




P2020-004- LAKE RIDGE ESTATES
 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.



GENERAL NOTES:

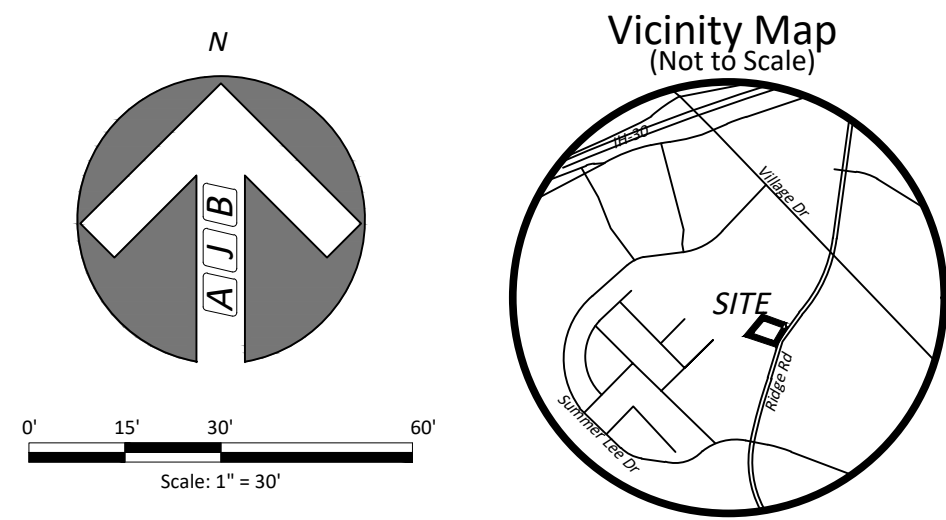
The purpose of this replat is to create 2 lots, dedicate Right of Way and Easements.

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The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

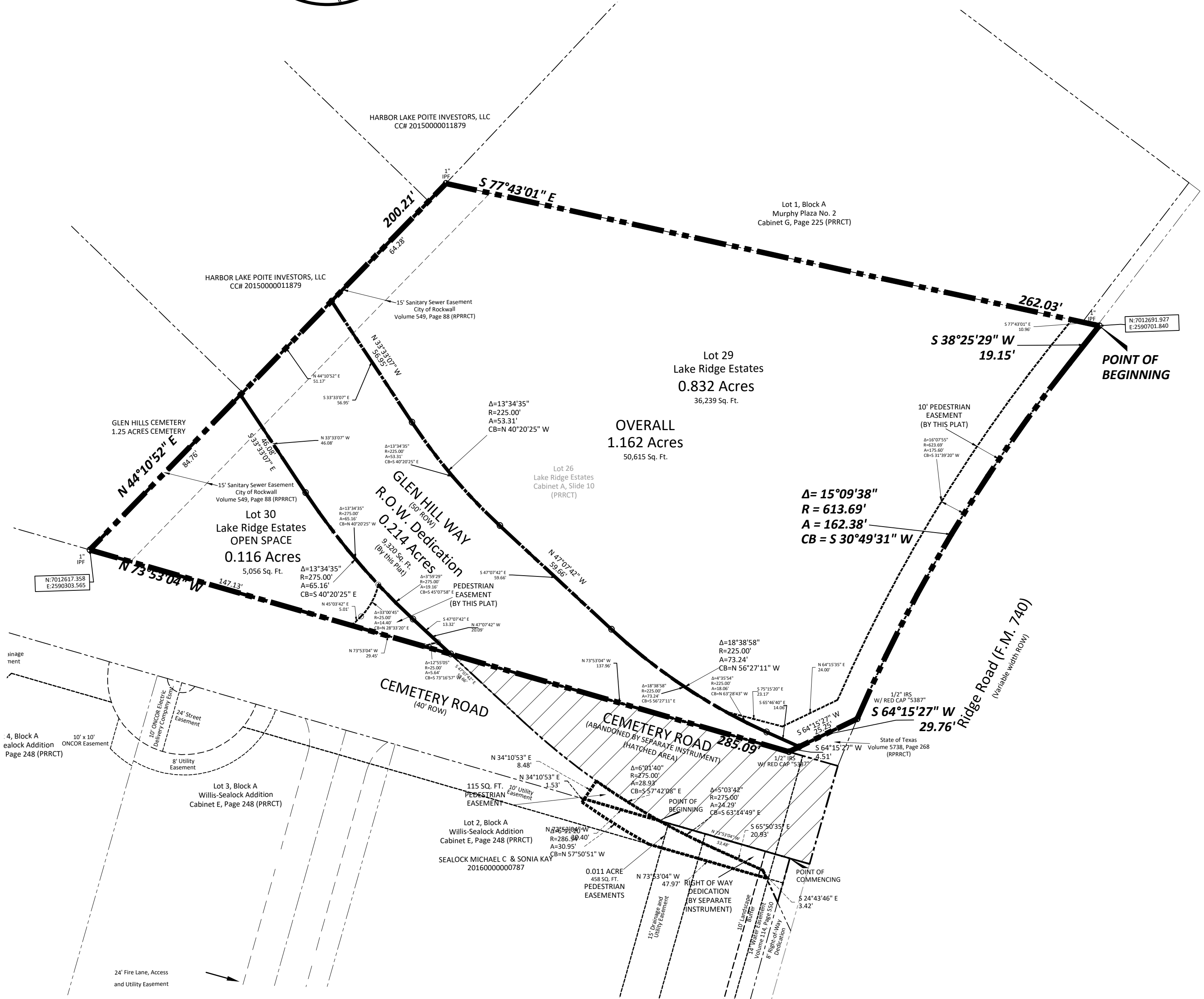
Basis of Bearings: Bearings are based on City of Rockwall Control Monumentation. Monument Number Reset #1 and Reset #6-1.

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 "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



LEGEND

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



Case No.: P _____

**REPLAT
LAKE RIDGE ESTATES ADDITION
LOTS 29 & 30, BLOCK A**

2 LOTS AND STREET DEDICATION TOTALING 1.162 ACRES
BEING A REPLAT OF A LOT 26, BLOCK A OF LAKE RIDGE ESTATES ADDITION
1.162 ACRES (50,615 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: HFRP1, LLC 550 BAILEY AVENUE, SUITE 550 FORT WORTH, TEXAS 76107	Engineer: Carrillo Engineering 301 Commerce Street, Ste 1410 Fort Worth, Texas 76102 817-697-4996
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Scale: 1" = 30'	Checked By: F.R. OWENS
Date: December 16, 2019	P.C.: Cryer/Spradling
Technician: Bedford/Spradling	File: RIDGE ROAD ROCKWALL
Drawn By: Bedford/Spradling	Job. No. 552-066
	GF No.

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

Sheet:
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Of: 2



TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\BRIDGE RD\BRIDGE ROAD ROCKWALL 2019-12-18.dwg, REPLAT, 1/17/2020 9:06:59 AM

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

HFRP1, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a **1.162** acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 26, Block A of Lake Ridge Estates Addition an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 10, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner located in the west right of way line of Ridge Road (F.M. 740) (Variable width ROW) and being the northeast corner of said Lot 26 and being the beginning of a curve to left having a radius of **613.69** feet and a chord bearing of **South 30°49'31" West**;

THENCE with said curve to the left through a central angle of **15°09'38"** for an arch length of **162.38** feet to a ½ inch iron rod set with a red cap marked "5387" for the north corner of a corner clip of said Ridge Road and Cemetery Road (40' right of way);

THENCE along said corner clip of said Ridge Road and Cemetery Road, **SOUTH 64°15'27" WEST** a distance of **29.76** feet to a ½ inch iron rod set with a red cap marked "5387" for corner and being located in the north right of way line of said Cemetery Road;

THENCE along said north right of way of said Cemetery Road, **NORTH 73°53'04" WEST** a distance of **285.09** feet to a 1 inch iron pipe found for corner and being the southeast corner of Glen Hills Cemetery;

THENCE departing the north right of way of said Cemetery Road, **NORTH 44°10'52" EAST** a distance of **200.21** feet to a 1 inch iron pipe found for corner and being the west corner of Lot 1, Block A, Murphy Plaza No. 2 Addition per plat recorded in Cabinet G, Slide 225, Map Records, Rockwall County, Texas;

THENCE along the common line of said Lot 29 and said Lot 1, Block A, **SOUTH 77°43'01" EAST** a distance of **262.03** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **1.162** acres or 50,615 square feet of land more or less.

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

We, **HFRP1, LLC**, the undersigned owner of the land shown on this plat, and designated herein as the **LAKE RIDGE ESTATES 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 **LAKE RIDGE ESTATES 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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, 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owen, 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"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

HFRP1, LLC

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, 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 purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2020

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 _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

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Engineer: Carrillo Engineering
301 Commerce Street, Ste 1410
Fort Worth, Texas 76102 817-697-4996

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TBPLS REG#10118200

Northing	Easting	Bearing	Distance
7012612.22	2590310.26		
		N 44°10'52" E	200.21
7012755.79	2590449.79		
		S 77°43'01" E	262.03
7012700.05	2590705.82		
		S 38°25'29" W	19.15
7012685.05	2590693.92		
Radius: 613.69	Chord: 161.91	Degree: 9°20'11"	Dir: Left
Length: 162.38	Delta: 15°09'38"	Tangent: 81.67	
Chord BRG: S 30°49'31" W	Rad-In: S 51°35'40" E	Rad-Out: S 66°45'18" E	
Radius Point: 7012303.81,2591174.83			
7012546.01	2590610.95		
		S 64°15'27" W	29.76
7012533.08	2590584.15		
		N 73°53'04" W	285.09
7012612.22	2590310.26		

Closure Error Distance> 0.0000

Total Distance> 958.62

Polyline Area: 50615.087 sq ft, 1.162 acres