

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 190-year flood plain.

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

VICINITY MAP

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

GAS TEL GAS PHONE PIETER RIGHT SURVEY DATE FEBRUARY 9. 2018

SCALE 1" - 40" FILE# 20180036-RP

CITY CASE NO. P2018-038

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS WOODHILL DENTAL SPECIALTIES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block 2, ALLIANCE ADDITION, PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 323, of the Plat Records of Rockwall County, Texas.and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner at the East most corner of Lot 12, Block 2 and west most corner of Lot 15, Block 2, ALLIANCE ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet I, Slide 399, of the Plat Records of Rockwall County, Texas, and being in the Southwest right-of-way line of Alliance Drive, a 60 foot right-of-way;

THENCE S. 44 deg. 59 min. 56 sec. W. a distance of 311.01 feet to a 1/2" iron rod found for corner in the northeast right-of-way line of Horizon Road F.M. Highway 3097, a 100 foot right-of-way;

THENCE in a northwesterly direction along a curve to the right having a central angle of 00°36'10", a radius of 11409.16 feet, a tangent of 60.01 feet, a chord of N 44°11'33" W, 120.01 feet along said right-of-way line, an arc distance of 120.01 feet to a 5/8" iron rod found for corner in the southeast right-of-way of Wallace Road;

THENCE N. 45 deg. 06 min. 11 sec. E. along said right-of-way line, a distance of 310.41 feet to a 5/8" iron rod found for corner at the north corner of Lot 12, and in the southwest right-of-way line of said Alliance Drive;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-way line, a distance of 119.44 feet to the POINT OF BEGINNING and containing 37,211 square feet or 0.85 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as ALLIANCE ADDITION, PHASE 2, LOT 18, BLOCK 2, 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 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 the ALLIANCE ADDITION, PHASE 2, LOT 18, BLOCK 2, 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 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 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, 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 inspective system without the necessity of, at any time, procuring the permission of anyone.
- 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, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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 with respect to the entire block on the street or streets on which property abuts, including with respect to the entire block on the required base and paving, curb and gutter, water 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; 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 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, owner, authorizing the city to make such improvements and pay for the same out of the escrow deposit, should or have the same made by a contractor and pay for the same out of the escrow deposit, should or have the same made by a contractor and pay for the same out of the escrow deposit, should or have the same made by a contractor and pay for the same out of the escrow deposit, should or have the same made by a contractor and pay for the same out of the escrow deposit, should or have the same made by a contractor and pay for the same out of the escrow deposit, should or have the same made by a contractor and pay for the same out of the escrow deposit, should or have the same made by a contractor and pay for the same out of the escrow deposit, should or have the same made by a contractor and pay for the same out of the escrow deposit, should or have the same made by a contractor and pay for the same out of the escrow deposit, should or have the escrow deposit or have the e

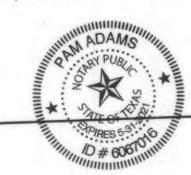
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of

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.

for WOODHILL DENTAL SPECIALTIES, LLC

STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared **TEFFREY 6. Solution** Now 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 15 day of 5 Lq , 3019.



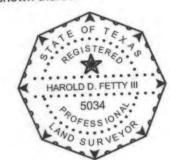
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee approval of a plat by 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOT 18, BLOCK 2, 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 day 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 data of final approved. from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 17 day of Quy SEAL 7-17-2019

Shelli Miller, County Clerk Rockwall County, Texas 09/26/2019 09:50 08 AM \$100.00 20190000017052

### ALLIANCE ADDITION PHASE LOT 18, BLOCK

BEING A REPLAT OF LOT 12, BLOCK 2 ALLIANCE ADDITION PHASE 2 0.85 ACRES OR 37,211 S.F.

( 1 LOT ) W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

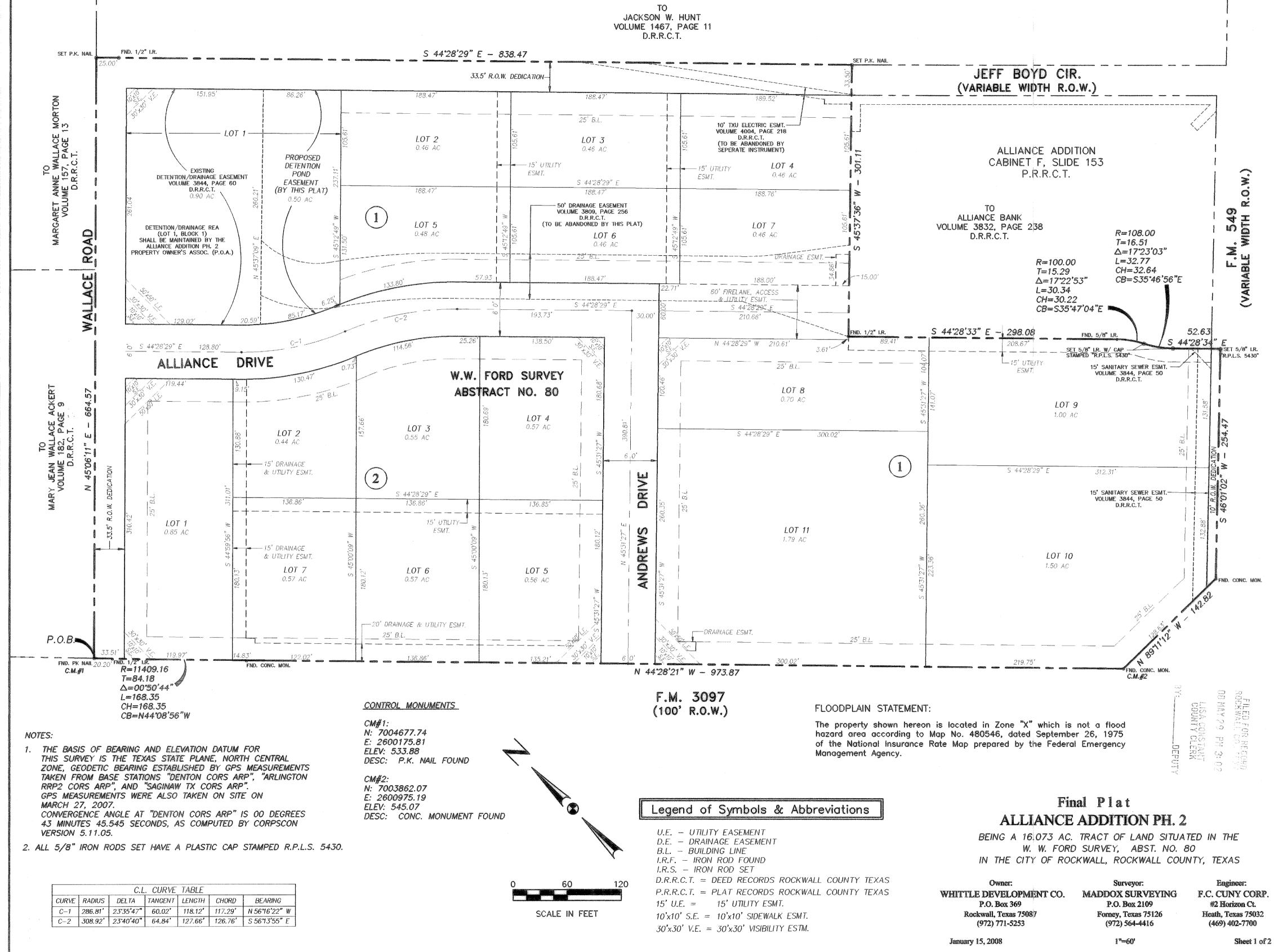
WOODHILL DENTAL SPECIALTIES, LLC 8355 WALNUT HILL LANE SUITE 100 DALLAS, TEXAS 75237

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

TELEVISION ON NICHE AND HUBBANT SURVEY DATE FEBRUARY 9. 2018

SCALE 1" - 40" FILE# 20180036-RP CLIENT WOODHILL

CITY CASE NO. P2018-038



STATE OF TEXAS?

COUNTY OF ROCKWALL?

WHEREAS, ROCKWALL RENTAL PROPERTIES, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Part of the W. W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, being all of lots 2, 3, 4, 5, 6, and 7 of Alliance Addition Phase 2, an addition to the City of Rockwall, as recorded in the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the south west right-of-way line of Jeff Boyd Drive, (a variable width right-of-way), said point also being the north corner of said lot 2:

THENCE South 44 degrees 28 minutes 29 seconds East, along the northeast line of said Alliance Addition Phase 2, and the southwest line of said Jeff Boyd Drive, a distance of 566.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the east corner of said lot 4, same being the north corner of Alliance Addition, an addition to the City of Rockwall, as recorded in the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 37 minutes 36 seconds West, glong g southeast line of said Alliance Addition Phase 2, and the northwest line of said Alliance Addition, a distance of 211.22 feet to a 5/8 inch iron rod with cap stamped 'R.P.L.S. 5430" found for the south corner of said

THENCE North 44 degrees 28 minutes 29 seconds West, along the northeast line of a fire lane, access, and utility easement as shown in said Alliance Addition Phase 2, passing the north corner of said easement, same being the beginning of the northeast line of Alliance Drive. (a 60 feet wide right-of-way), and continuing for a distance of 434.44 feet to the beginning of a curve to the left having a radius of 330.00 feet, a central anale of 23 degrees 13 minutes 58 seconds, and a chord that bears North 55 degrees 41 minutes 31 seconds West. 132.90 feet:

THENCE along said curve to the left an arc distance of 133.81 feet to a 5/8 inch iron rod with cap stamped 'R.P.L.S. 5430" found on the aforementioned northeast line of Alliance Drive and for the west corner of said lot 5:

THENCE North 45 degrees 12 minutes 49 seconds East, a distance of 237.08 feet to the PLACE OF BEGINNING, and containing 120,574 square feet or 2.768 acres of land.

#### SURVEYORS CERTIFICATE

. HEREBY CERTIFY. THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED. AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE ZOTA DAY OF MA 2014.

BRIAN A. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS: COUNTY OF KAUFMAN:

		EASEME	NT CURVE TABLE		
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	90°00'00"	31.42	S 00°31'31" W	28.28
C2	20.00	90'00'00"	31.42	S 89°28'29" E	28.28
C3	44.00	90°00'00"	69.12	S 89°28'29" E	62.23
C4	44.00	90°00'00"	69.12	S 00°31'31" W	62.23
C5	10.00	49°26'23"	8.63	S 58°23'03" E	8.36
C6	5.00	19°04'54"	1.67	N 43°12'19" W	1.66

BASIS OF BEARINGS FOR THIS SURVEY IS THE FINAL PLAT OF ALLIANCE ADDITION PHASE 2, RECORDED IN CABINET C, SLIDE 301, P.R.R.C.T.

THE REASON FOR THIS REPLAT IS TO CHANGE THE CONFIGURATION OF LOTS 2, 3, 4, 5, 6, & 7 BLOCK 1 ALLIANCE ADDITION PHASE 2 AMENDED RECORDED IN CABINET C, SLIDE 301, P.R.R.C.T.

STATE OF TEXAS?

COUNTY OF ROCKWALL? We, Rockwall Rental Properties, the owners of the land shown on this plat, and designated herein as Lots 2, 3, 4, 5, 6, and 7 Block 1 — Alliance Addition Phase 2 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

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.

interest in Lots 2, 3, 4, 5, 6, and 7 Block 1 - Alliance Addition Phase 2 have been notified and signed this plat.

- 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 grea are not adversely affected by storm drainage from the development.

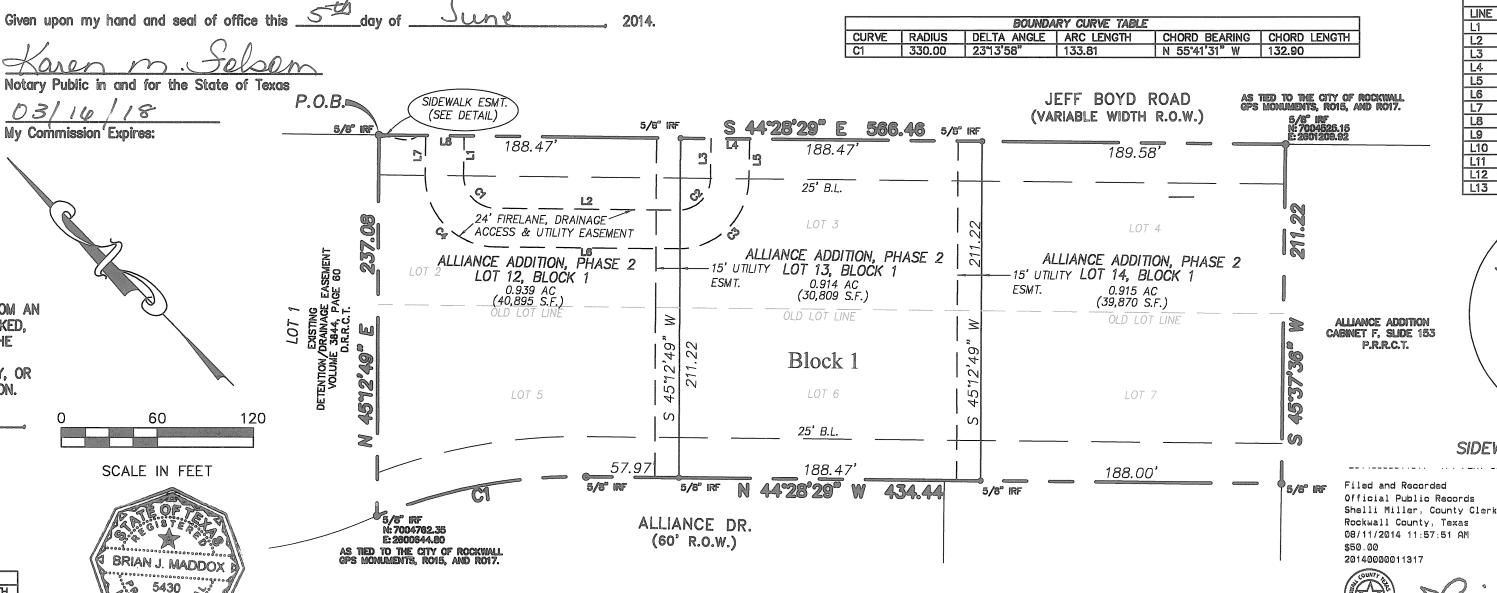
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the streets on which property abuts, including the actual installation of streets with the required base and paving, curb and autter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to 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 progresses in 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.

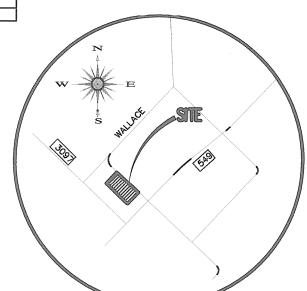
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Rockwall Rental Properties/ KAREN M FOLSOM MY COMMISSION EXPIRES Representative March 16, 2018 STATE OF TEXAS

COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared purpose and consideration therein stated.

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





VICINITY MAP

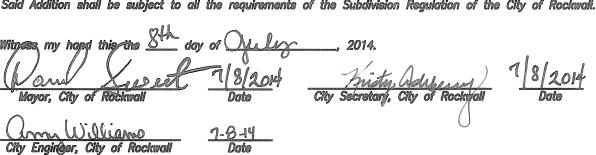
MTS

3/25/2014 Planning & Zoning Commis

RECOMMENDED FOR FINAL APPROVAL

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 180 days from said date of final approval.

the requirements of the Subdivision Regulation of the City of Rockwall.



REPLAT

Lots 12, 13 & 14 Block 1 Alliance Addition Phase 2

SEAL BEING A REPLAT OF AND COMBINING LOTS 2 AND 5, BLOCK 1, LOTS 3 AND 6, BLOCK 1, LOTS 4 AND 7, BLOCK 1, WALLIANCE ADDITION PHASE 2 RECORDED IN CABINET G, SLIDE 301 PLAT RECORDS ROCKWALL COUNTY, TEXAS TO LOTS 12, 13 & 14 BLOCK 1 BEING 2.768 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL RENTAL PROPERTIES, L.P. MADDOX SURVEYING

Contact: Randall Noe P.O. Box 818 Terrell, TX 75160 (214) 869-5862

March 24, 2014

Surveyor: P.O. Box 2109 Forney, Texas 75126

(972) 564-4416

F.C. CUNY CORP. #2 Horizon Ct. Heath, Texas 75032 (469) 402-7700

EASEMENT LINE TABLE

DISTANCE

25.00 114.29

25.00

24.00 25.00

114.29

25.00

24.00

24.58

1.34 9.58 4.38

LINE BEARING

L7 N 45°31'31" E L8 S 44°28'29" E

L10 S 83°06'15" E

L11 S 33°39'51" E
L12 S 52°44'46" E
L13 S 45°12'49" W

N 45°31'31" E

N 44°28'29" W S 45°31'31" ₩

S 44°28'29" E S 45°31'31" W N 44°28'29" W

N 44°28'29" W

DETAIL

SIDEWALK EASEMENT DETAIL

1"=60'

I73

Sheet 1 of 1

#### OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}
WHEREAS, WHITTLE DEVELOPMENT, INC., BEING THE OWNER OF A
TRACT OF land in the County of Rockwall, State
of Texas, said tract being described as follows:

Part of the W. W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, embracing a portion of a called 18.953 acre tract of land described as Tract 2 in the deed to Whittle Development, Inc. recorded in Volume 2402, Page 31 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P.K. nail found at the intersection of the centerline of Wallace Road, with the north line of F.M. 3097, a 100 feet wide right-of-way, for the west corner of said Tract 2 and the south corner of a tract of land described in the deed to Mary Jean Wallace Ackert recorded in Volume 182, Page 9 of said Deed Records:

THENCE North 45 degrees 06 minutes 11 seconds East, along the northwest line of said Tract 2, the southeast line of said Ackert tract, and the centerline of said Wallace Road, a distance of 664.57 feet to a P.K. nail set for the north corner of said Tract 2 and the west corner of a tract of land described in the deed to Jackson W. Hunt recorded in Volume 1467, Page 11 of said Deed Records;

THENCE South 44 degrees 28 minutes 29 seconds East, along the northeast line of said Tract 2 and the southwest line of said Hunt tract, at a distance of 25.00 feet pass a 1/2 inch iron rod found, and continuing for a total distance of 838.47 feet to a P.K. nail set for an easterly corner of said Tract 2 and the north corner of Alliance Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 37 minutes 36 seconds West, along a southeast line of said Tract 2 and the northwest line of said Alliance Addition, a distance of 301.11 feet to a 1/2 inch iron rod found for the west corner of said Alliance Addition;

THENCE South 44 degrees 28 minutes 33 seconds East, along a northeast line of said Tract 2 and the southwest line of said Alliance Addition, a distance of 298.08 feet to a 5/8 inch iron rod found for the beginning of a curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 100.00 feet, a central angle of 17 degrees 22 minutes 53 seconds, a chord which bears South 35 degrees 47 minutes 04 seconds East, a distance of 30.22 feet, and an arc length of 30.34 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the left;

THENCE in a southeasterly direction along said curve to the left, having a radius of 108.00 feet, a central angle of 17 degrees 23 minutes 03 seconds, a chord which bears South 35 degrees 46 minutes 56 seconds East, a distance of 32.64 % feet, and an arc length of 32.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve to the left;

THENCE South 44 degrees 28 minutes 34 seconds East, along a northeast line of said Tract 2 and the southwest line of said Alliance Addition, a distance of 52.63 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the northwest line of F.M. 549, a variable width right-of-way, for the south corner of said Alliance Addition and an east corner of said Tract 2:

THENCE South 46 degrees 01 minute 02 seconds West, along the northwest line of said F.M. 549 and the southeast line of said Tract 2, a distance of 254.47 feet to a concrete monument found for corner:

THENCE North 89 degrees 11 minutes 12 seconds West, along the northwest line of said F.M. 549 and the southeast line of said Tract 2, a distance of 142.82 feet to a concrete monument found in the northeast line of said F.M. 3097:

THENCE North 44 degrees 28 minutes 21 seconds West, along the northeast line of said F.M. 3097 and the southwest line of said Tract 2, a distance of 973.87 feet to a concrete monument found for the beginning of a curve to the right:

THENCE in a northwesterly direction along the southwest line of said Tract 2, the northeast line of said F.M. 3097, and said curve to the right, having a radius of 11,409.16 feet, a central angle of no degrees 50 minutes 44 seconds, a chord which bears North 44 degrees 08 minutes 56 seconds West, a distance of 168.35 feet, and at an arc distance of 148.16 feet pass a 1/2 inch iron rod found, and said curve to the right having a total arc distance of 168.35 feet to the PLACE OF BEGINNING, and containing 700,130 square feet or 16.073 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the Alliance Addition Ph.2 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. I (we) further certify that all other parties who have a mortgage or lien interest in the Alliance Addition Ph.2 subdivision have been notified and signed this plat. I (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. I (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 Rockwalls West 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; 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.

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

Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared <u>solverts</u>, 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

rebruary, 2008.

HELEN G. ARCHER
Notary Public, State of Texas
My Commission Expires
June 08, 2009

June 8, 2009 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, 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.

#### **APPROVED**

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 year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the \_\_\_\_ day of \_\_\_\_\_

City Engineer 5-15-08

Recommended for Final Approval:

Ch Bricker

5-15-08

Annroved

Willes K

Kristy achberry

05/02/1

The same of the sa

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 15th DAY OF 500000, 2008.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

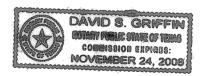
STATE OF TEXAS:

COUNTY OF KAUFMAN:

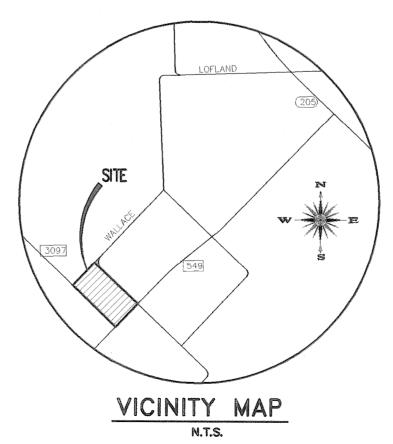
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, <u>BRIAN J. MADDOX</u>, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 150 DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







### Final Plat ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W. W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:

WHITTLE DEVELOPMENT CO.
P.O. Box 369
Rockwall, Texas 75087
(972) 771-5253

Surveyor: MADDOX SURVEYING P.O. Box 2109 Forney, Texas 75126 (972) 564-4416


Engineer:
F.C. CUNY CORP.
#2 Horizon Ct.
Heath, Texas 75032
(469) 402-7700

January 15, 2008

1"=60"

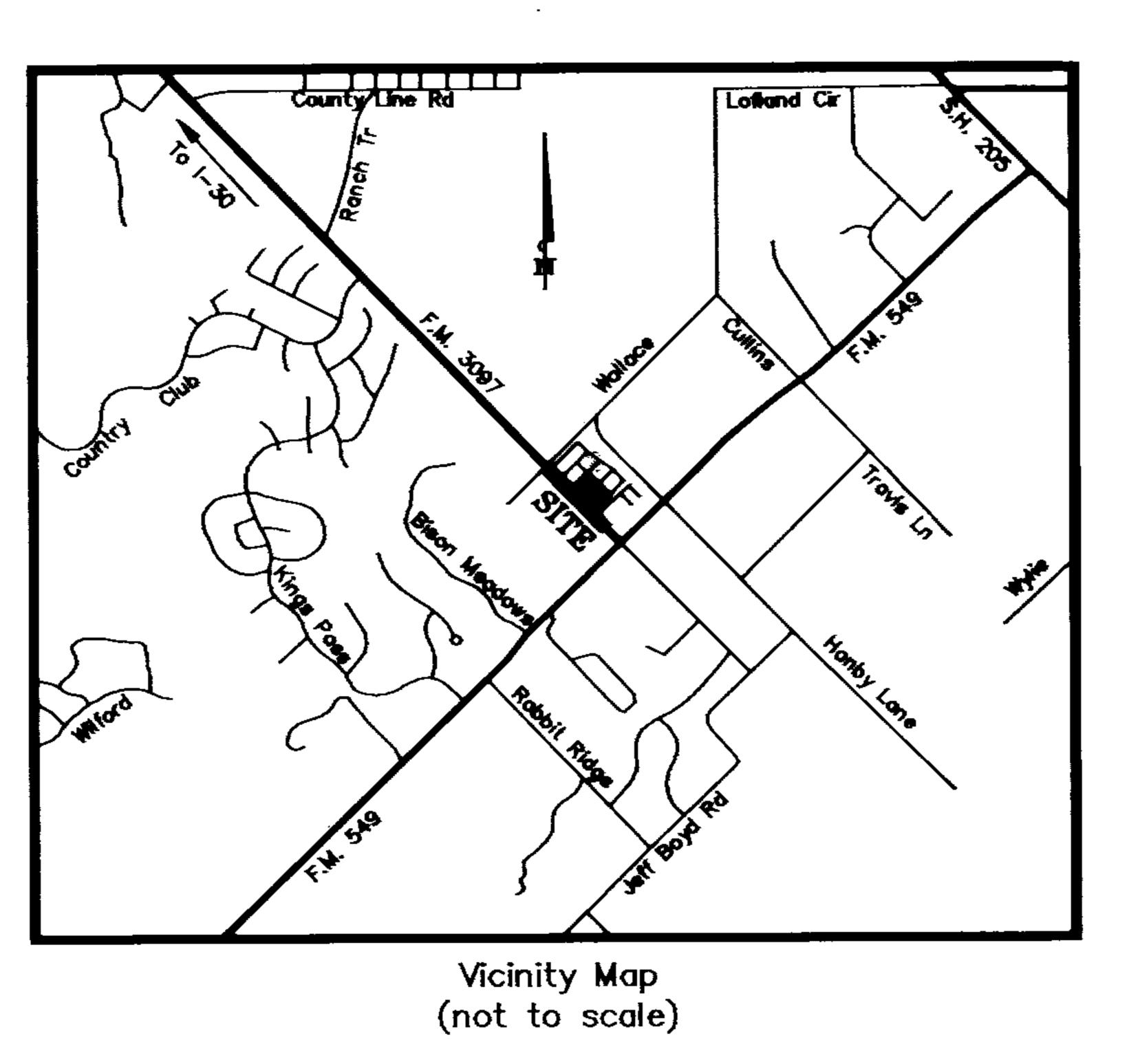
Sheet 2 of 2

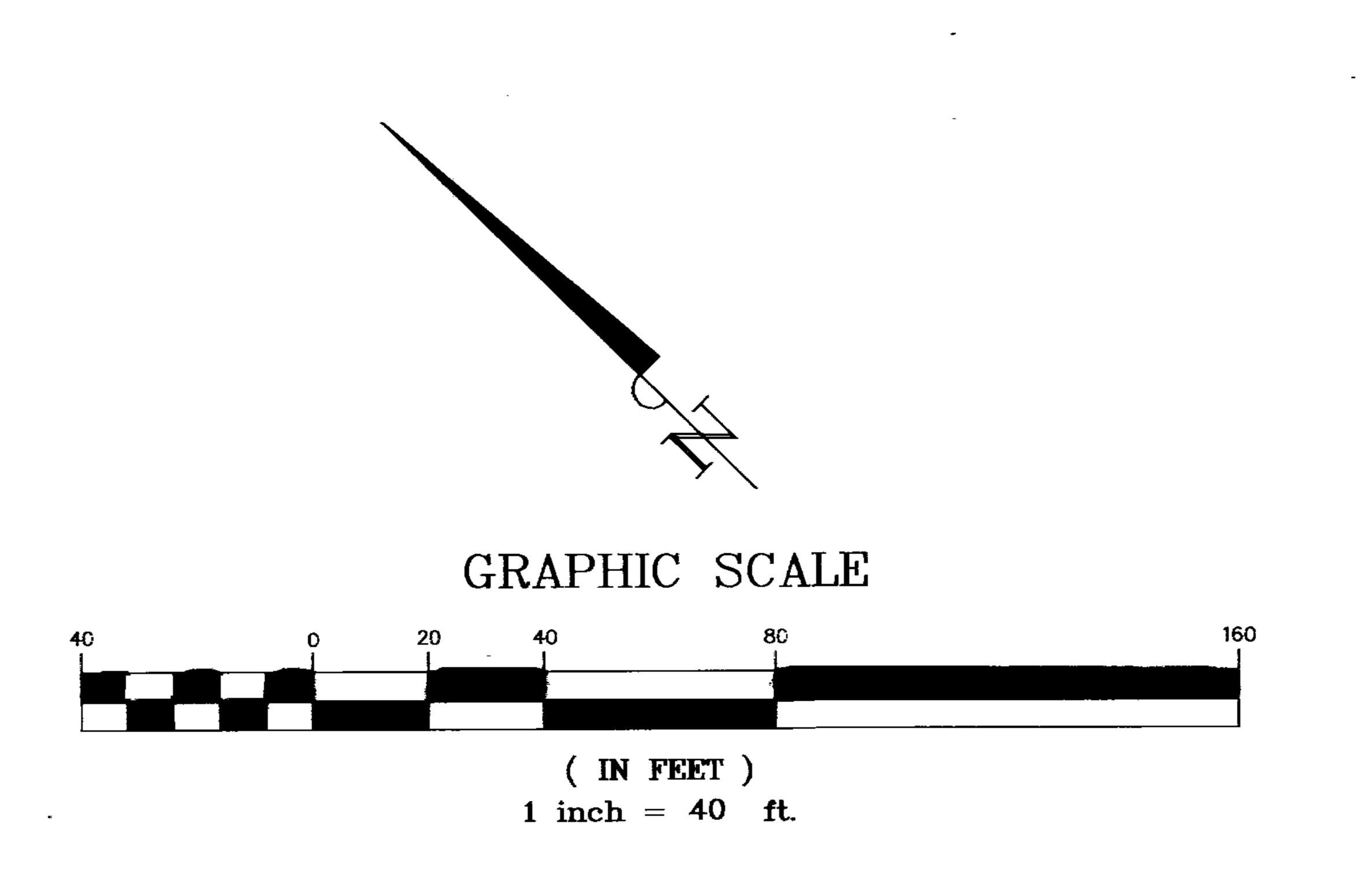
G-302



1. According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0105L, Map Revised September 26, 2008, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".

- 2. Bearings are based on the most easterly south line of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet C, Slides 301 and 302, of the Plat Records, Rockwall County, Texas.
- 3. State Plane Coordinates shown on this plat are per the plat of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet C, Slides 301 and 302, of the Plat Records, Rockwall County, Texas. North Central Zone (4202).
- 4. 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.





# LOTS 8, 9, AND 10, BLOCK 2 ALLIANCE ADDITION PH. 2

BEING A REPLAT OF LOTS 5, 6 AND 7, BLOCK 2 ALLIANCE ADDITION PH. 2, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS OUT OF THE W.W. FORD SURVEY, ABSTRACT NO. 80

ROCKWALL COUNTY, TEXAS

Scale: 1" = 40'

Date: March 2013

SHEET: 1 OF 2

CHK'D. BY: M.B.A. JOB NO.: 2013-0030 DRAWN BY: C.S.H. SCALE: 1" = 40'DATE: 03/14/2013

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

# STATE OF TEXAS COUNTY OF ROCKWALL

We, RANDALL NOE ENTERPRISES, INC., the undersigned owners of the land shown on this plat, and designated herein as LOTS 8, 9, AND 10, BLOCK 2 — ALLIANCE ADDITION PH. 2 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 LOTS 8, 9, AND 10, BLOCK 2 - ALLIANCE ADDITION PH. 2, 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; 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

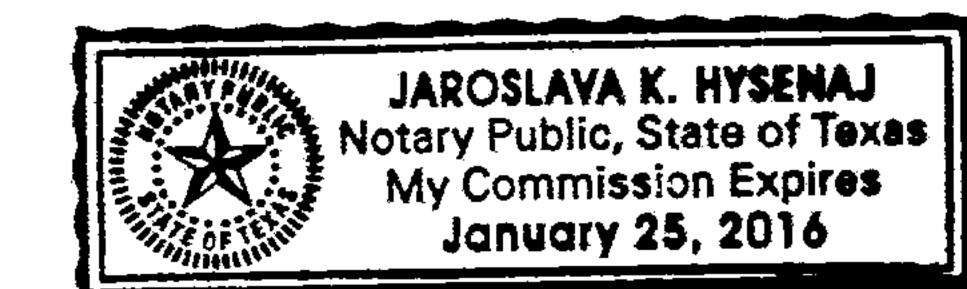
Until the developer and/or owner files a corporate surety bond with the city secretar? Yy in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

RANDALL NOE ENTERPRISES, INC.

STATE OF TEXAS: COUNTY OF ROCKWALL:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Randall Noe, 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 considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the  $2/\frac{57}{\text{day of}}$  of  $\frac{1000}{1000}$ , 2013. Notary Public in and for the STATE OF TEXAS a



## LEGAL DESCRIPTION:

BEING a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the W.W. Ford Survey, Abstract No. 80 and being all of Lots 5, 6 and 7, Block 2, of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet C, Slides 301 and 302, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 5430" found (herein after referred to as a capped iron rod found) at the intersection of the northwesterly monumented line of Andrews Drive and the northeasterly monumented line of F.M. Highway No. 3097, said corner being the southerly corner of said Lot 5;

THENCE North 44°28'21" West, along the northeasterly monumented line of F.M. Highway No. 3097, passing a capped iron rod found for the westerly corner of said Lot 5, same being the southerly corner of said Lot 6, at a distance of 135.21, and continuing along said monumented line passing a capped iron rod found for the westerly corner of said Lot 6, same being the southerly corner of said Lot 7, at a distance of 272.07', and continuing along said monumented line in all a total distance of 394.09' to 1/2" iron rod found at the beginning of a curve to the right, having a radius of 11,409.16', a central angle of 00°04'28", and a chord which bears, North 44'32'04" West, a chord distance of 14.83';

Thence in a northwesterly direction, along said curve to the right, an arc length of 14.83' to a capped iron rod found for the most westerly corner of said Lot 7, same being the southerly corner of Lot 1 of said addition;

THENCE North 44°59'57" East, along the common line between said Lots 1 and 7, a distance of 180.13' to a capped iron rod found for the northerly corner of said Lot 7, same being the westerly corner of Lot 2 of said addition;

THENCE South 44°28'29" East, along the northeasterly lines of Lots 5, 6, and 7, passing a capped iron rod found at a distance of 135.85' and at a distance of 272.71', and continuing in all a total distance of 410.58' to a capped iron rod found in the aforementioned northwesterly monumented line of Andrews Drive:

THENCE South 45'31'27" West, along said northwesterly monumented line of Andrews Drive, same being the southeasterly line of said Lot 5, a distance of 180.12' to the POINT OF BEGINNING and containing 1.694 acres of land, more or less.

# NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, do hereby ceertify 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.

Registered Professional Land Surveyor Texas Registration No. 5686

# STATE OF TEXAS: COUNTY OF ROCKWALL:

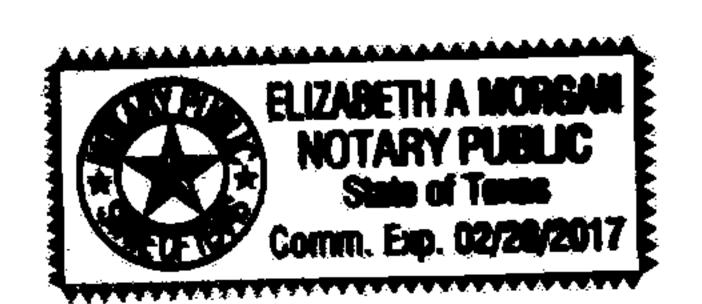
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the  $\frac{12}{2}$  day of  $\frac{1}{2}$  was, 2013.

Fax (469) 424-1997

www.northtexassurveying.com

Notary Public in and for the STATE OF TEXAS



	RECOMMENDED FOR FINAL APP	ROVAL
Planning and 2	Coning Commission	4/30/2013 Date
	<u>APPROVED</u>	
·	nd foregoing plat of an addition to the ockwall on the letter day of Mark	City of Rockwall, Texas, was approved by
This approval shall be invalid unliced the Clerk of Rockwall, County, Texas, WITNESS OUR HANDS, this 25%	within one hundred eighty (180) days	is recorded in the office of the County from said date of final approval.  2013.
Mayor, City of Rockwall	Lity Jahren  City Secretary	Oty Engineer
Mayor, Orty or Rockwan		Gity Linginieei
OWNER:		SURVEYOR:
P.U. Box 309	HELMBERGER- ASSOCIATES, INC. 1525 Bozman Road Wylie, Texas 75098 Contact: Stephen A. Helmberger, P.E.	North Texas Surveying, LLC 1515 South McDonald St., Suite 110 McKinney, Texas 75069 Ph. (469) 424—2074

Phone (972) 442-7459

FEPLABLE &

MICHAEL B. ARTHUR

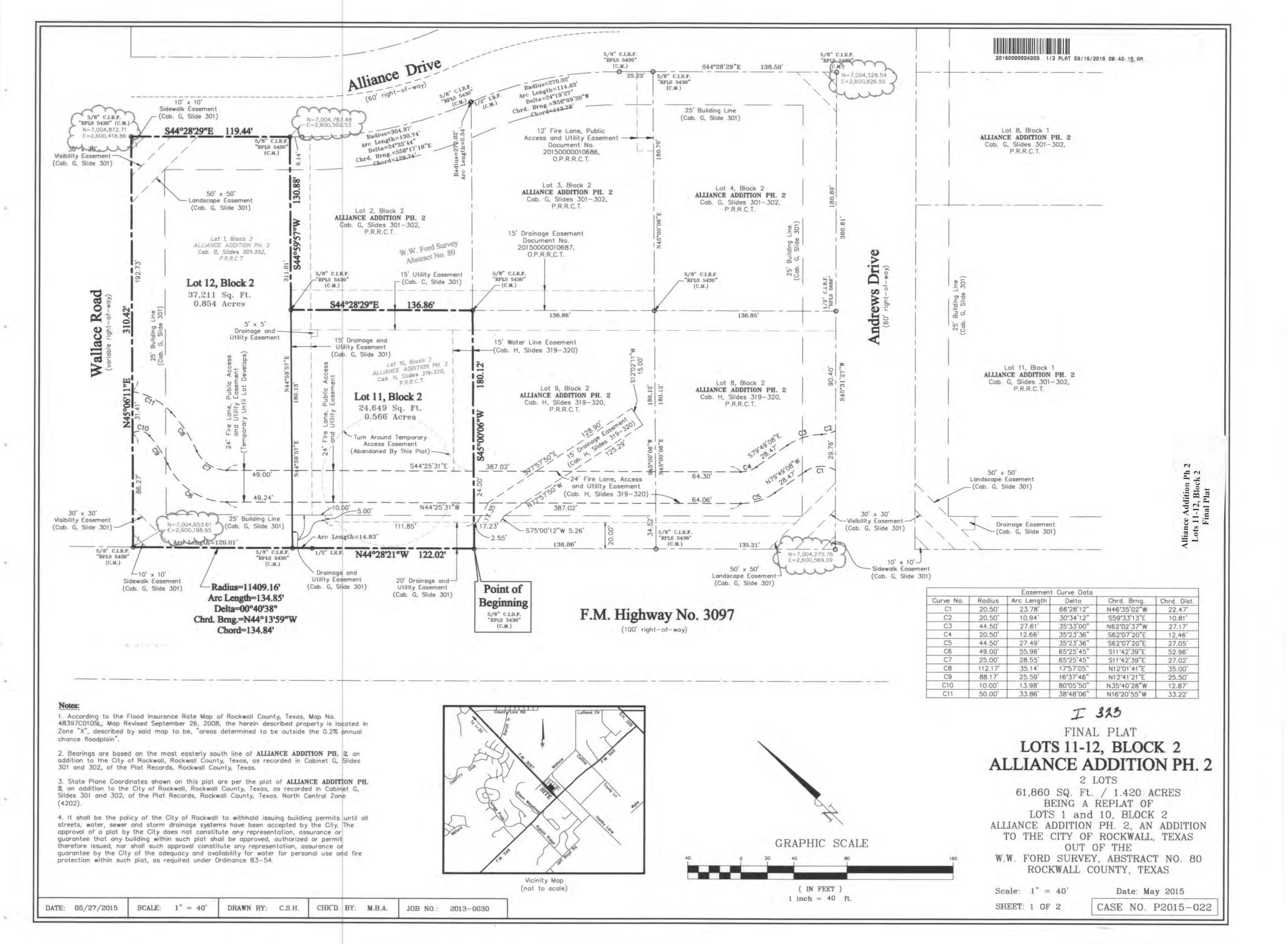
73,802 SQ. Ft. / 1.694 ACRES BEING A REPLAT OF LOTS 5, 6 AND 7, BLOCK 2 ALLIANCE ADDITION PH. 2, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS OUT OF THE W.W. FORD SURVEY, ABSTRACT NO. 80

ROCKWALL COUNTY, TEXAS

Scale: 1" = 40'

Date: March 2013

SHEET: 2 OF 2



#### STATE OF TEXAS COUNTY OF ROCKWALL

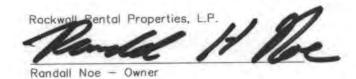
We, ROCKWALL RENTAL PROPERTIES, L.P., the undersigned owners of the land shown on this plat, and designated herein as LOTS 11-12, BLOCK 2 — ALLIANCE ADDITION PH. 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, 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 LOTS 11 AND 12, BLOCK 2 -ALLIANCE ADDITION PH. 2, of this 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
- 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
- 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; 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.



#### STATE OF TEXAS: COUNTY OF ROCKWALL:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Randall Noe, 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 considerations therein expressed, and in the capacity therein stated.

and and seal of office this the 12 day of December . 2015





Rockwall Rental Properties, L.P. Contact: Mike Whittle P.O. Box 369 Rockwall, Texas 75087 Phone (972) 771-5253

HELMBERGER ASSOCIATES, INC. 1525 Bozman Road Wylie, Texas 75098 Contact: Stephen A. Helmberger, P.E. Phone (972) 442-7459

ENGINEER:

#### SURVEYOR:

North Texas Surveying, LLC 1515 South McDonald St., Suite 110 McKinney, Texas 75069 Ph. (469) 424-2074 Fox (469) 424-1997 www.northtexassurveying.com

OWNER'S CERTIFICATION:

#### LEGAL DESCRIPTION:

BEING a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the W.W. Ford Survey, Abstract No. 80 and being all of Lot 1, Black 2, of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet G, Slides 301 and 302, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and also all of Lot 10, Block 2, of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet H. Slides 319 and 320, P.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 5430" found (herein after referred to as a capped iron rod found) in the northeasterly monumented line of F.M. Highway No. 3097, said corner being the westerly corner of said Lot 9 (H/319-320) and the most southerly corner of said Lot 10;

THENCE North 44"28"21" West, along the northeasterly monumented line of F.M. Highway No. 3097, same being the southwesterly line of said Lot 10, a distance of 122.02' to 1/2" iron rod found at the beginning of a curve to the right, having a radius of 11,409.16', a central angle of 00°40'38", and a chord which bears, North 44"13"59" West, a chord distance of 134.84';

Thence in a northwesterly direction, along said curve to the right, an arc length of 134.85' to a capped iron rad found for the most westerly corner of said Lot 1, same being in the southeasterly monumented line of Wallace Road;

THENCE North 45°06'11" East, along said southeasterly monumented line of Wallace Road, same being the northwesterly line of said Lot 1, a distance of 310.42' to a capped iron rod found at the intersection of said Wallace Road and Alliance Drive, same being the most northerly corner of said Lot 1;

THENCE South 44"28"29" East, along the southwesterly monumented line of Alliance Drive, same being the northeasterly line of said Lot 1, a distance of 119.44' to a capped iron rod found for the most easterly corner of said Lat 1, same being the most northerly corner of Lot 2, Block 2, of said addition (G/301-302);

THENCE South 44°59'57" West, along the comon line between said Lots 1 and 2, a distance of 130.88' to a capped iron rad found for the most westerly corner of said Lot 2, same being the most northerly corner of the aforementioned Lot 10;

THENCE South 44"28"29" East, along the northeasterly line of said Lot 10, same being the southwesterly line of said Lot 2, a distance of 136.86' to a capped iron rod found for the most easterly corner of said Lot 10, same being the most southerly corner of said Lot 2, same also being the most westerly corner of Lot 3, Block 2 (G/301-302) and the most northerly corner of the aforementioned Lot 9;

THENCE South 45'00'06" West, along the common line between said Lots 9 and 10, a distance of 180.12' to the POINT OF BEGINNING and containing 1.420 acres of land, more or less.

#### NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, do hereby ceertify 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.

Michael B. Arthur Registered Professional Land Surveyor Texas Registration No. 5686



Alliance Addition Ph 2 Lots 11-12, Block 2 Final Plat

Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County, Texas 03/16/2016 08:40:15 AM \$100.00 201600000004009



FINAL PLAT

LOTS 11-12, BLOCK 2

**ALLIANCE ADDITION PH. 2** 

2 LOTS

61,860 SQ. Ft. / 1.420 ACRES BEING A REPLAT OF

LOTS 1 and 10, BLOCK 2 ALLIANCE ADDITION PH. 2, AN ADDITION

TO THE CITY OF ROCKWALL, TEXAS

OUT OF THE

W.W. FORD SURVEY, ABSTRACT NO. 80

ROCKWALL COUNTY, TEXAS

RECOMMENDED FOR FINAL APPROVAL

APPROVED

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 5 day of June

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 appraval.

June

f Rackwall

SEAL

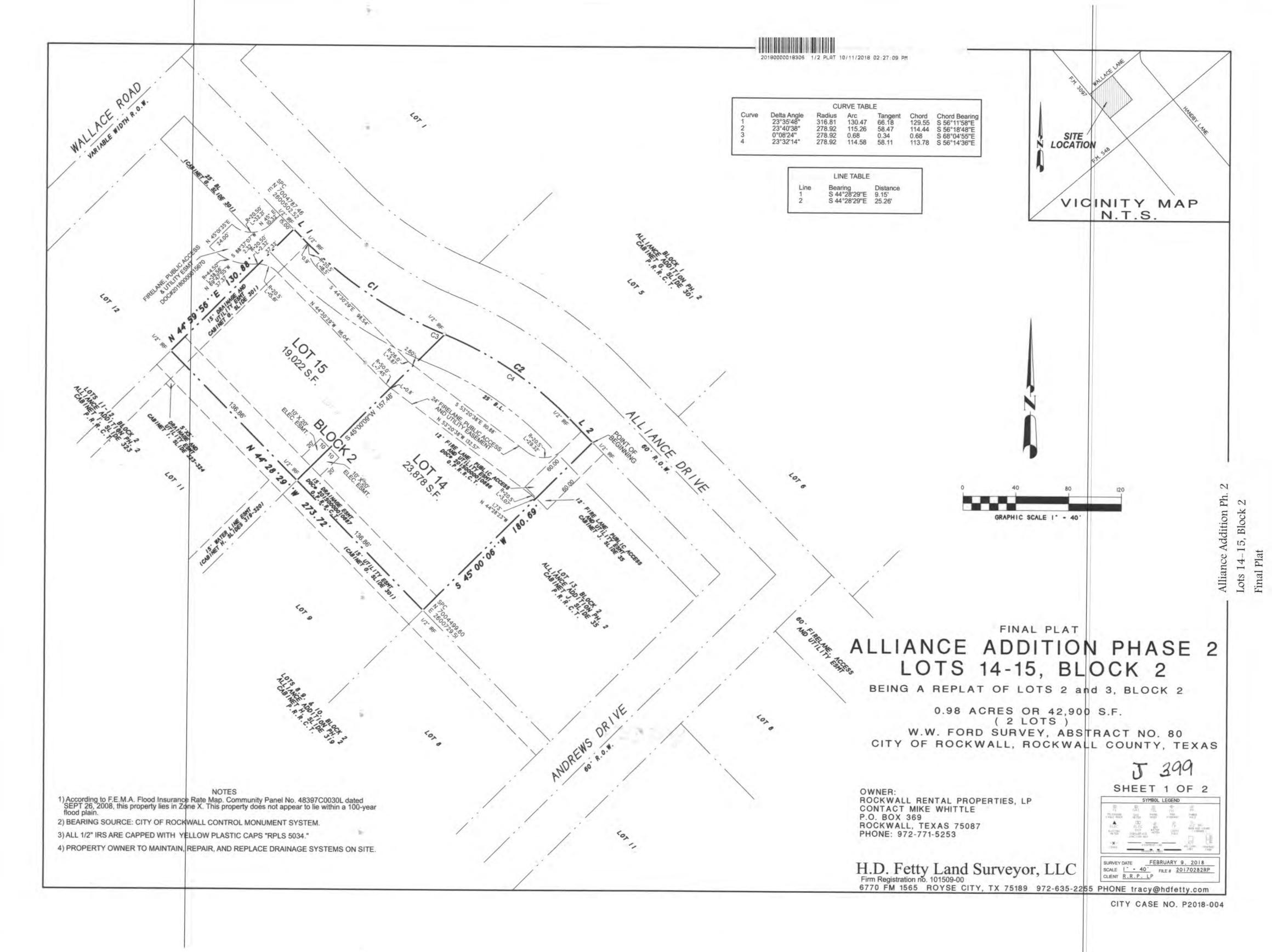
Scale: 1" = 40'

Date: May 2015

SHEET: 2 OF 2

CASE NO. P2015-022

CHK'D. BY: M.B.A. JOB NO.: 2013-0030 DRAWN BY: C.S.H. SCALE: 1" = 40' DATE: 05/27/2015



WHEREAS ROCKWALL RENTAL PROPERTIES, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2 and Lot 3, Block 2, ALLIANCE ADDITION, PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 301-302, of the Plat Records of Rockwall County, Texas.and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner at the East most corner of Lot 3, Block 2 and west most corner of Lot 13, Block 2, ALLIANCE ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 35, of the Plat Records of Rockwall County, Texas, and being in the Southwest right-of-way line of Alliance Drive, a 60 foot right-of-way;

THENCE S. 45 deg. 00 min. 06 sec. W. a distance of 180.69 feet to a 1/2" iron rod found for corner;

THENCE N. 44 deg. 28 min. 29 sec; W. a distance of 273.72 feet to a 1/2" iron rod found for corner at the west most corner of said Lot 2, Block 2;

THENCE N. 44 deg. 59 min. 56 sec. E. along the northwest line of said Lot 2, a distance of 130.88 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Alliance Drive;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-way line, a distance of 9.15 feet to a 1/2" iron rod

THENCE In a southeasterly direction along a curve to the left having a central angle of 23°35'48", a radius of 316.81 feet, a tangent of 66.18 feet, a chord of S 56°11'58"E, 129.55 feet along said right-of-way line, an arc distance of 130.47 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 23°40'38", a radius of 278.92 feet, a tangent of 58.47 feet, a chord of \$ 56°18'48"E, 114.44 feet along said right-of-way line, an arc distance of 115.26 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-wayline, a distance of 25.26 feet to the POINT OF BEGINNING and containing 42,900 square feet or 0.98 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 his plat, and designated herein as ALLIANCE ADDITION, PHASE 2, LOTS 14-15, BLOCK 2, 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 the subdivision have been polified and signed this plat. 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:

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.

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, subdivision engineer and pwner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement
- 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, storm 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 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 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.

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 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.

for ROCKWALL RENTAL PROPERTIES, LP

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RANDALL NOE 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

Given upon my hand and seal of office this 9 day of September, 2018

My Commission Expires

KYLA LYNN MCQUEEN NOTARY PUBLIC MY COMMISSION EXPIRES 6-27-2020 NOTARY ID# 13071781-1

10/11/2018 02:27:09 PM 20180000018306

Shelli Miller, County Clerk

Rockwall County, Texas

Filed and Recorded Official Public Records

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.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034

HAROLD D. FETTY III 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOTS 14-15, BLOCK 2, 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 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 2nd day of October 2018

Secretary City of Rockway

FINAL PLAT

### ALLIANCE ADDITION PHASE 2 LOTS 14-15, BLOCK 2

BEING A REPLAT OF LOTS 2 and 3, BLOCK 2

0.98 ACRES OR 42,900 S.F. (2 LOTS)

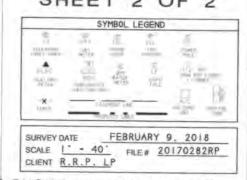
W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: ROCKWALL RENTAL PROPERTIES, LP CONTACT MIKE WHITTLE P.O. BOX 369 ROCKWALL, TEXAS 75087 PHONE: 972-771-5253

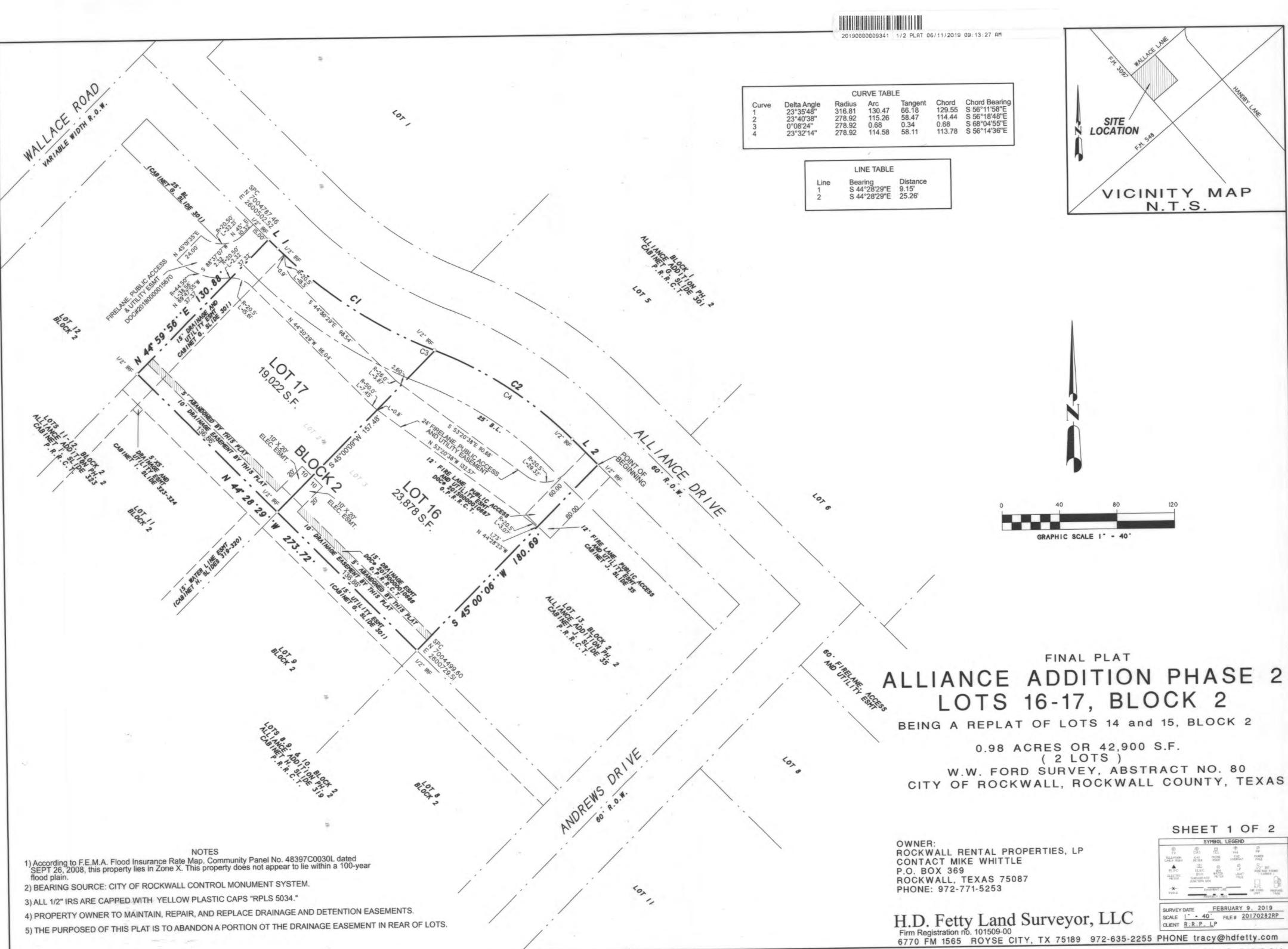
H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2



CITY CASE NO. P2018-004



OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS ROCKWALL RENTAL PROPERTIES, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 14 and Lot 15, Block 2, ALLIANCE ADDITION, PHASE 2, LOTS 14-15, BLOCK 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet J, Slide 399, of the Plat Records of Rockwall County, Texas.and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner at the East most corner of Lot 14, Block 2 and west most corner of Lot 13, Block 2, ALLIANCE ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 35, of the Plat Records of Rockwall County, Texas, and being in the Southwest right-of-way line of Alliance Drive, a 60 foot right-of-way;

THENCE S. 45 deg. 00 min. 06 sec. W. a distance of 180.69 feet to a 1/2" iron rod found for corner;

THENCE N. 44 deg. 28 min. 29 sec. W. a distance of 273.72 feet to a 1/2" iron rod found for corner at the west most corner of said Lot 15, Block 2;

THENCE N. 44 deg. 59 min. 56 sec. E. along the northwest line of said Lot 15, a distance of 130.88 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Alliance Drive;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-way line, a distance of 9.15 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 23°35'48", a radius of 316.81 feet, a tangent of 66.18 feet, a chord of S 56°11'58"E, 129.55 feet along said right-of-way line, an arc distance of 130.47 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 23°40'38", a radius of 278.92 feet, a tangent of 58.47 feet, a chord of S 56°18'48"E, 114.44 feet along said right-of-way line, an arc distance of 115.26 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-wayline, a distance of 25.26 feet to the POINT OF BEGINNING and containing 42,900 square feet or 0.98 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

I the undersigned owner of the land shown on this plat, and designated herein as ALLIANCE ADDITION, PHASE 2, LOTS 16-17, BLOCK 2, 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 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

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.

- 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.
- The developer, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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 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 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.

RANDALL NOE for ROCKWALL RENTAL PROPERTIES, LP

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RANDALL NOE 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 \_

y Public in and for the State of Texas My Commission Expires/

CINDY A WOODS

Notary Public, State of Texas

Comm. Expires 03-06-2022

Notary ID 13147825-7

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/11/2019 09:13:27 AM
\$100.00

20190000009341

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.

Harold D. Fetty, III/ Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

3/26/2019

APPROVED

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOTS 16-17, BLOCK 2, 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 \_\_\_\_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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 970 day of 970 M. A. SEAL SALVOR, City of Rockyvall City

City Secretary City of Rockwall

City Enginess

5-28-2019

FINAL PLAT

### ALLIANCE ADDITION PHASE 2 LOTS 16-17, BLOCK 2

BEING A REPLAT OF LOTS 14 and 15, BLOCK 2

0.98 ACRES OR 42,900 S.F. ( 2 LOTS )

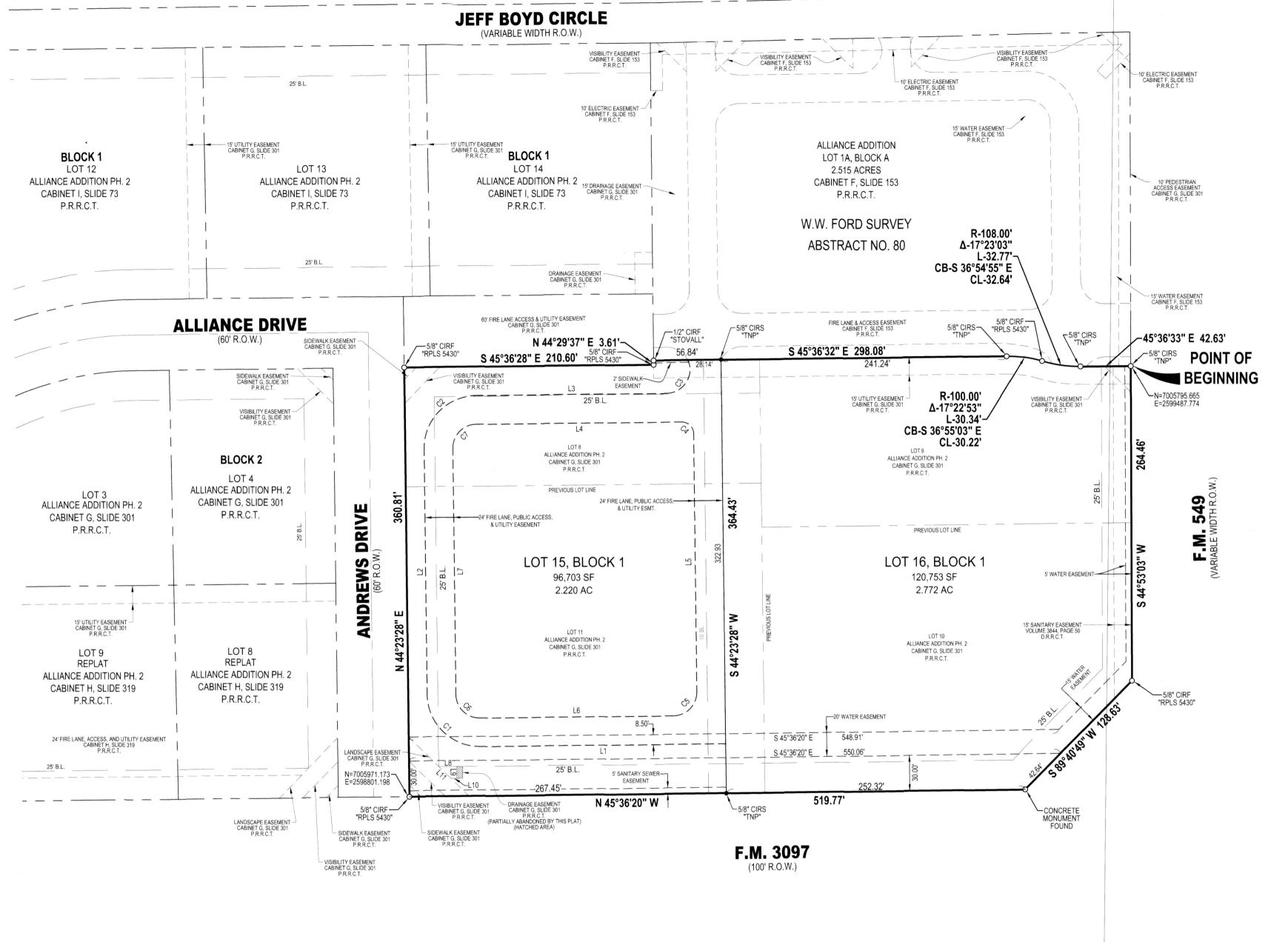
W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

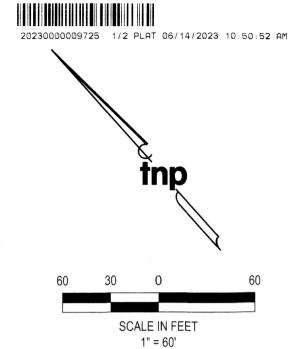
SHEET 2 OF 2

OWNER:
ROCKWALL RENTAL PROPERTIES, LP
CONTACT MIKE WHITTLE
P.O. BOX 369
ROCKWALL, TEXAS 75087
PHONE: 972-771-5253

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





#### LEGEND

CIRF - CAPPED IRON ROD FOUND
CIRF - CAPPED IRON ROD SET
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

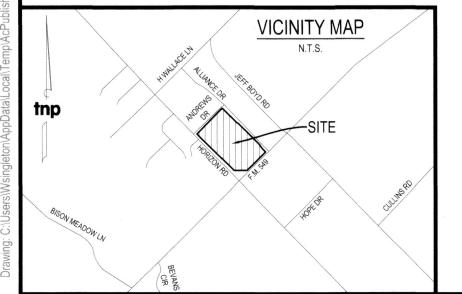
#### NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NADB3(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
- 2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4. 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.

# FINAL PLAT LOTS 15 & 16, BLOCK 1 ALLIANCE ADDITION PHASE 2

BEING A REPLAT OF LOTS 8, 9, 10, & 11, BLOCK A, ALLIANCE ADDITION PHASE 2 CONTAINING A TOTAL OF 4.992 ACRES

AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LINE	BEARING	DISTANCE	
L1	S 45°36'20" E	207.47'	
L2	S 44°23'28" W	206.83'	
L3	N 45°36'28" W	162.01'	
L4	N 45°36'28" W	173.46'	
L5	N 44°23'28" E	216.84'	
L6	N 45°36'20" W	163.47'	
L7	N 44°23'28" E	206.83'	
L8	S 45°36'20" E	15.00'	
L9	S 44°23'40" W	10.00'	
L10	S 45°36'20" E	5.00'	
L11	S 00°36'32" E	14.14'	

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.00'	89°59'48"	69.11'	N 00°36'26" W	62.22'
C2	44.00'	90°00'04"	69.12'	N 89°23'30" E	62.23'
C3	20.00'	111°10'33"	38.81'	S 76°02'12" W	33.00'
C4	10.00'	89°59'55"	15.71'	S 00°36'30" E	14.14'
C5	20.00'	90°00'12"	31.42'	S 89°23'34" W	28.29'
C6	20.00'	89°59'48"	31.41'	N 00°36'26" W	28.28'
C7	20.00'	90°00'04"	31.42'	N 89°23'30" E	28.28'

OWNER LOT 10

N & H LEGACY PARTNERS, LLC P.O. BOX 818 Terrell, Texas 75160 OWNER LOT 8, 9, & 11

ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

### PROJECT INFORMATION Project No.: RNP 20523

Date: February 13, 2023
Drawn By: WS
Scale: 1"=60'

SHEET 1 of 2



CASE NO.

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381

www.tnpinc.com

STATE OF TEXAS} COUNTY OF ROCKWALL}

We, the undersigned owners of the land shown on this plat, and designated herein as LOTS 15 & 16, BLOCK 1, ALLIANCE ADDITION PHASE 2 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 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, 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; 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.
- 7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.

COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared Kandall Noe, 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 7 day of June

RACHEAL BOOTH My Notary ID # 129082482 Expires August 8, 2024

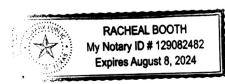
STATE OF TEXAS} COUNTY OF ROCKWALL}

My Commission Expires:

Before me, the undersigned authority, on this day personally appeared Kandall Noe, 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.

Notary Public in and for the State of Texas

My Commission Expires:



Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 06/14/2023 10:50:52 AM \$100.00 202300000009725



#### OWNERS CERTIFICATE

STATE OF TEXAS} COUNTY OF ROCKWALL

WHEREAS, N & H Legacy Partners, LLC and Rockwall Rental Properties, L.P., being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 8, 9, 10, and 11, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set on the northwest line of F.M. 549, a variable width right-of-way, for the south corner of Lot 1A, Block A, Alliance Addition, an addition to the City of Rockwall, Texas as recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas and for the east corner of said Lot 9;

THENCE South 44 degrees 53 minutes 03 seconds West along the northwest line of said F.M. \$49, same being the southeast line of said Alliance Addition Phase 2, a distance of 264.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found at the east end of a corner clip for the southeast corner of said Lot 10;

THENCE South 89 degrees 40 minutes 49 seconds West along said corner clip continuing along the northwest line of said F.M. 549, a distance of 128.63 feet to a concrete monument found on the northeast line of F.M. 3097, a called 100 foot right-of-way, for the southwest corner of said Lot 10;

THENCE North 45 degrees 36 minutes 20 seconds West along the northeast line of said F.M. 3097, same being the southwest line of said Alliance Addition Phase 2, a distance of 519.77 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast line of Andrews Drive, a called 60 foot right-of-way, for the west corner of said Lot 11;

THENCE North 44 degrees 23 minutes 28 seconds East along the southeast line of said Andrews Drive, same being the northwest line of said Lot 11 and Lot 8, a distance of 360.81 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for the north corner of said Lot 8:

THENCE South 45 degrees 36 minutes 28 seconds East departing the southeast line of said Andrews Drive and along the northeast line of said Lot 8, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner;

THENCE North 44 degrees 29 minutes 37 seconds East continuing along the northeast line of said Lot 8, a distance of 3.61 feet to a 1/2 inch iron rod with cap stamped "STOVALL" found for the west corner of said Lot 1A, Block A;

THENCE South 45 degrees 36 minutes 32 seconds East along the southwest line of said Lot 1 A, Block A, a distance of 298.08 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right:

THENCE with said curve to the right continuing along the southwest line of said Lot 1A, Block A, having a radius of 100.00 feet, a central angle of 17 degrees 22 minutes 53 seconds, an arc length of 30.34 feet, a chord bearing of South 36 degrees 55 minutes 03 seconds East, a distance of 30.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having continuing along the southwest line of said Lot 1A, Block A, having a radius of 108.00 feet, a central angle of 17 degrees 23 minutes 03 seconds, an arc length of 32.77 feet, a chord bearing of South 36 degrees 54 minutes 55 seconds East, a distance of 32.64 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner:

THENCE South 45 degrees 36 minutes 33 seconds East continuing along the southwest line of said Lot 1A, Block A, a distance of 42.63 feet to the POINT OF BEGINNING containing 217,456 square feet, or 4.992 acres of land.

#### SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF February, 2023



RECOMMENDED FOR FINAL APPROVAL

6-13-2023

I hereby certify that the above and foregoing plat of LOTS 15 & 16, BLOCK 1, ALLIANCE ADDITION PHASE 2, an addition to the City

approved by the City Council of the City of Rockwall on the 7th day of June

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.

Conguille, P.E.

OWNER LOT 8, 9, & 11 N & H LEGACY PARTNERS, LLC ROCKWALL RENTAL PROPERTIES, L.P.

P.O. BOX 818 Terrell, Texas 75160

OWNER LOT 10

P.O. BOX 818 Terrell, Texas 75160

FINAL PLAT LOTS 15 & 16, BLOCK 1 **ALLIANCE ADDITION PHASE 2** 

CONTAINING A TOTAL OF 4.992 ACRES

AND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

SHEET 2 of 2

Project No.: RNP 20523 February 13, 2023 Date: Drawn By: WS Scale:

SURVEYOR

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com