MAX SCHEID

Location Map

S 72°52'50"E 44.491 114.34 NI991707"E N86°58'02"E 100.39 V*59°58'38''E* LOT POINT OF BEGINNING 587049'41"W 79.121 276 HWY.

APPROVED:

Chairman, Planning and Zoning Commission

l hereby certify that the above and foregoing plat of HOUSER ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of Decembe

WITNESS OUR HANDS this

STATE

CITY SECRETARY, CITY OF ROCKWALL

STATE OF TEXAS COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, G.M. Houser, Inc. is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 23, Accounty, Texas, and being a part of that 10.50 acre tract of land conveyed to Robert J. Evans, Jr., by deed recorded in Volume 164, Page 497, Deed Records, Rockwall County, Texas, and being that 6.1898 acre tract of land conveyed to G.M. Houser, Inc. 164, Page 497, Deed Records, Rockwall County, Texas, and being more particularly described as

BEGINNING at an iron rod found on the North line of State Highway 276 and at the Southeast corner of said 10.50 acre tract; THENCE: South 87° 49' 41" West a distance of 79.12 feet along the North line of said highway to an iron rod found for a corn

THENCE: North 2° 35' 41" West a distance of 185.00 feet to an iron rod found for a corner of said 10.50 acre tract; THENCE: South 87° 19' 26" West a distance of 286.84 feet along the most Northerly South line of said 10.50 acre tract to an i

rod set for a corner; THENCE: North 0° 21' 16" East leaving said South line, traversing said 10.50 acre tract, and passing at 640.00 feet an iron roa set as a reference point and continuing a total distance of 679.98 feet to an iron rod set for a corner on the North line of said 10.50 acre tract and in the center of Buffalo Creek; THENCE: With the meanders of Buffalo Creek and the North lines of said 10.50 acre tract as follows: North 86° 58' 02" East a

distance of 100.39 feet to an iron rod set for a corner; South 62° 29' 12" East a distance of 114.34 feet to an iron rod set for a

corner; North 59° 58' 38" East a distance of 55.78 feet to an iron rod set for a corner; North 19° 17' 07" East a distance of 61.05 feet to an iron rod set for a corner; North 67° 02' 01" East a distance of 68.09 feet to an iron rod set for a corner; and South 72° 52' 50" East a distance of 44.49 feet to an iron rod set at the Northeast corner of said 10.50 acre tract; THENCE: South 0° 21' 16" West a distance of 899.90 feet along the East line of said 10.50 acre tract to the Point of Beginning and Containing 6.1898 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT G.M. Houser, Inc., being owner, does hereby adopt this plat designating the hereinabove described property as HOUSER ADDITION, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. 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 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;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

Gerald Houser, President

G.M. HOUSER, INC.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

old L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS COUNTY OF DALLAS

WITNESS MY HAND at

This instrument was acknowledged before me on the 12 day of December 1984, by Harold L. Evans.

Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL:

City Adminstrator The approval of a plat by the City does not constitut

any representation, assurance or guarantee that any bulleing within each plat shall be approved, authorized or permit therefor issues, are shall such approval constitute any one " sectation, assurance or geometre in the filly of the admounty and availability of water for an equal use and the protection within such plat. as received under Ordinance 83-54.



HAROLD L. EVANS CONSULTING ENGINEER

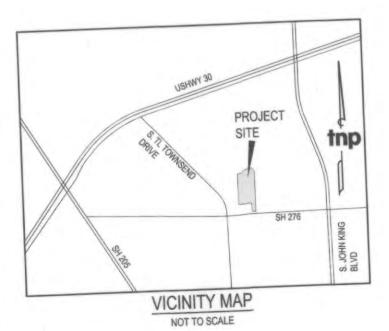
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228

PHONE (214) 328-8133 SCALE DATE JOB NO. 9/13/84 1"=100" 84241

HOUSER ADDITION

N.M. BALLARD SURVEY ABST. NO. 24 OWNER: G.M. HOUSER INC. POBOX. 748 Rockwall, TX. 75087

ROCKWALL, ROCKWALL COUNTY, TEXAS



NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

2. BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES "A" AND "AE" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE ESTABLISHED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD HAZARD) ACCORDING TO MAP NO. 48397C0045L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD 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. THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

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

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of

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

7. The Property Owner is responsible for all maintenance, repair, and replacement of storm drain / detention facilities in easements.

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.



STATE OF TEXAS} COUNTY OF ROCKWALL)

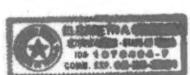
person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. and consideration therein stated.

Given upon my hand and seal of office this 20 day of 4 wast

Planning & Zoning Commission, Chairman

City of Rockwall

02-28-2021 My Commission Expires:



COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as COLLIN-G PROPERTIES, LTD., 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;

removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.



Before me, the undersigned authority, on this day personally appeared Gerald Hause, known to me to be the

Notary Public in and for the State of 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.

was approved by the City Council of the City of Rockwall on the

ROCKWAE

SEAL

20190000015062 1/1 PLAT 08/30/2019 02:59:53 PM

STATE OF TEXAS) COUNTY OF ROCKWALL)

OWNERS CERTIFICATE

WHEREAS, Collin-G Properties, LTD., being the owner of a tract of land out of the N.M. Ballard Survey, Abstract No. 24, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 1, Block A, Houser Addition, an addition to The City of Rockwall as recorded in Cabinet B, Page 174 of the Plat Records of Rockwall County, Texas., and all of a tract of land to Collin-G Properties as recorded in Instrument Number 20130000500168 Official Public Records Rockwall County Texas, and being more particularly described as follows:

BEGINNING at a Concrete TxDOT Monument found lying on the Northerly Right-of-Way Line of State Highway 276, (a variable width public right-of-way) at the southwest corner of Lot 1, Block A, Mansions Family Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 395, Plat Records Rockwall County Texas and the southeast corner of said Lot 1, Block A, Houser Addition;

THENCE South 86 degrees 46 minutes 25 seconds West along the Northerly right-of-way of said State Highway 276, a distance of 80.79 feet to a 1/2 inch iron rod found for the southeast comer of a tract of land to Joel Hoyos as recorded in Volume 6756, Page 263 of the Deed Records Rockwall County Texas, said point also being the most southerly southwest corner of said Lot 1, Block A , Houser Addition;

THENCE North 03 degrees 01 minutes 58 seconds West along a common line of said Hoyos tract and said Lot 1, Block A , Houser Addition, a distance of 185.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at an inner ell corner of said Lot 1, Block A, Houser Addition;

THENCE South 86 degrees 53 minutes 09 seconds West, a distance of 286.97 feet to a 1/2 inch rod found lying on the northerly line of a tract of land to to Yong-Ju Kim as recorded in Volume 4548, Page 95 of the Deed Records Rockwall County Texas, said point also being the most westerly southwest corner of said Lot 1, Block A ,Houser Addition and the southeast corner of a tract of land to 327 Holdings, LTD as recorded in Volume 6900, Page 317, of the Deed Records Rockwall County Texas;

THENCE North 00 degrees 13 minutes 26 seconds West along the common line of said 327 Holdings, LTD tract and said Lot 1, Block A , Houser Addition, passing the northeast corner of said 327 Holdings, LTD tract, same being the southeast corner of a tract of land to Kamy Real Property Trust as recorded in Instrument number 20140000010333 of the Official Public Records Rockwall County Texas and continuing along the common line of said Kamy tract and said Lot 1, Block A , Houser Addition, a distance of 680.43 feet to the northwest corner of said Lot 1, Block A , Houser Addition said point also lying on the southerly line of a tract of land called Tract II to 1540 East IH 30 Rockwall LLC as recorded in Instrument Number 20170000005721 of the Official Public Records Rockwall County Texas and being the west corner of said Collin-G Properties tract, from which 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for reference bears North 05 degrees 37 minutes 21 seconds West, a distance of 0.45 feet;

THENCE along the common line of said Collin-G Properties tract and said Tract II the following courses and

North 80 degrees 56 minutes 21 seconds East, a distance of 79.86 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 41 degrees 12 minutes 49 seconds East, a distance of 70.66 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

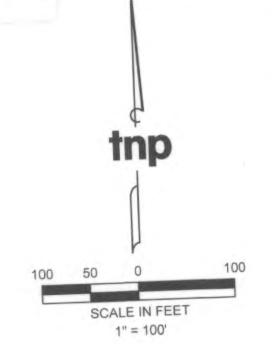
North 62 degrees 33 minutes 03 seconds East, a distance of 38.24 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 69 degrees 02 minutes 10 seconds East, a distance of 61.40 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner; North 86 degrees 07 minutes 50 seconds East, a distance of 102.81 feet to a 5/8 inch iron rod with cap stamped

"R-DELTA ENGINEERS" found for corner; South 41 degrees 18 minutes 04 seconds East, a distance of 74.72 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for the common southeast corner of said Collin-G Properties tract and said Tract II, said point also lying on the north line of said Lot 1, Block A, Houser Addition;

THENCE South 73 degrees 16 minutes 02 seconds East along the north line of said Lot 1, Block A , Houser Addition, a distance of 6.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of same lying on the west line of said Lot 1, Block A, Mansions Family Addition;

THENCE South 00 degrees 17 minutes 11 seconds East along the common line of said Mansions Family Addition and said Lot 1, Block A , Houser Addition, a distance of 899.27 feet to the POINT OF BEGINNING containing 293,559 square feet, or 6.739 acres of land.



LEGEND

IRF-IRON ROD FOUND (C.M.)-CONTROLLING MONUMENT 5/8" CIRF- 5/8" CAPPED IRON ROD FOUND "R-DELTA ENGINEERS" WS ELEV- WATER SURFACE ELEVATION VOL.-VOLUME PG.-PAGE CAB.-CABINET

NO.-NUMBER P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

EASEMENT LINE TABLE EASEMENT LINE TABLE LINE # LENGTH BEARING LINE # LENGTH BEARING L16 138.85' \$00°09'01"W L1 31.41 S86°46'12"W S00"01'43"E 356.57 S89*57'09"E 24.00 L3 \$89°49'20"E 50.05 S89°49'20"E 4.71 N00°10'40"E 24.00 4.71 N89°49'20"W L7 N89*49'58"W 50.29 293.95 N90°00'00"W S86°53'09"W 78.86 S03°23'13"E 15.00 L11 L12 21.99' N66°19'50"W L13 25.79' N60°36'40"W 118.88' S89°47'55'W L14 13.96' S45'36'22"E

L18	23.61"	S39"46'52"E	
L20	28.73	N89°46'34"E	
L21	29.17"	N44°46'34"E	
L22	118.07	N00*11'18"W	
L23	134.80	N00*11'31"W	
L24	11.46	N86"53'09"E	
L25	112.05	S89°55'06"E	
L26	91.85	S89°53'13"E	
1.27	49.74	N43°33'56"E	

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

OWNER

COLLIN-G PROPERTIES, LTD.

P.O. Box 847

Rockwall, TX. 75087-0847

Rockwall County, Texas

SURVEYOR'S CERTIFICATE

1/22/19

ENGINEER

DOUPHRATE & ASSOCIATES, INC.

P.O. BOX 1336

Rockwall, Texas 75087

Rockwall County, Texas

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 19 DAY OF AUGUST 2019

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

CURVE#	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
	90°12'19"	20.00	N 45"04'31" E	28.33	31.49
C1 C2	14°57'36"	123 96'	S 82°20'32" E	32.27	32.37
C3	14°57'36"	123.96	S 82°20'32" E	32.27'	32.37
-	8°51'17"	99.96	N 79°17'23" W	15.43'	15.45
C4	14°57'36"	147.96	N 82°20'32" W	38.52	38.63
C5	89°47'41"	20.00	N 44*55'29" W	28.23'	31.34

BRIAN J. MADDOX 5430 POPESSION FINAL PLAT SURVE HOUSER ADDITION LOT 2, BLOCK A

Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County, Texas 08/30/2019 02:59:53 PM \$50.00 20190000015062

293,559 SQUARE FEET 6.739 ACRES

BEING A REPLAT OF LOT 1, BLOCK A, HOUSER ADDITION AND ALL OF A TRACT OF LAND TO COLLIN-G PROPERTIES AS RECORDED IN INSTRUMENT NUMBER 20130000500168 SITUATED IN THE N.M. BALLARD SURVEY ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: DPH 18146 July 30, 2019 Date: Drawn By: GS9

SURVEYOR 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 CASE NO. P2019-002

1"=100" Scale:

SHEET 1 of 1