52°10'19" E	70.91'
EL-115	N 44°10'16" E	75.67'
EL-116	S 45°49'44" E	10.00'
EL-117	N 44°10'16" E	76.70'
EL-118	S 45°49'44" E	17.00'



MILLER
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FINAL PLAT
Being a replat
ALDERS AT ROCKWALL
LOT 1, BLOCK A
An addition to the City of Rockwall, Rockwall County, Texas
Being a replat of Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof
recorded as Instrument No. 2018000010493 of the Real Property Records
Rockwall County, Texas
Being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018

CLOSURE REPORT FOR ALDERS AT ROCKWALL

Deed Report
10:36:55 2018

Wed Nov 14

Deed Name: Alders

Starting Coordinates: Northing 7022741.67, Easting 2597330.47

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent
Description						
S 44°10'16" W	1098.41	LINE				
N 43°14'26" W	181.41	LINE				
S 44°07'44" W	59.65	LINE				
N 44°03'31" W	99.90	LINE				
N 44°52'20" E	103.71	LINE				
N 20°26'34" W	126.60	LINE				
N 28°27'41" E	594.16	LINE				
N 46°06'22" E	430.00	LINE				
S 43°33'08" E	43.95	LINE				
S 44°10'16" W	251.57	LINE				
S 45°49'44" E	371.65	LINE				
N 44°10'16" E	241.11	LINE				
S 45°30'06" E	124.93	LINE				

Ending Coordinates: Northing 7022741.67, Easting 2597330.47

Area: 449103.29 S.F., 10.3100 Acres

Total Perimeter Distance> 3727.06

Closure Error Distance> 0.0033 Error Bearing> S 36°40'32" W

Closure Precision> 1 in 1133888.7

