


0 25 50 100 150 200 Feet

P2018-038 - LOT 16, BLOCK 2, ALLIANCE ADDITION PHASE 2
FINAL PLAT - LOCATION MAP = 

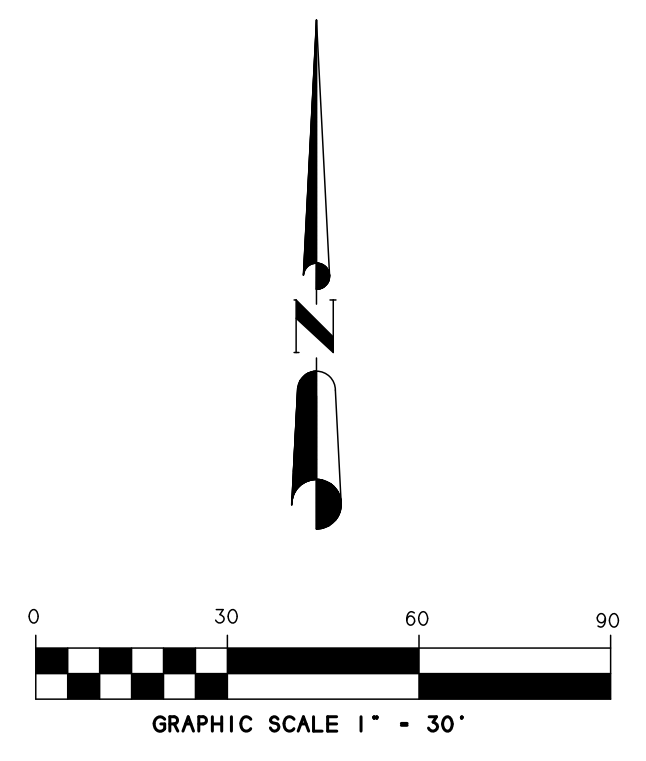
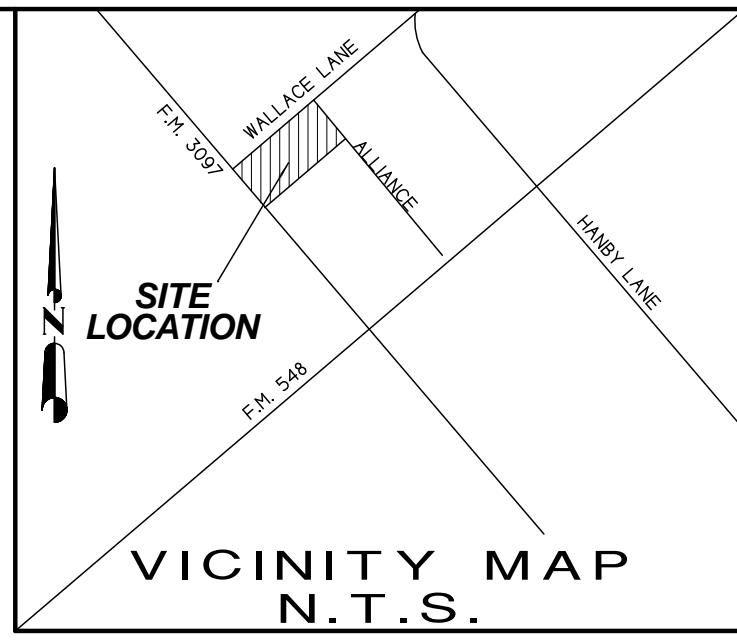
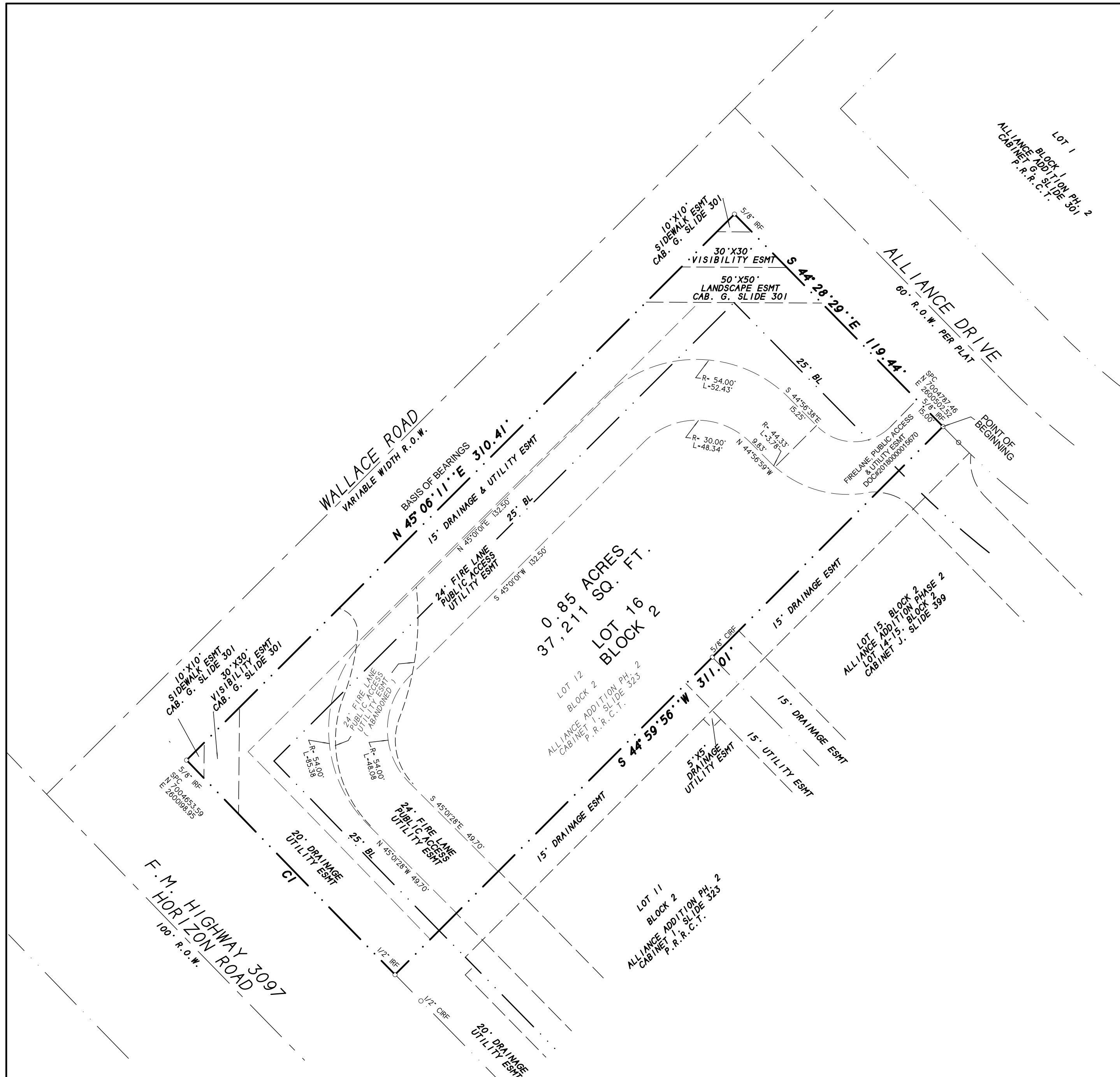


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	0°36'10"	11409.16	120.01	60.01	120.01	N 44°11'33"W

FINAL PLAT
ALLIANCE ADDITION PHASE 2
LOT 16, BLOCK 2
 BEING A REPLAT OF LOT 12, BLOCK 2
 ALLIANCE ADDITION PHASE 2
 0.85 ACRES OR 37,211 S.F.
 (1 LOT)
 W.W. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV	GAS	TEL	FH	FP
TELEVISION	METER	METER	METER	METER
CABLE RISER	POLE	POLE	POLE	POLE
ELEC	ELEC	BOX	LP	1/2" BF
ELECTRIC	BOX	SUBSURFACE	METER	POST AND RAIL
METER	JUNCTION BOX	POLE	POLE	CORNER
-X-	FENCE	BOUNDARY LINE	AR	PROPANE TANK

OWNER:
 WOODHILL DENTAL SPECIALTIES, LLC
 8355 WALNUT HILL LANE
 SUITE 100
 DALLAS, TEXAS 75237

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

SURVEY DATE FEBRUARY 9, 2018
 SCALE 1" = 40' FILE # 20180036-RP
 CLIENT WOODHILL

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS WOODHILL DENTAL SPECIALTIES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block 2, ALLIANCE ADDITION, PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 323, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner at the East most corner of Lot 12, Block 2 and west most corner of Lot 15, Block 2, ALLIANCE ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet I, Slide 399, of the Plat Records of Rockwall County, Texas, and being in the Southwest right-of-way line of Alliance Drive, a 60 foot right-of-way;

THENCE S. 44 deg. 59 min. 56 sec. W. a distance of 311.01 feet to a 1/2" iron rod found for corner in the northeast right-of-way line of Horizon Road F.M. Highway 3097, a 100 foot right-of-way;

THENCE in a northwesterly direction along a curve to the right having a central angle of 00°36'10", a radius of 11409.16 feet, a tangent of 60.01 feet, a chord of N 44°11'33" W, 120.01 feet along said right-of-way line, an arc distance of 120.01 feet to a 5/8" iron rod found for corner in the southeast right-of-way of Wallace Road;

THENCE N. 45 deg. 06 min. 11 sec. E. along said right-of-way line, a distance of 310.41 feet to a 5/8" iron rod found for corner at the north corner of Lot 12, and in the southwest right-of-way line of said Alliance Drive;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-way line, a distance of 119.44 feet to the POINT OF BEGINNING and containing 37,211 square feet or 0.85 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 ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, 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, 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 ALLIANCE ADDITION, PHASE 2, LOT 16, BLOCK 2, 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:

- 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, maint aining, 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, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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.

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.

_____ for WOODHILL DENTAL SPECIALTIES, LLC

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:

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, 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

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOT 16, BLOCK 2, 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
**ALLIANCE ADDITION PHASE 2
LOT 16, BLOCK 2**
BEING A REPLAT OF LOT 12, BLOCK 2
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0.85 ACRES OR 37,211 S.F.
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
⊗	⊙	TEL	⊖	⊕	⊕	TELEVISION CABLE	GAS METER	PHONE METER	FIRE HOSE	FIRE HYDRANT	POWER POLE
▲	□	⊙	⊙	⊙	⊙	ELEC. METER	ELEC. BOX	ELEC. WATER METER	WATER METER	LIGHT POLE	7/8" IRON ROD FOUND (1 CORNER)
—X—	—	—	—	—	—	FENCE	EXEMPT LINE	PROPERTY LINES	A/C UNIT	PROPANE TANK	

OWNER:
WOODHILL DENTAL SPECIALTIES, LLC
8355 WALNUT HILL LANE
SUITE 100
DALLAS, TEXAS 75237

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

SURVEY DATE FEBRUARY 9, 2018
SCALE 1" = 40' FILE # 20180036-RP
CLIENT WOODHILL

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, February 20, 2018 9:18 am.					
Start					
33	REF		7004567.54827	2600282.61315	0.00
IC To Cntr. Pt.		N 45°30'22" E			
38	RP		7012563.47965	2608421.04133	0.00
	Arc	120.01	Central Angle		0°36'10"
	Chord	120.01	Chord Bearing		N 44°11'33" W
	Radius	11409.16	Bng from Cntr Pt		S 46°06'31" W
	Tangent	60.01	Elevation Change		0.00
35	REF		7004653.59636	2600198.95655	0.00
IN		N 45°06'11" E	310.41		
34	REF		7004872.69737	2600418.84716	0.00
IN		S 44°28'29" E	119.44		
30	REF		7004787.46982	2600502.52617	0.00
IN		S 44°59'56" W	311.01		
33	REF		7004567.54827	2600282.61315	0.00

Area = 37210.56 Sq. Feet or 0.85 Acres