



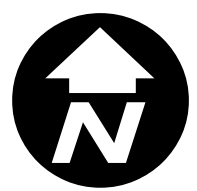
P2019-004 - LOT 7, BLOCK A, TEMUNOVIC ADDITION
REPLAT - LOCATION MAP =

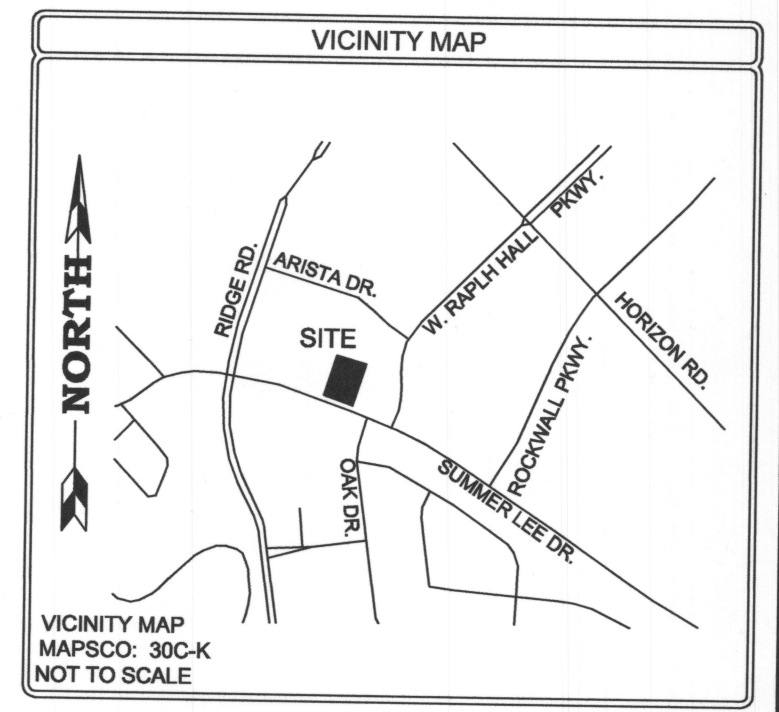
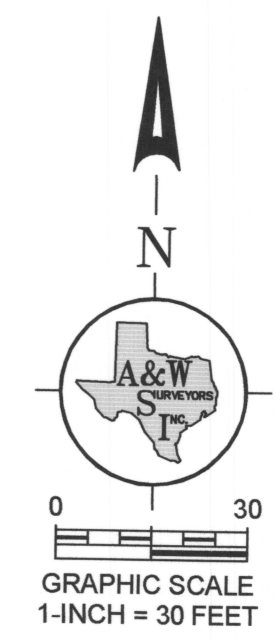
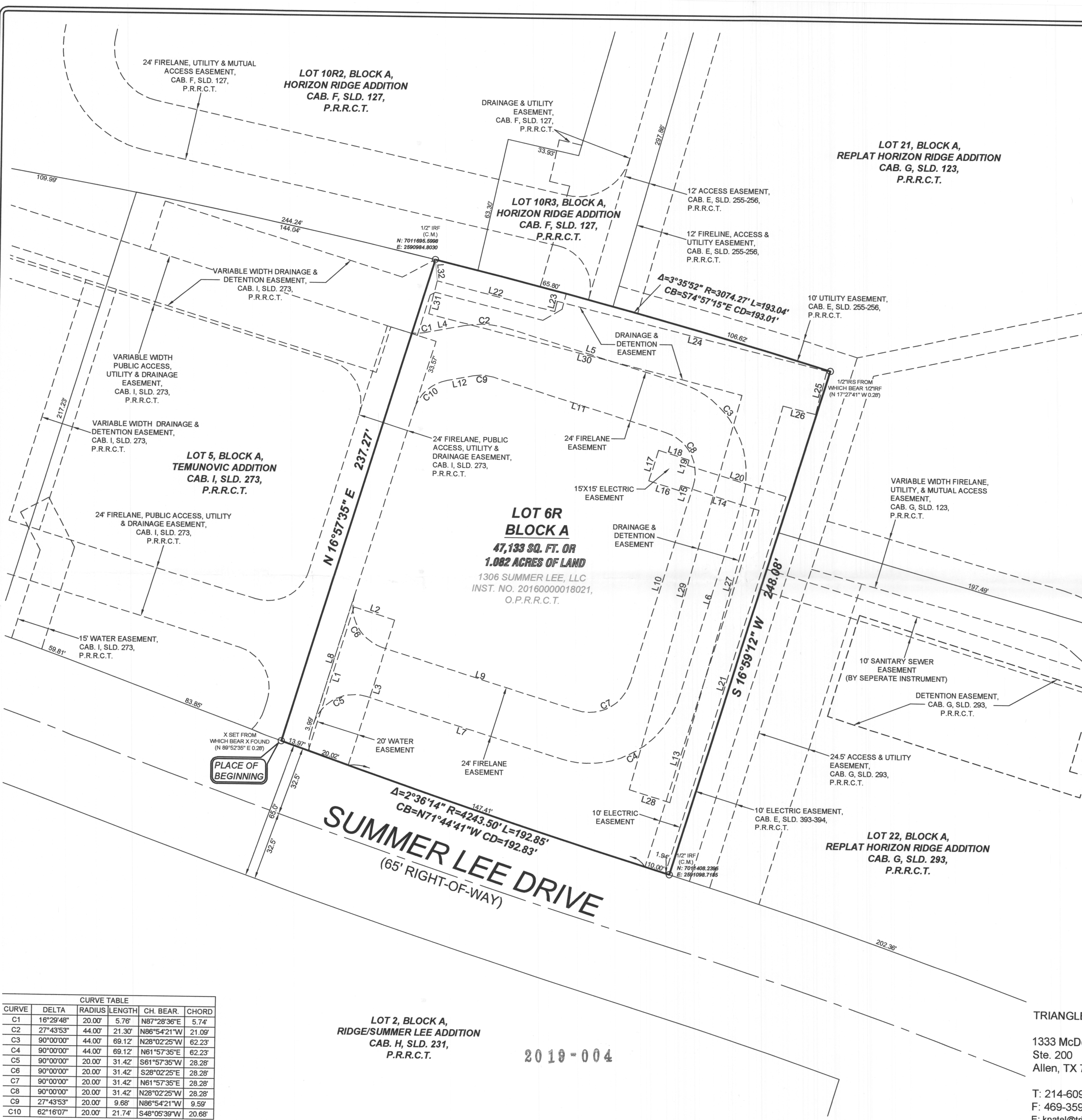


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
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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.





- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this Replat is to define easements conditional to new development.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) 16" Water lines shown are approximate location.
 - 6) 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.

LINE TABLE

LINE	LENGTH	BEARING
L1	70.66'	N16°57'35"E
L2	20.00'	S73°02'25"E
L3	71.45'	S16°57'35"W
L4	19.18'	N79°13'42"E
L5	84.96'	S73°02'25"E
L6	96.90'	S16°57'35"W
L7	95.82'	N73°02'25"W
L8	64.00'	S16°57'17"W
L9	95.82'	N73°02'25"W
L10	96.90'	S16°57'35"W
L11	84.96'	S73°02'25"E
L12	12.27'	N79°13'42"E
L13	175.80'	N16°57'35"E
L15	2.50'	S16°57'35"W
L17	15.00'	N16°57'35"E
L18	15.00'	S73°02'25"E
L19	2.50'	S16°57'35"W
L20	48.63'	S73°02'25"E
L21	185.82'	S16°57'35"W
L22	57.00'	S76°10'25"E
L23	5.00'	N13°49'35"E
L24	131.00'	S76°10'25"E
L25	21.00'	S13°49'35"W
L26	15.79'	N76°10'25"W
L27	193.50'	S15°10'47"W
L28	20.01'	N73°02'25"W
L29	192.41'	N15°10'47"E
L30	152.20'	N76°10'25"W
L31	16.00'	N13°49'35"E
L32	10.07'	S05°37'20"E

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	16°29'48"	20.00'	5.76'	N87°28'36"E	5.74'
C2	27°43'53"	44.00'	21.30'	N86°54'21"W	21.09'
C3	90°00'00"	44.00'	69.12'	N28°02'25"W	62.23'
C4	90°00'00"	44.00'	69.12'	N61°57'35"E	62.23'
C5	90°00'00"	20.00'	31.42'	S61°57'35"W	28.28'
C6	90°00'00"	20.00'	31.42'	S28°02'25"E	28.28'
C7	90°00'00"	20.00'	31.42'	N61°57'35"E	28.28'
C8	90°00'00"	20.00'	31.42'	N28°02'25"W	28.28'
C9	27°43'53"	20.00'	9.68'	N86°54'21"W	9.59'
C10	62°16'07"	20.00'	21.74'	S48°05'39"W	20.68'

SUMMER LEE DRIVE
(65' RIGHT-OF-WAY)

$\Delta=2^{\circ}36'14"$ $R=4243.50'$ $L=192.85'$
 $CB=N71^{\circ}44'41"W$ $CD=192.83'$

**LOT 2, BLOCK A,
RIDGE/SUMMER LEE ADDITION
CAB. H, SLD. 231,
P.R.R.C.T.**

2019-004

TRIANGLE ENGINEERING
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Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised:
"A professional company operating in your best interest"

PAGE 1 OF 2
**REPLAT
LOT 6R, BLOCK A
TEMUNOVIC ADDITION**
1.082 ACRES OF LAND
BEING A REPLAT OF LOT 6, BLOCK A
TEMUNOVIC ADDITION
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
EDWARD TEAL SURVEY ABSTRACT NO. 207
CASE FILE NO. SP2017-023

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
Owner: 1306 Summer Lee, LLC
~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

OWNER'S CERTIFICATE

WHEREAS 1306 Summer Lee, LLC is the sole owner of a tract of land located in the EDWARD TEAL SURVEY, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being Lot 6, Block A, of Temunovic Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet I, Slide 237, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to 1306 Summer Lee, LLC, recorded in Instrument No. 20160000018021, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in the North line of Summer Lee Drive, a 65' right-of-way, at the common Southerly corner of Lot 5, and said Lot 6, Block A, of said Temunovic Addition;

Thence North 16°57'35" East, a distance of 237.27' to a 1/2" iron rod found in the South line of Lot 10R2, Block A, of Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 127, Plat Records, Rockwall County, Texas, said point being at the beginning of a non-tangent curve to the right, having a central angle of 03°35'52", a radius of 3074.27', and a chord bearing and distance of South 74°57'15" East, 193.01';

Thence Southeasterly, along said curve to the right, an arc distance of 193.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the interior 'el' corner of Lot 21, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 123, Plat Records, Rockwall County, Texas, same being the Northeast corner of said Lot 6, Block A;

Thence South 16°59'12" West, a distance of 248.08' to a 1/2" iron rod found in the said North line of Summer Lee Drive, at the Southwest corner of Lot 22, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 293, Plat Records, Rockwall County, Texas, same being the Southeast corner of said Lot 6, Block A, and being at the beginning of a non-tangent curve to the left, having a central angle of 02°36'14", a radius of 4243.50', and a chord bearing and distance of North 71°44'41" West, 192.83';

Thence Northwesterly, along said curve to the left and said North line, an arc distance of 192.85' to the PLACE OF BEGINNING and containing 47,133 square feet or 1.082 of an acre of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This ___ day of ___, 20__.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This ___ day of ___, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, 1306 Summer Lee, LLC, the undersigned owners of the land shown on this plat, designated herein as LOT 6R, BLOCK A, TEMUNOVIC 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 TEMUNOVIC ADDITION 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;

- 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.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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 (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.

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 20__.

Notary Public in and for The State of Texas

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

TRIANGLE ENGINEERING

1333 McDermott Drive Ste. 200 Allen, TX 75013

T: 214-609-9271 F: 469-3595-6709 E: kpatel@triangle-engr.com W: www.triangle-engr.com



A&W SURVEYORS, INC.

Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: 1306 Summer Lee, LLC ~ 2344 Harvest Ridge Drive, Rockwall, Texas 75032 ~

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised: "A professional company operating in your best interest"

PAGE 2 OF 2 REPLAT

LOT 6R, BLOCK A TEMUNOVIC ADDITION

1.082 ACRES OF LAND BEING A REPLAT OF LOT 6, BLOCK A TEMUNOVIC ADDITION AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS EDWARD TEAL SURVEY ABSTRACT NO. 207 CASE FILE NO. SP2017-023