

Texas Heritage Surveying, LLC
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OWNER
ROCKWALL TRINITY REAL ESTATE, L.L.C.
9 EAST SHORE BOULEVARD
HEATH, TEXAS 75032

Legend table with columns for symbols and descriptions: CM CONTROLLING MONUMENT, IRF IRON ROD FOUND, etc.

- GENERAL NOTES:
1) Bearings and elevations are based on NAD83, North American Datum of 1983.
2) The purpose of this plat is to create 1 lot.
3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.

Planning & Zoning Commission, Chairman

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 5 day of July 2017.

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

WITNESS OUR HANDS, this 26th day of July, 2017.
Mayor, City of Rockwall; City Secretary; City Engineer

OWNER'S DEDICATION:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the DIRKSE ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

- 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 purposes 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 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 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 exactions made herein.

WITNESS MY HAND THIS 17 DAY OF July, 2017.
Rockwall Trinity Real Estate, L.L.C
Beth Noe, Member

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 Beth Noe, 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 17 day of July, 2017.
Elizabeth A. Morgan, Notary Signature

OWNER'S CERTIFICATE:
STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, Rockwall Trinity Real Estate, L.L.C., is the sole owner of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas, and being known as Lots 1 and 2 and the North 15 feet of Lots 3 and 4, Block B, Original Town of Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume F, Page 510, Plat Records, Rockwall County, Texas, and being the same tracts of land conveyed to Rockwall Trinity Real Estate, L.L.C., by Deed recorded in Instrument No. 2016000014264, Official Public Records, Rockwall County, Texas, and also being the South 35 feet of Lots 3 and 4 and all of Lots 5 and 6 in Block B of said Original Town of Rockwall, and being conveyed to Rockwall Rental Properties, LP, by Deed recorded in Instrument No. 2016000014265, Official Public Records, Rockwall County, Texas, less that portion of aforementioned Lots 1 thru 6, Block B of Original Town of Rockwall, conveyed to the State of Texas, by Deed recorded in Instrument No. 2007-00369757, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING at a Mag nail set for corner at the intersection of the West right-of-way line of N. Goliad Street (variable width right-of-way) and the North right-of-way line of Interurban Street (called 20 foot right-of-way), said corner also being the Southeast corner of said Lot 5, Block B;
Thence South 89 degrees 22 minutes 12 seconds West, along said North right-of-way line of Interurban Street, a distance of 180.36 feet to a Mag nail set;
Thence North 01 degrees 00 minutes 50 seconds West, a distance of 5.40 feet to a Mag nail set at the Southeasterly end of a corner clip for corner;
Thence North 40 degrees 03 minutes 57 seconds West, along corner clip, a distance of 30.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Northwesterly end of said corner clip and lying in the Southeast right-of-way line of N. Alamo Street (variable width right-of-way) and being the beginning of a curve to the right with a radius of 261.34 feet;
Thence along said curve to the right having a delta angle of 31 degrees 11 minutes 56 seconds, with a chord that bears North 25 degrees 30 minutes 55 seconds East, a chord distance of 140.55 feet and an arc length of 142.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the Northwesterly corner of the herein described tract;
Thence South 89 degrees 20 minutes 13 seconds East, a distance of 141.71 feet to a 5/8 inch iron rod found for corner lying in said West right-of-way line of said N. Goliad Street, for the Northwesterly corner of the herein described tract;
Thence South 00 degrees 57 minutes 55 seconds West, along said West right-of-way line of N. Goliad Street, a distance of 14.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS";
Thence South 00 degrees 56 minutes 18 seconds West, along said West right-of-way line of N. Goliad Street, a distance of 136.82 feet to the POINT OF BEGINNING and containing 27,639 square feet or 0.63 acre of land.

SURVEYORS CERTIFICATE:
I, Raul D. Reyes, 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.

Raul D. Reyes, R.P.L.S. No. 5390
STATE OF TEXAS
COUNTY OF ROCKWALL

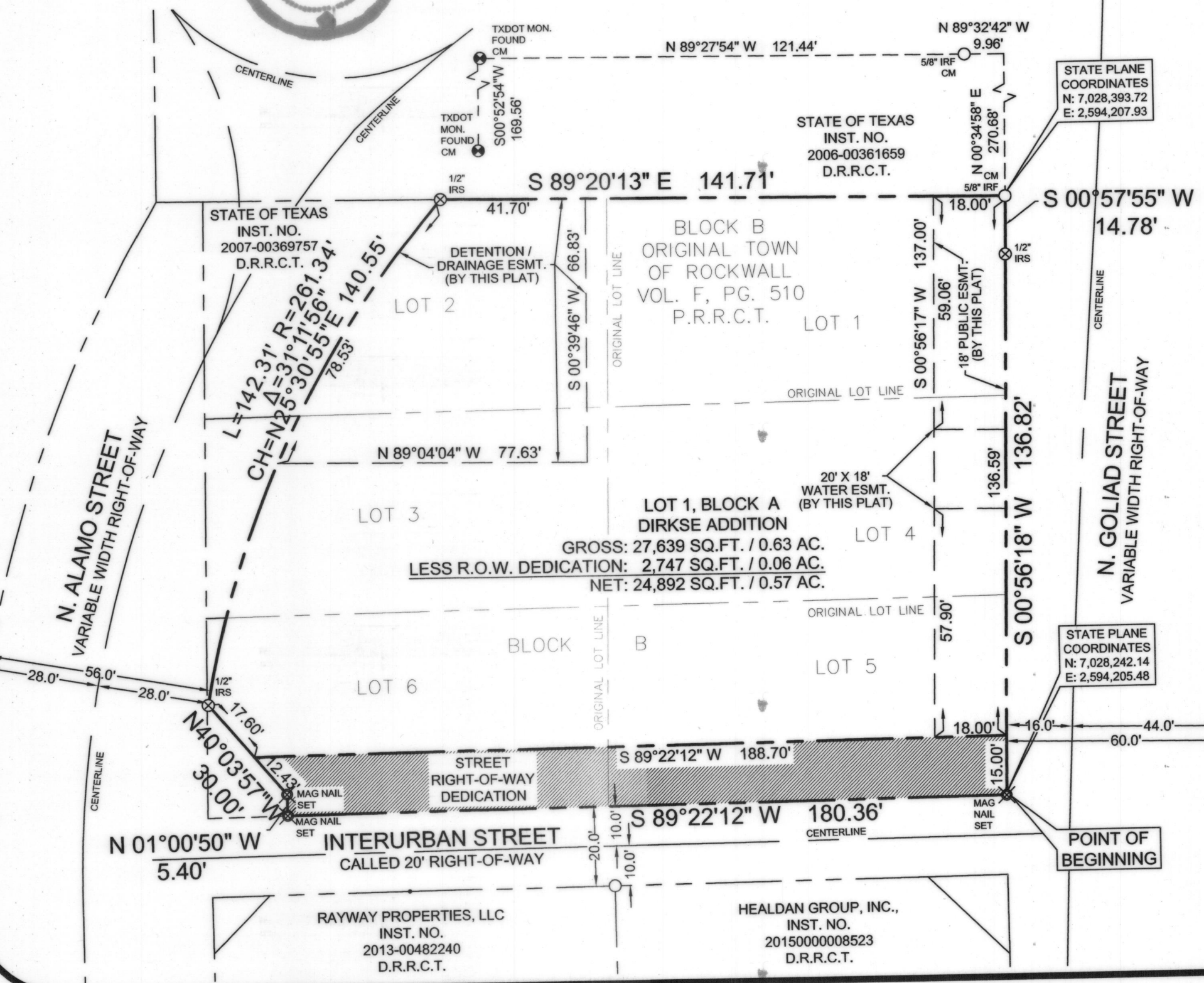
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations 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 10th day of July, 2017.
Notary Signature

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/18/2017 09:56:04 AM
\$50.00
2017000015579

Notary Seal for Elizabeth A. Morgan, Notary Public - State of Texas, Exp. 02-28-2021

J176
FINAL PLAT
DIRKSE ADDITION
LOT 1, BLOCK A
27,639 SQUARE FEET / 0.63 ACRES
BEING A REPLAT OF LOTS 1-6, BLOCK B ORIGINAL TOWN OF ROCKWALL
IN THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE: 7/10/2017 / JOB # 1603968-2 / SCALE= 1" = 30' / DRAWN: CN



Dirkse Addition
Lot 1, Block A
Final Plat