

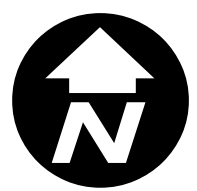
P2019-033 - LOT 47, BLOCK D, PARK PLACE WEST, PHASE II ADDITION
REPLAT - LOCATION MAP = 

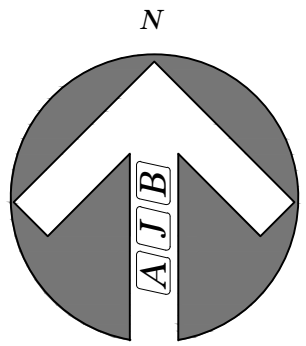


City of Rockwall

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

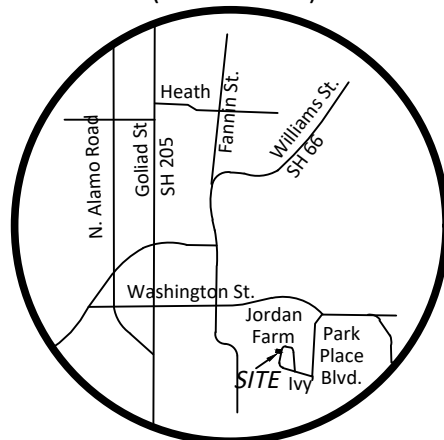
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





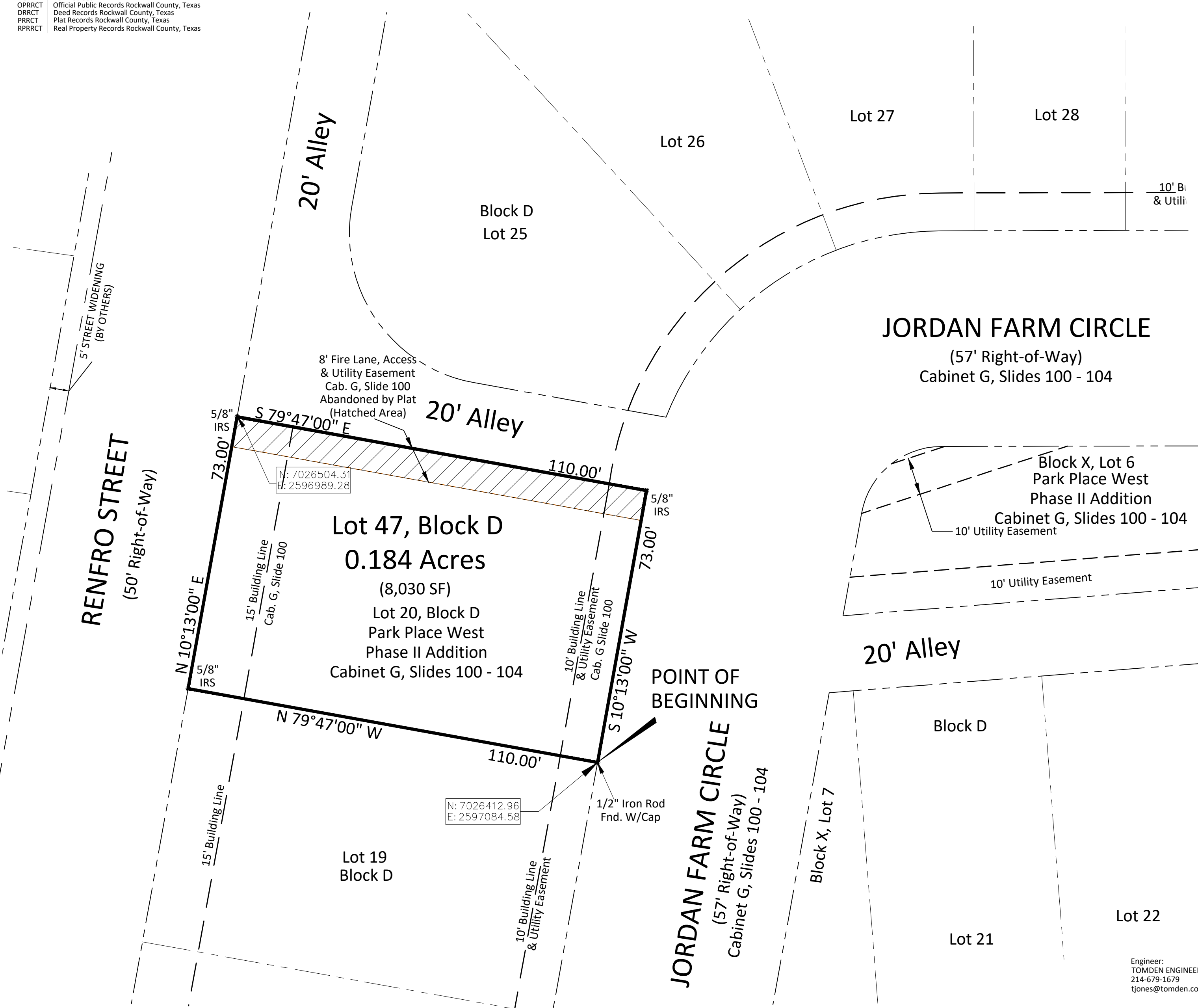
0' 10' 20' 40'
Scale: 1" = 20'

Vicinity Map
(Not to Scale)



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas



The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P
REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE OF LAND
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN
CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date: June 25, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job No. 668-001
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

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Of: 2



Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE II\LOT 20 BLOCK D PLAT.dwg, AMENDING PLAT, 7/31/2019 1:00:30 PM

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 2019000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D of the AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said *Lot 20* and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line f said Jordan Farm Circle with the the south line of said *Lot 20* and the north line of said Lot 19 , **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line fo said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **0.184 acre** or **8,030** square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision 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. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. 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. 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;

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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.

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; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

DAVID CLINE AND LAURA CLINE

DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, 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 _____, 2019

Notary Public in and for the State of Texas

LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, 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 _____, 2019

Notary Public in and for the State of Texas

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. 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.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P
REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
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BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date:	P.C.: Cryer/Spradling
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Sheet:
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Of: 2

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com



TBPLS REG10118200

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 _____, 2019.

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 _____, 2019.

Mayor, City of Rockwall City Secretary City Engineer

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