

NOTE:
1) Bearings shown are base on NAD 83 Texas North Central Zone.

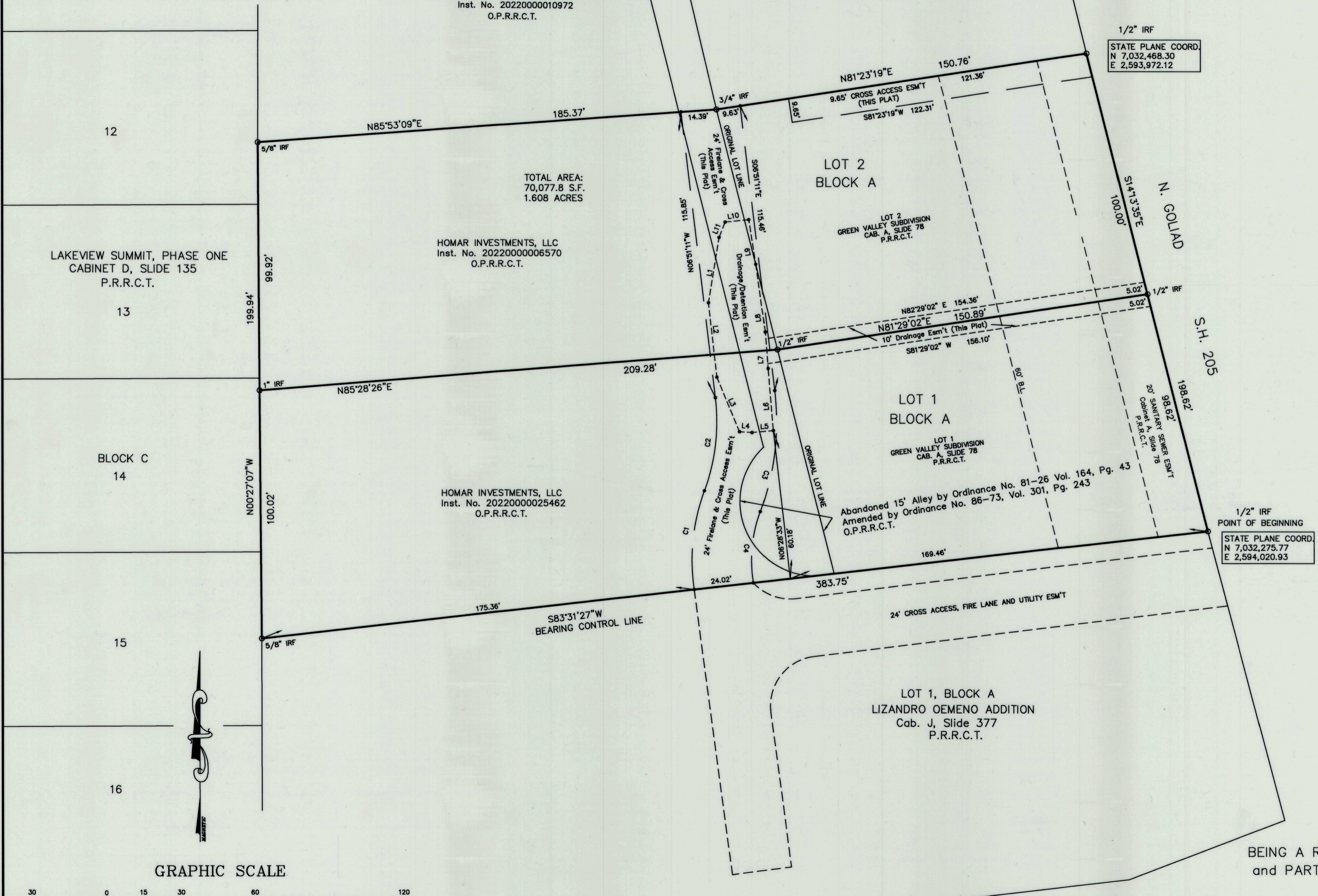
FLOODZONE CERIFICATE:
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, no portion of the property shown hereon lies with a Special Flood Hazard Area (100 Year Flood), Map dated 09/26/2008 Community Panel No. 84397C0030L.

General Notes:

- 1) 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 in any way representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit thereof issued, nor shall such approval constitute an representation, assurance or guarantee by the City of the adequate and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 3) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Standards and Property Development, of the Texas Local Government Code, and shall be the subject of the City of Rockwall withholding utilities and building permits.

LEGEND:

IRFC = IRON ROD FOUND WITH CAP
CUT X = FOUND CUT X IN CONCRETE
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY

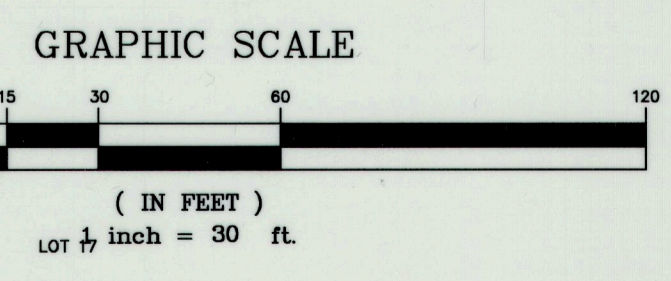


LINE TABLE

LINE	LENGTH	BEARING
L1	26.71'	S09°18'21"W
L2	30.12'	S06°29'09"E
L3	23.76'	S22°23'08"E
L4	5.06'	S86°37'37"E
L5	8.55'	N84°49'36"E
L6	25.05'	N04°44'18"W
L7	14.73'	N04°15'50"W
L8	27.56'	N07°53'41"W
L9	18.21'	N08°48'03"W
L10	9.55'	S84°02'19"W
L11	6.65'	S21°47'47"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD
C1	40.51'	80.00'	N05°59'00"E	40.07'
C2	38.18'	80.00'	N06°49'03"E	37.81'
C3	49.63'	104.00'	S06°49'03"W	49.16'
C4	29.21'	56.00'	S05°32'40"W	28.88'



PREPARED BY:
JAMES M. ANDERSON
1195 LAKE GLEN CIRCLE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL, TX 75087
972-722-8292

FINAL PLAT
BARRETT HEIGHTS
2 LOTS
BEING A REPLAT OF LOTS 1 AND 2, GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. P2023-024
Date: 08-14-2024
SHEET 1 OF 2

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, HOWARD BARRETT, being the owner of Lots 1 and 2 of GREEN VALLEY SUBDIVISION as recorded in Cabinet A, Slide 78 of the Plat Records of Rockwall County, Texas and a part of the John HB JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS by deeds recorded in Instrument Numbers 20220000025462 and 20220000006570 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) to HOMAR INVESTMENTS, LLC and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found on the west right-of-way line of North Goliad Street (S.H. 205), said point being the southeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION and the northeast corner of Lot 1, Block A of the LIZANDRO OEMENO ADDITION, an addition to the City of Rockwall as recorded in Cabinet J, Slide 377 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE South 83°31'27" West along the south line of Lot 1 of said GREEN VALLEY SUBDIVISION and the north line of said LIZANDRO OEMENO ADDITION, a distance of 383.75' to a 5/8" iron rod found at the northwest corner of said OEMENO ADDITION, said point also being of the east line of Lot 15, Block C of the LAKEVIEW SUMMIT PHASE ONE ADDITION, an addition recorded in Cabinet D, Slide 135 P.R.R.C.T.;

THENCE North 00°27'07" West along the east line of said LAKEVIEW SUMMIT ADDITION, passing at 100.02' a 1" iron rod found for the northwest corner of the said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000025462 and the southwest corner of said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000006570, a total distance of 199.94' to a 5/8" iron rod found on the east line of Lot 12, Block C of said LAKEVIEW SUMMIT ADDITION and the southwest corner of a tract of land conveyed to the TRUSTEES OF EVELYN WAY SMITH IRREVOCABLE TRUST as recorded in Instrument No. 20220000010972, Official Public Records of Rockwall County, Texas;

THENCE North 85°53'09" East along the north line of said HOMAR INVESTMENTS, LLC tract and the south line of said EVELYN WAY SMITH tract, a distance of 185.37' to a 3/4" iron rod found for a corner, said point being the northwest corner of Lot 2 of the said GREEN VALLEY SUBDIVISION;

THENCE North 81°23'19" East a distance of 150.76' to a 1/2" iron rod found for the northeast corner of said Lot 2 and said point being on the west right-of-way line of said North Goliad Street (S.H. 205);

THENCE South 14°13'35" East along said west right-of-way line and passing at 100.00' to northeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION a total distance of 198.62' to the POINT OF BEGINNING and containing 70,077.80 square feet or 1.608 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Howard Barrett, the undersigned owner of the land shown on this plat and designated herein as BARRETT HEIGHTS 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 further certify that all other parties who have a mortgage or lien interest in the BARRETT HEIGHTS, 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.
- 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 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of steers in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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 the storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the 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 sewer, 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 a 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's 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.
- Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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 dedication of exactions made herein.

FOR: BARRETT HEIGHTS

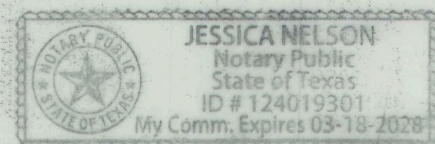
By: [Signature]

NOTARY CERTIFICATE

STATE OF Texas
COUNTY OF Rockwall

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Howard Barrett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 4th day of September, 2024.



Notary Signature

FOR: Alliance Bank (LIEN HOLDER)

BY: [Signature] NAME: Jessica Nelson

TITLE: Branch Manager / AVP

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman

9.10.2024
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 9th day of September, 2024.

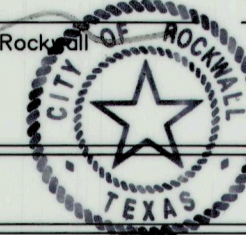
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred and eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 10th day of Sept., 2024.

Mayor, City of Rockwall

City Secretary

City Engineer



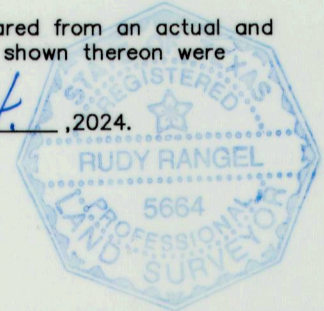
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared 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 THIS 03 DAY Sept., 2024.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

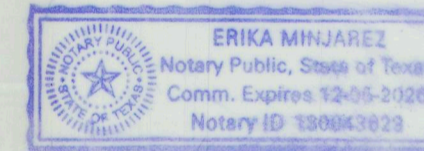


NOTARY CERTIFICATE

STATE OF Texas
COUNTY OF Rockwall

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Rudy Rangel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 03 day of September, 2024.



Notary Signature

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/12/2024 10:13:22 AM
\$98.00
20240000016134



[Signature]

Engineer:
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2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
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Heath, Texas 75032
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Rangelandsurvey@swb.com

OWNER:
HOWARD BARRETT
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ROCKWALL, TX 75087
972-722-8292

FINAL PLAT
BARRETT HEIGHTS

2 LOTS
BEING A REPLAT OF LOTS 1 AND 2, GREEN VALLEY SUBDIVISION
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CITY OF ROCKWALL
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CITY CASE No. _____

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SHEET 2 OF 2