

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SUSAN GAMEZ and VICTOR BALDERAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, City of Rockwall, Rockwall County, Texas, and being a part of that 2.1 acres tract of land as described in a Deed to Charles Prock, as recorded in Volume 51, Page 504 of the Deed Records of Rockwall County, Texas, and being the same tract of land as described in a Warranty deed to Susan Gamez and Victor Balderas, sa recorded in Document no. 2016000000311 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found in concrete drive, said point being the west most corner of said Gamez and Balderas tract, said point being N. 44 deg. 35 min. 07 sec. E., 87.12 feet from a P-K nail found at the east corner of Lot 1, Block A, YELLOW JACKET ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 17 of the Plat Records of Rockwall County, Texas;

THENCE N. 41 deg. 55 min. 16 sec. E. along the northwest line of said Gamez and Balderas tract, a distance of 146.18 feet to a 1/2" iron rod found for corner;

THENCE S. 50 deg. 16 min. 57 sec. E. a distance of 141.91 feet to a 1/2" iron rod found former at the east corner of said Gamez and Balderas tract;

THENCE S. 42 deg. 15 min. 40 sec. W. along the southeast line of said Gamez and Balderas tract, a distance of 151.29 feet to a 3/8" iron rod found for corner;

THENCE N. 48 deg. 13 min. 16 sec. W. a distance of 140.91 feet to the POINT OF BEGINNING and containing 21,023 square feet or 0.48 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 this plat, and designated herein as EVERYBODY MESSAGE ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in EVERYBODY MESSAGE ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 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 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 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 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 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.

Susan Gamez
SUSAN GAMEZ

Victor Balderas
VICTOR BALDERAS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUSAN GAMEZ 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 2 day of November, 2017.

Eliemuth A Morgan
Notary Public in and for the State of Texas

02-25-21
My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared VICTOR BALDERAS 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 2 day of November, 2017.

Eliemuth A Morgan
Notary Public in and for the State of Texas

02-25-21
My Commission Expires:



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

[Signature]
Planning and Zoning Commission Date 11/9/17

APPROVED

I hereby certify that the above and foregoing plat of EVERYBODY MESSAGE ADDITION, LOT 1, BLOCK A, 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 10 day of Sept, 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.

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

WITNESS OUR HANDS, this 7th day of November, 2017.



[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall

Amy Williams
City Engineer

11-8-2017
Date

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.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/09/2017 08:25:25 AM
\$100.00
20170000020954

COPY

Shelli Miller

J 240
FINAL PLAT
EVERYBODY MESSAGE ADDITION
LOT 1, BLOCK A
0.48 ACRES OR 21,023 S.F.
(1 LOT)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY, A-98

OWNER:
SUSAN GAMEZ
VICTOR BALDERAS
602 LAURENCE
HEATH, TEXAS 75032

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

SYMBOL LEGEND

TELEPHONE	WATER	SEWER	POWER	IRREGULAR
CONCRETE	WATER	SEWER	POWER	IRREGULAR
ELECTRIC	WATER	SEWER	POWER	IRREGULAR
CONCRETE	WATER	SEWER	POWER	IRREGULAR

SURVEY DATE: JULY 10, 2017
SCALE: 1" = 20' FILE# 20160480PP
CLIENT: GAMEZ