

RIDGE ROAD VILLAGE ADDITION  
CAB. F. SLIDE 35 & 36



0.33 ACRES  
HALL CLIFFORD

CITY MON COORDS  
N 7023345.39  
E 2594159.66  
60D  
NAIL FND

0.48 ACRES  
20730 SQ. FT.

LOT 1  
BLOCK 1

RIDGE ROAD  
F.M. HIGHWAY 740  
VARIABLE WIDTH R.O.W.

CITY MON COORDS  
N 7023240.79  
E 2594150.57  
DISK MON  
FND

REPLAT LOT 1, BLOCK 1  
ROCK RIDGE OFFICE PLAZA  
CAB. F. SLIDE 349

0.25 ACRES  
DIANNA COLLINS  
&  
MARGARET SVOBODA  
VOL. 1149, PG. 59

LOT 1  
BLOCK A  
WALKER ADDITION  
CAB. F. SLIDE 185

NOTES

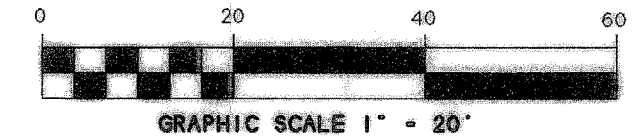
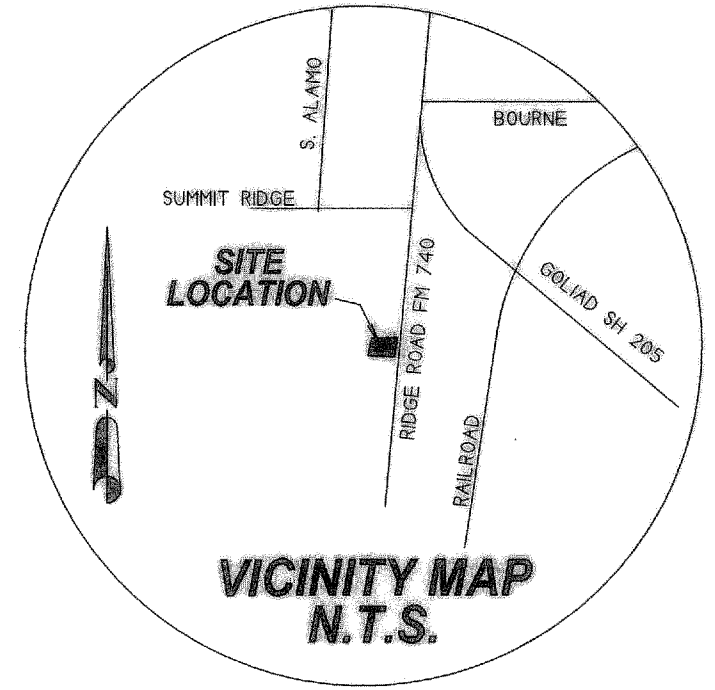
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PER DEED IN VOL. 899, PG. 90 D.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:  
**JOHN F. GUSSIO**  
 3131 MCKINNEY AVE, SUITE 800  
 DALLAS, TEXAS 75204  
 (214) 219-9202



ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX



FINAL PLAT  
**GUSSIO ADDITION**  
**LOT 1, BLOCK 1**

A PART OF THE B.J.T. LEWIS  
 SURVEY, ABSTRACT NO. 255  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

FILED FOR RECORD  
 ROCKWALL COUNTY CLERK  
 LISA KONSTANT  
 COUNTY CLERK  
 09 AUG 19 PM 2:23  
 BY: \_\_\_\_\_ DEPUTY

SHEET 1 OF 2

SURVEY DATE AUGUST 29, 2007  
 SCALE 1" = 20' FILE # 20071264FP  
 CLIENT GUSSIO GF# NONE

G-217

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS JOHN F. GUSSIO, 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 B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Deed to Jack Mills, as recorded in Volume 899, Page 90 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT disk monument found for corner at the Northeast corner of Lot 1, Block A of ROCKRIDGE OFFICE PLAZA, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Slide , of the Plat Records of Rockwall County, Texas, and at the Northwest corner of a 1,196 square foot tract as described in a Right-of-way deed from Tom Shirey to the City of Rockwall, Texas, dated January 22, 1999 and being recorded in Volume 1559, Page 257 of the Real Property Records of Rockwall County, Texas, said point being in the South boundary line of said Mills tract and being in the West right-of-way line of F.M. Highway 740;

THENCE N. 85 deg. 36 min. 52 sec. W. along the South line of said Mills tract and the North line of said Addition, a distance of 197.04 feet to a 1/2" iron rod found for corner;

THENCE N. 04 deg. 35 min. 20 sec. E. a distance of 104.95 feet to a 1/2" iron rod found for corner at the Northwest corner of said Mills tract;

THENCE S. 85 deg. 37 min. 35 sec. E. along the North line of said Mills tract, a distance of 197.73 feet to a 60d nail found for corner in the West right-of-way line of Ridge Road;

THENCE S. 04 deg. 44 min. 47 sec. W. along said right-of-way line, a distance of 56.37 feet to a TXDOT disk monument found for corner;

THENCE S. 05 deg. 15 min. 27 sec. W. along said right-of-wayline, a distance of 48.63 feet to the POINT OF BEGINNING and containing 20,730 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 GUSSIO ADDITION, 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:

- 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.

  
JOHN F. GUSSIO

OWNER:  
JOHN F. GUSSIO  
3131 MCKINNEY AVE, SUITE 800  
DALLAS, TEXAS 75204  
(214) 219-9202

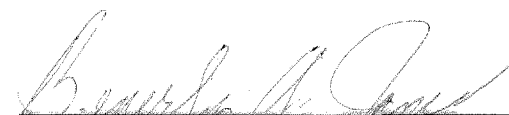
**R.S.C.I.**  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 2 OF 2  
SURVEY DATE AUGUST 29, 2007  
SCALE 1" = 20' FILE # 20071264FP  
CLIENT GUSSIO GF# NONE

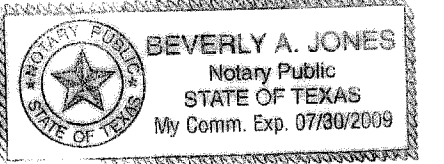
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOHN F. GUSSIO 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 20th day of November, 2007.

  
Notary Public in and for the State of Texas

7-29-2009  
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.

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 Date 1-29-08



APPROVED

I hereby certify that the above and foregoing plat of GUSSIO ADDITION, 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 twenty (120) 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 25th day of January, 2008

  
Mayor, City of Rockwall  
  
City Secretary City of Rockwall

  
City Engineer 7-11-08



FINAL PLAT  
**GUSSIO ADDITION**  
**LOT 1, BLOCK 1**

A PART OF THE B.J.T. LEWIS  
SURVEY, ABSTRACT NO. 255  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

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