

LOT 1, BLOCK 1
ALBRIGHT-HILL ADDITION
CABINET 1, SLIDE 199
P.R.R.C.T.

DEANNA GRANDSTAFF
VOLUME 7312, PAGE 191
D.R.R.C.T.

TXDOT
MONUMENT FOUND

1/2" CIRF

491 S.F.
R.O.W. DEDICATION
(BY THIS PLAT)

ST MARYS STREET
EXISTING 40' R.O.W.
C/I/L

POINT OF BEGINNING

SPC
N 7025815.56
E 2594541.79

BASIS OF BEARINGS
N 88° 45' 18" E 84.89'

N 88° 22' 06" E 84.89'
10' UTIL. ESMT.

R=44.00' L=29.38'
R=44.00' L=40.07'

R=20.00' L=17.30'

MIN FF EL=583.1

24' PUBLIC FIRE LANE
CROSS ACCESS & UTIL. ESMT.

S 89° 53' 13" E 60.46'

N 89° 53' 13" W 84.41'

LOT 1
BLOCK A
0.50 ACRES
21,804 S.F.

S 01° 01' 44" E 262.27'

S 88° 37' 08" W 85.02'

100 YR WS ELEV=581.10
DETENTION & DRAINAGE ESMT

99.43'

1/2" CIRF

S 88° 40' 09" W 85.09'

SPC
N 7025555.17
E 2594631.37

ROCKWALL MAIN POST OFFICE ADDITION
CABINET B, SLIDE 369
P.R.R.C.T.

S. GOLIAD STREET
VARIABLE WIDTH R.O.W.

WAY FAMILY MANAGEMENT, LLC
VOLUME 6846, PAGE 322
D.R.R.C.T.

BILLY W. PEOPLES
VOLUME 3024, PAGE 225
D.R.R.C.T.

ST MARYS PLACE
50' R.O.W.

ST. MARY'S PLACE
CABINET B, SLIDE 40
P.R.R.C.T.

GENERAL NOTES:

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

- SURVEYOR'S NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT
LOT 1, BLOCK A
REBORN SKIN ADDITION

BEING A REPLAT OF
BLOCK 80B, B.F. BOYDSTON ADDITION
BEING ONE (1) LOT
0.51 ACRES OR 22,296 S.F.
B.F. BOYDSTON SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
ASHLEY EGAN
109 SAINT MARY STREET
ROCKWALL, TEXAS 75087

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 1 OF 2

SYMBOL LEGEND	
TV	TEL
CH	CH
W	W
...	...

SURVEY DATE: JANUARY 13, 2020
SCALE: 1" = 30' FILE # 20190428RP
CLIENT: MONK

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ASHLEY EGAN, Being the owners 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.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed to T & C Mainstreet Holdings, LLC, as recorded in Document no. 20180000011235 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way of St. Marys Street, a variable width right-of-way approximately 40 feet existing in width, and being at the northeast corner of the above cited tract and at the northwest corner of Lot 1, Block 1, St Mary's Place Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 40 of the Plat Records of Rockwall County, Texas;

THENCE S. 01 deg. 01 min. 44 sec. E. along the west boundary line of said Addition, a distance of 262.27 feet to 1/2" iron rod found for corner in the north boundary line of Rockwall Main Post Office Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 369 of the Plat Records of Rockwall County, Texas;

THENCE S. 88 deg. 40min. 09 sec. W. along the north boundary line of said Rockwall Main Post Office Addition, a distance of 85.09 feet to 1/2" iron rod found for corner at the southwest corner of said T & C Mainstreet tract;

THENCE N. 00 deg. 59 min. 00 sec. W. a distance of 262.40 feet to a 1/2" iron rod found for corner in the south right-of-way line of St Marys Street;

THENCE N. 88 deg. 45 min. 18 sec. E. along said right-of-way line, a distance of 84.89 feet to the POINT OF BEGINNING and containing 22,296 square feet or 0.51 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 REBORN SKIN 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 herein expressed. I further certify that all other parties who have a mortgage or lien interest in REBORN SKIN ADDITION, Lot 1, Block A, have been notified and signed this plat.

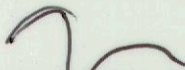
I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

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, maint aining, 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

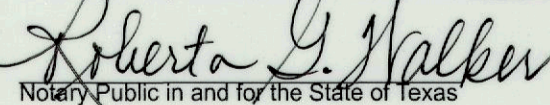
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

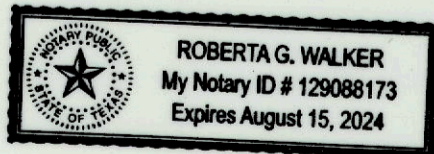
I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim,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


ASHLEY EGAN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ASHLEY EGAN 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 October, 2023.

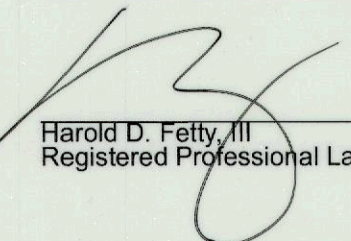

Notary Public in and for the State of Texas
My Commission Expires: 8-15-2024



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



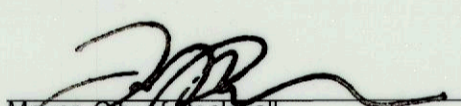
APPROVED

I hereby certify that the above and foregoing plat of Lot 1, Block A, REBORN SKIN ADDITION, 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 9th day of October, 2023.

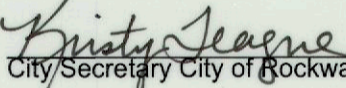
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

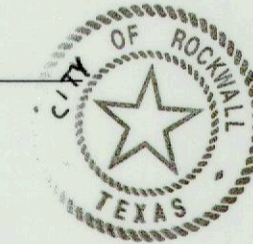
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

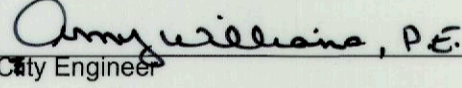
WITNESS OUR HANDS, this 9th day of October, 2023.


Mayor, City of Rockwall


Planning and Zoning Chairman


City Secretary, City of Rockwall






City Engineer

FINAL PLAT
LOT 1, BLOCK A
REBORN SKIN ADDITION
BEING A REPLAT OF
BLOCK 80B, B.F. BOYDSTON ADDITION
BEING ONE (1) LOT
0.51 ACRES OR 22,296 S.F.
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2










Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/24/2024 01:43:18 PM
\$98.00
2024000001142

COPY

OWNER:
ASHLEY EGAN
109 SAINT MARY STREET
ROCKWALL, TEXAS 75087

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

SYMBOL LEGEND	
	TELEPHONE CABLE
	GAS METER
	SEWER METER
	ELECTRIC METER
	WATER METER
	ELECTRIC JUNCTION BOX
	SEWER JUNCTION BOX
	LIGHT POLE
	FIRE HYDRANT
	SURVEY STAKE
	EASEMENT LINE
	ALL OTHER UTILITY
	EASEMENT STRIP

SURVEY DATE: JANUARY 13, 2020
SCALE: 1" = 30'
FILE # 20190428RP
CLIENT: MONK