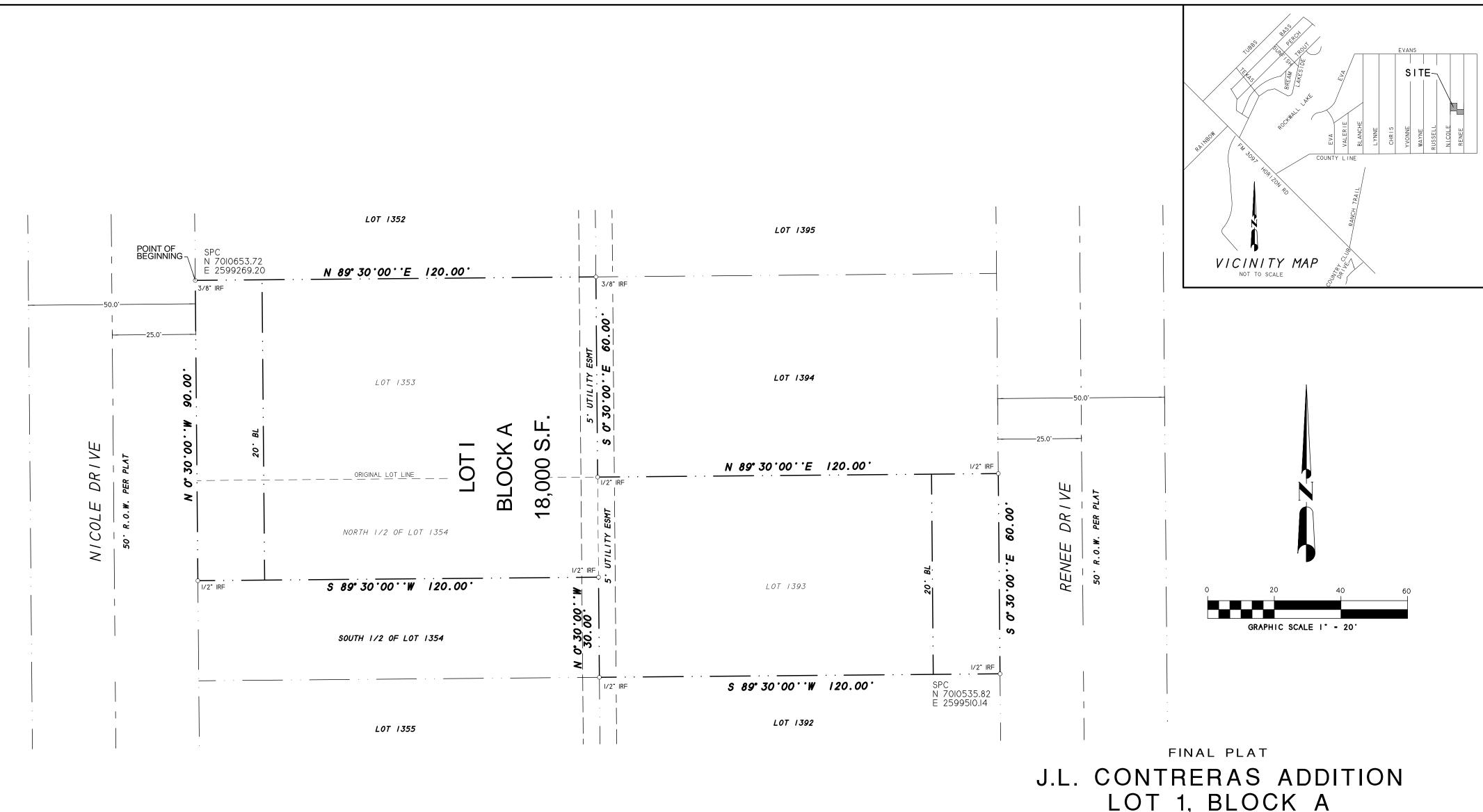




City of Rockwall

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.





LOT 1, BLOCK A

BEING A REPLAT OF LOTS 1393, 1353 & NORTH 1/2 LOT 1354 ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 0.41 ACRES OR 18,000 S.F. (1 LOT)

SITUATED IN THE WELLS SURVEY, A-219 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: JOSE LUIS CONTRERAS 353 NICOLE DRIVE

ROCKWALL, 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

© GAS TEL FH PP
TELEVISION GAS PHONE FIRE POWER
CABLE RISER METER RISER HYDRANT POLE ELEC ELEC WM LP
ELECTRIC BOX WATER LIGHT
METER SUBSURFACE METER POLE
JUNCTION BOX ELECTRIC SUBCRETACE METER POLE JUNCTION BOX

-X
FENCE EASTMENT LINE ARC COND. PROPANE TANK
TANK
TANK

SURVEY DATE __FEBRUARY | 14. 2019 SCALE | - 20' FILE # 20190045RP CLIENT CONTRERAS

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM. 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

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

All that certain lot, tract or parcel of land situated in the WELLS SURVEY, ABSTRACT NO. 219, City of Rockwall, Rockwall County, Texas, and being the north 1/2 of Lot 1354, all of Lot 1353 and Lot 1393, of ROCKWALL LAKE PROPERTIES NO. 2, an Addition in Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 79, of the Plat Records of Rockwall County, Texas, and being more particularly

BEGINNING at a 3/8" iron rod found for corner at the Northwest corner of Lot 1353, and the Southwest corner of Lot 1352 and at the east right-of-way line of Nicole Drive;

THENCE N. 89 deg. 30 min. 00 sec. E. along the common line of Lot 1352 and 1353, a distance of 120.00 feet to a 3/8" iron rod found for corner at the common corner of Lots 1353, 1354, 1395 and 1394;

THENCE S. 00 deg. 30 min. 00 sec. W. along the common line of Lots 1353 and 1394, a distance of 60.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1393 and southwest corner of Lot 1394

THENCE N. 89 deg. 30 min. 00 sec. E. along the common line between Lot 1394 and Lot 1393, a distance of 120.00 feet to a 1/2" iron rod found for corner in the west right-of-way line of Renee Drive;

THENCE S. 00 deg. 30 min. 00 sec. E. along said right-of-way line, a distance of 60.00 feet to a 1/2" iron rod found for corner at the southeast corner fo Lot 1393;

THENCE S. 89 deg. 30 min. 00 sec. W. along the south line of Lot 1393, a distance of 120.00 feet to a 1/2" iron rod found for corne at the southwest corner of Lot 1393 and the southeast corner of Lot 1354;

THENCE N. 00 deg. 30 min. 00 sec. W. along the east line of Lot 1393, a distance of 30.00 feet to a 1/2" iron rod found for corne

THENCE S. 89 deg. 30 min. 00 sec. W. across Lot 1354, a distance of 120.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Nicole Drive;

THENCE N. 00 deg. 30 min. 00 sec. W. along said right-of-way line, a distance of 90.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.41 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 J.L. CONTRERAS ADDITION LOT 1, BLOCK A, 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 J.L. CONTRERAS ADDITION LOT 1, BLOCK A, 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
- 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, 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.
- 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 Roc kwall 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, sto rm 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 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 an d/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 p rogress and the work progresses in making such improvements by making certified requisitions to 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

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.

JOSE	LUIS	CON	TREI	RAS

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOSE LUIS CONTRERAS 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

Given upon m	y hand and seal of office	this day	v of	
Civoii apoii iii	y mana ana ocai ci cinoc	u 110uu	y Oi	

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.

	OF TEXT
Fetty, III d Professional Land Surveyor No. 5034	HAROLD D. FETTY III
d Professional Land Surveyor No. 5034	POFESSION SURVEYOR

WITNESS OUR HANDS, this ____

City Engineer

Harold D.

Planning and Zoning Commission	Date	

APPROVED

I hereby certify that the above and foregoing plat of J.L. CONTRERAS ADDITION LOT 1, BLOCK A, 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

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.

day of .

Mayor, City of Rockwall	City Secretary City of Rockwall

FINAL PLAT

Date

CONTRERAS ADDITION LOT 1, BLOCK A

BEING A REPLAT OF LOTS 1393, 1353 & NORTH 1/2 LOT 1354 ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 0.41 ACRES OR 18.000 S.F. (1 LOT)

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SHEET 2 OF 2

OWNER: JOSE LUIS CONTRERAS 353 NICOLE DRIVE ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

	SY	MBOL I	EGEND			
© TV TELEVISION CABLE RISER	© GAS GAS METER	TEL PHONE RISER	-®- FH FIRE HYDRANT	Ø PP POWER POLE		
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER WATER METER	Ø LP LIGHT POLE	O I/2" IR IRON ROD (COR) A/C AIR COND.	FOUND	
FENCE	PROP	ERTY LÎNES		UNIT	TANK	
SCALE L	SURVEY DATE FEBRUARY 14. 2019 SCALE 1" - 20" FILE # 20190045RP CLIENT JIMENEZ					