



P2020-003 - MAVERICK RANCH
FINAL PLAT - LOCATION MAP =



City of Rockwall

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Robert D. Hawley, Jr. and Pamela K. Hawley, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of Lot 5, Block A of Maverick Ranch, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 19, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Robert D. Hawley and wife, Pamela K. Hawley by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2018000000797, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the West right of way line of Ranch Trail (50 foot right of way), said corner being the Southeast corner of Lot 1, Block A, Patriot Paws Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 341, Plat Records, Rockwall County, Texas, said corner being the Northeast corner of Lot 5, Block A of said Maverick Ranch;

THENCE South 10 degrees 28 minutes 36 seconds West along the West line of said Ranch Trail, a distance of 291.85 feet to a point for corner;

THENCE South 28 degrees 33 minutes 07 seconds West along the Northwest line of said Ranch Trail, a distance of 72.89 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Ridge Pointe Horizon, LP by Warranty Deed with Vendor's Lien recorded in Instrument No. 20140000014590, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 13 minutes 25 seconds West along the Northeast line of said Ridge Pointe Horizon, LP tract, a distance of 215.29 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of a tract of land conveyed to Texas Ranch Trails, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20160000017304, Official Public Records, Rockwall County, Texas;

THENCE North 10 degrees 13 minutes 10 seconds East along a East line of said Texas Ranch Trails, LLC tract, a distance of 84.59 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 51 minutes 15 seconds West along a Northwest line of said Texas Ranch Trails, LLC tract, a distance of 80.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RPLS 5633" for corner, said corner being along the Southeast line of a tract of land conveyed to Atul Kumar by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2007-00390212, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 08 minutes 45 seconds East along the Southeast line of said Kumar tract, a distance of 176.44 feet to a 1/2 inch iron rod found for corner, said corner being a West corner of Lot 1, Block A of said Patriot Paws Addition;

THENCE South 55 degrees 09 minutes 33 seconds East along a Southwest line of Lot 1, Block A of said Patriot Paws Addition, a distance of 88.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 49 minutes 17 seconds East along a South line of Lot 1, Block A of said Patriot Paws Addition, a distance of 89.18 feet to the POINT OF BEGINNING and containing 67,502 square feet or 1.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the MAVERICK RANCH, LOT 7, 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. We further certify that all other parties who have a mortgage or lien interest in the MAVERICK RANCH, LOT 7, 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 (we) 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, 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.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements; 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.

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, 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.

By: _____
Robert D. Hawley, Jr. (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert D. Hawley, Jr., 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

By: _____
Pamela K. Hawley (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Pamela K. Hawley, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

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, 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.

OWNER: ROBERT D. HAWLEY, JR. &
PAMELA K. HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
214-883-4931

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, _____.

RELEASED FOR REVIEW 01/06/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 _____.

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 _____, _____.

Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

FINAL PLAT
MAVERICK RANCH
LOT 7, BLOCK A
BEING A REPLAT OF LOT 5, BLOCK A
MAVERICK RANCH
67,502 SQ.FT. / 1.55 ACRES
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. _____