

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS}

COUNTY OF ROCKWALL}

That we the undersigned owner's of the land shown on this plat, and designated herein as the **PATRIOT PAWS ADDITION, LOT 1, BLOCK A** to the City of Rockwall, Texas, and whose name's are 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. we further certify that all other parties who have a mortgage or lien interest in the PATRIOT PAWS ADDITION, LOT 1, BLOCK A have been notified

We 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. We also understand the following:

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 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.
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's West 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.

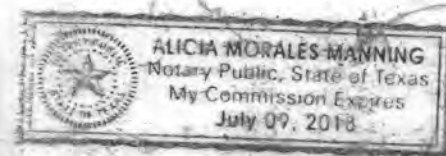
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We and our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FOR: PATRIOT PAWS SERVICE DOGS

Lori Stevens
BY: LORI STEVENS (OWNER)

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared **LORI STEVENS** 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 15 day of February, 2016.

Alicia M. Manning
Notary Public in and for the State of Texas
July, 09 2018
My Commission Expires:



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
04/11/2016 11:40:03 AM
\$100.00
2016000005519

Shelli Miller



THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 3 AND 4, BLOCK A, MAVERICK RANCH ADDITION TO CREATE ONE DEVELOPABLE LOT.

OWNERS CERTIFICATE

STATE OF TEXAS;
COUNTY OF ROCKWALL;

WHEREAS, PATRIOT PAWS SERVICE DOGS is the owner of a tract of land in the William M. Ford Survey, Abstract No. 80, situated in the City of Rockwall, in Rockwall County, Texas, being all of Lot 3 and Lot 4, Block A, of Maverick Ranch Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 19, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

- BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 4, said point also lying on the northwest right of way of Ranch Trail, (a called 50' Right of Way);
- THENCE North 79 degrees 50 minutes 20 seconds West along the southerly line of said Lot 4, a distance of 89.18 feet to a 1/2 inch iron rod found for corner;
- THENCE North 55 degrees 10 minutes 36 seconds West continuing along said southerly line a distance of 88.29 feet to a 1/2 inch iron rod found for corner lying on the southeast line of Lot 2 of Rainbo Acres, an addition to The City of Rockwall as recorded i Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;
- THENCE North 44 degrees 07 minutes 42 seconds East along the southeast line of said Lot 2 a distance of 30.00 feet to a 1/2 inch iron rod found for the east corner of said Lot 2, same being an inner ell corner of previously mentioned Lot 4;
- THENCE North 45 degrees 54 minutes 16 seconds West along the northeast line of Lots 1 and 2 of said Rainbo Acres, same being the southwest line of Lots 3 and 4 of said Maverick Ranch Addition a distance of 394.16 feet to a point for the west corner of said Lot 3 from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found bears South 24 degrees 13 minutes 24 seconds East a distance of 0.42 feet;
- THENCE North 44 degrees 07 minutes 01 seconds East along the northwest line of said Lot 3 a distance of 274.92 feet to a 1/2 inch iron rod found for the north corner of said Lot 3;
- THENCE South 45 degrees 52 minutes 59 seconds East along the northeast line of said lot 3 a distance of 106.04 feet to a 1/2 inch iron rod found for corner;
- THENCE South 73 degrees 50 minutes 44 seconds East continuing along the northeast line of said Lot 3 a distance of 241.70 feet to a 1/2 inch iron rod found for the east corner of said Lot 3 lying on the aforementioned northwest line of Ranch Trail;
- THENCE South 10 degrees 27 minutes 33 seconds West along the northwest line of said Ranch Trail a distance of 425.34 feet to the POINT OF BEGINNING containing 150,998 square Feet, or 3.466 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 5th DAY OF April, 2016.

Brian M. Maddox
BRIAN M. MADDOX, R.P.L.S. NO. 5430



RECOMMENDED FOR FINAL APPROVAL

Gregory R. Pentecost 1/12/2016
Chairman, Planning & Zoning Commission Date

I hereby certify that the above and foregoing plat of PATRIOT PAWS ADDITION, LOT 1, BLOCK A, to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the 14 day of January, 2016.

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 year from said date of final approval. An extension may be granted by the City Council.
Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the 11 day of March, 2016.

Tommy Williams 3/11/16 *Kristy Cole* 3/11/16
Mayor, City of Rockwall Date City Secretary, City of Rockwall Date

Tommy Williams 3-8-2016
City Engineer, City of Rockwall Date

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FINAL PLAT
PATRIOT PAWS ADDITION
LOT 1, BLOCK A
BEING A REPLAT OF ALL OF LOTS
3 AND 4, BLOCK A, OF
MAVERICK RANCH ADDITION,
RECORDED IN CABINET H, SLIDE 19
P.R.R.C.T.
SITUATED IN THE
WILLIAM M. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Patriot Paws Addition
Lot 1, Block A
Final Plat

OWNER
PATRIOT PAWS SERVICE DOGS
254 Ranch Trail
Rockwall, Texas 75032
(972) 772-3282

SURVEYOR
MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Firm Reg No.-10013200