



City of Rockwall Planning & Zoning Department 385 S. Goliad Street

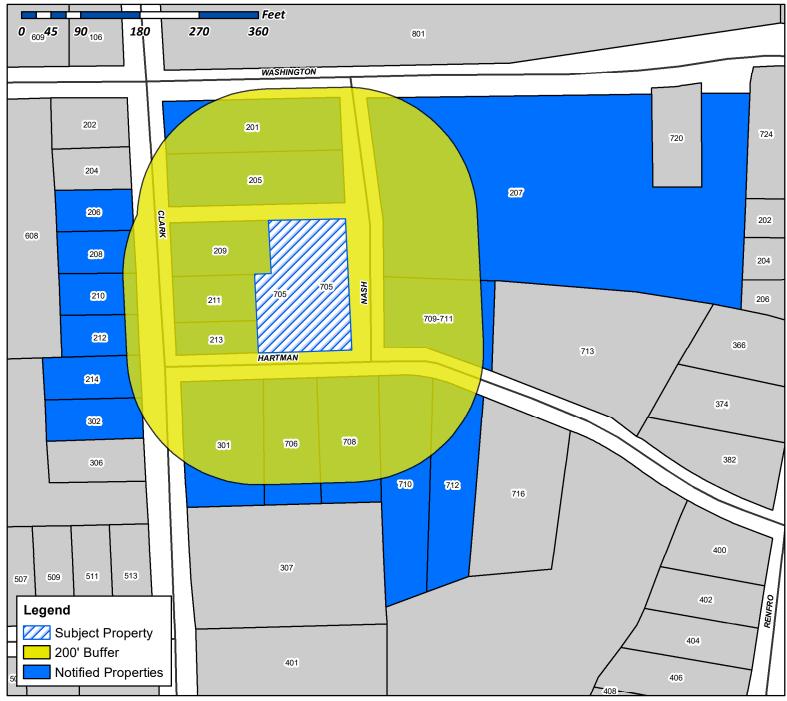
Planning & Zoning Departme 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.



City of Rockwall

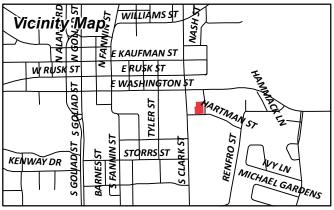
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.





Case Number:P2019-013Case Name:Lots 3,4 & 5, Block A, Richard Harris
Subdivision Addition No. 3Case Type:ReplatZoning:Single Family 7 (SF-7) District
705 & 707 Hartman Street

Date Created: 3/18/2019 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT 201 S CLARK ST ROCKWALL, TX 75087

CURRENT RESIDENT 207 S NASH ST ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD PARTNERSHIP 210 GLENN AVE ROCKWALL, TX 75087

> ZAKEM KYNSIE JO 212 S CLARK ST ROCKWALL, TX 75087

> CAUBLE LINDA 301 S CLARK ST ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI **508 HIGHVIEW** ROCKWALL, TX 75087

CURRENT RESIDENT 706 HARTMAN ST ROCKWALL, TX 75087

RENDON MARCELINO J JR 710 HARTMAN ST ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 8718 CLEARLAKE DR ROWLETT, TX 75088

HENRY AMANDA A 205 S CLARK ROCKWALL, TX 75087

CURRENT RESIDENT 208 S CLARK ST ROCKWALL, TX 75087

CURRENT RESIDENT 210 S CLARK ST ROCKWALL, TX 75087

CURRENT RESIDENT 213 S CLARK ST ROCKWALL, TX 75087

BURGESS JULIA ANN 302 S CLARK ST ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC 608 E WASHINGTON ROCKWALL, TX 75087

SHELTON HEATHER 708 HARTMAN ST ROCKWALL, TX 75087

ANDERSON TREVOR 711 HARTMAN ST ROCKWALL, TX 75087

CURRENT RESIDENT 206 S CLARK ST ROCKWALL, TX 75087

LEFERE KEVIN M AND AMANDA HENRY 209 S CLARK ST ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID 211 S CLARK ST ROCKWALL, TX 75087

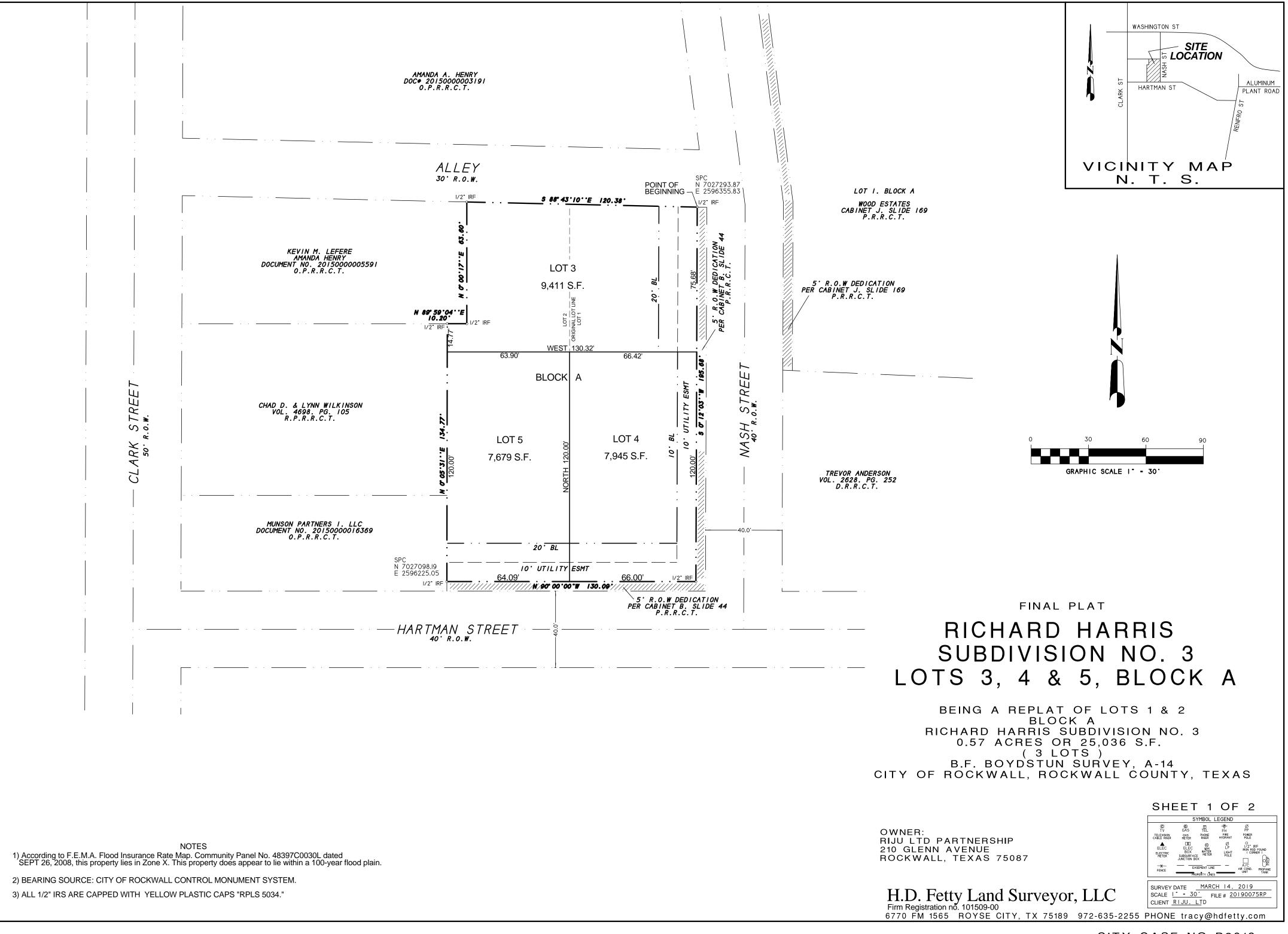
SIMPSON MELISSA HUFFAKER 214 S CLARK ST ROCKWALL, TX 75087

> KOCH JEAN **3720 MEDITERRANEAN** ROCKWALL, TX 75087

CURRENT RESIDENT 705 HARTMAN ST ROCKWALL, TX 75087

CURRENT RESIDENT 709-711 HARTMAN ST ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN 712 HARTMAN ST ROCKWALL, TX 75087



OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, RIJU LTD PARTNERSHIP, Being the owners 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 B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block A, Richard Harris Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 44 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way of Nash Street, a variable width right-of-way, and in the south right-of-way line of a 30 foot alley and being at the northeast corner of Lot 1, Block A;

THENCE S. 00 deg. 12 min. 03 sec. W. along the west right-of-way line of Nash Street, a distance of 195.68 feet to 1/2" iron rod found for corner in the north right-of-way line of Hartman Street;

THENCE N. 90 deg. 00 min. 00 sec. W. along the north right-of-way line of Hartman Street, a distance of 130.09 feet to 1/2" iron rod found for corner at the southwest corner of Lot 2, Block A;

THENCE N. 00 deg. 05 min. 31 sec. W. along the west line of said Lot 2, a distance of 134.77 feet to a 1/2" iron rod found for corner:

THENCE N. 89 deg. 59 min. 04 sec. E. a distance of 10.20 feet to a 1/2" iron rod found for corner; THENCE N. 00 deg. 00 min. 17 sec. E. a distance of 63.60 feet to a 1/2" iron rod found for corner in the south right-of-way line of a 30 foot alley;

THENCE S. 88 deg. 43 min. 10 sec. E. a distance of 120.38 feet to the POINT OF BEGINNING and containing 25,036 square feet or 0.57 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 RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, 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 whohave a mortgage or lien interest in the subdivision 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;

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, 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.

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, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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 at 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 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.

RICHARD HARRIS FOR RIJU LTD PARTNERSHIP

STATE OF TEXAS COUNTY OF ROCKWALL

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

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 th from an actual and accurate survey of the land, and that the corner monuments sh were properly placed under my personal supervision.	nis plat nown thereon
Harold D. Fetty, III Registered Professional Land Surveyor No. 5034	HAROLD D. FETTY III r_{POFESS}^{O} r_{PO}^{O} r_{FESS}^{O} r_{PO}^{O}
RECOMMENDED FOR FINAL APPROVAL	\checkmark
Planning and Zoning Commission Date	
APPROVED I hereby certify that the above and foregoing plat of RICHARD HARRIS SUBDIVIS LOTS 3, 4 & 5, BLOCK A, an addition to the City of Rockwall, Texas, an addition t Rockwall, Texas, was approved by the City Council of the City of Rockwall on the	SION NO. 3, to the City of
ot, This approval shall be invalid unless the approved plat for such addition is recorde office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (from said date of final approval.	d in the 180) days
Said addition shall be subject to all the requirements of the Subdivision Regulation City of Rockwall.	
WITNESS OUR HANDS, this day of ,	
Mayor, City of Rockwall City Secretary City of Rockwal	11
City Engineer Date	
FINAL PLAT	
RICHARD HARF SUBDIVISION N	O. 3
LOTS 3, 4 & 5, BL	
BEING A REPLAT OF LOTS BLOCK A RICHARD HARRIS SUBDIVISIO 0.57 ACRES OR 25,036 S	N NO. 3
(3 LOTS) B.F. BOYDSTUN SURVEY, CITY OF ROCKWALL, ROCKWALL C	A - 14
	SHEET 2 OF 2
OWNER: RIJU LTD PARTNERSHIP 210 GLENN AVENUE ROCKWALL, TEXAS 75087	SYMBOL LEGEND
H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00	SURVEY DATE MARCH 14. 2019 SCALE <u>1 - 30</u> FILE # <u>20190075RP</u> CLIENT <u>RIJU. LT</u> D
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255	PHONE tracy@hdfetty.com CASE NO P2019

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