

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

## STATE OF TEXAS **COUNTY OF ROCKWALL**

I, Corby Bell, the undersigned owner of the land shown on this plat, and designated herein as the LOT 1, BLOCK A, R.S. LOFLAND, subdivision 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 LOT 1, BLOCK A, R.S. LOFLAND 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:

1. 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.

4. 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

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 developed 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 exactions made herein.

Corby Bell

STATE OF TEXAS: COUNTY OF JUXE

undersigned authority, on this day personally appeared DCBY ISCU, 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 expressed, in the capacity therein stated

Notary Public in and for the State of Texas

ASHLEY TAYL CA

Notary 18 #1 26056091

Maist 6, 2023

My commission expires 1100

**OWNERS CERTIFICATE** 

STATE OF TEXAS:

20210000007845 1/1 PLAT 04/06/2021 09:13:01 AM COUNTY OF ROCKWALL: WHEREAS, Corby Bell, is the owner of all that tract of land situated in the City of Rockwall, Rockwall County, Texas, being recorded in Instrument No. 20200000004976, Deed Records, Rockwall County, Texas (D.R.R.C.T) and also being a portion of Lot 1, of the R.S. LOFLAND SUBDIVISION, an Addition to the City of Rockwall,

County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at an "X" found for corner on the Southwest right-of-way line of Summit Ridge Drive, being the Northeast corner of Lot 3, Block D, of RIDGE ROAD VILLIAGE ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 36, of the Plat Records,

Rockwall County, Texas, according to the Plat thereof recorded in Volume 48, Page 447, Plat Records, Rockwall

THENCE South 85 degrees 01 minutes 07 seconds East, with said Southwest right-of-way line of Summit Ridge Drive, a distance of 170.78 feet to a TXDOT monument found for corner;

Rockwall County, Texas, said point also being the Northwest corner of said Bell tract;

THENCE South 39 degrees 20 minutes 25 seconds East, a distance of 28.35 feet to a TXDOT monument found for corner on the Northwest right-of-way line of Ridge Road (Farm to Market Road 740), from which an "X" found for reference bears South 25 degrees 22 minutes 02 seconds East, a distance of 0.30 feet;

THENCE South 04 degrees 44 minutes 32 seconds West, with the said Northwest right-of-way line of Ridge Road, a distance of 50.49 feet to an aluminum disk found for corner, said point being the Northeast corner of Lot 1, Block A, of the GOODMAN ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 15 (P.R.R.C.T.);

THENCE North 84 degrees 47 minutes 09 seconds West, a distance of 191.99 feet to a 1/2 inch iron rod found for corner on the Southeast line of said Lot 3, RIDGE ROAD VILLIAGE ADDITION and being the Northwest corner of said Lot 1, Block A, of the GOODMAN ADDITION;

THENCE North 05 degrees 57 minutes 02 seconds East, a distance of 70.00 feet to the PLACE OF BEGINNING and containing 13,260 square feet or 0.304 of an acre of land.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

Registered Professional Land Surveyor No. 3691



Elizabeth Anne Lasechr

My Commission Expires 12/01/2024

ID No. 132803643

STATE OF TEXAS: COUNTY OF NALAS

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 expressed, in the capacity therein stated.

Given upon my hand and seal of office this 26th day of Fubruary 

Notary Public in and for the State of Texas

My commission expires 12 1 2024

ning & Zoning Commission, Chairman

CITY CONNATURE BLOCK

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by

the City Council of the City of Rockwail on the day of February, 2021

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.

WITNESS OUR HANDS, this 15th day of March, 2021.

Mayor, City of Rockwall

Annualliano, P.E.

FINAL PLAT LOT 1, BLOCK A R.S. LOFLAND SUBDIVISION

BEING 13,260 SQ.FT. OR 0.304 OF AN ACRE **EDWARD TEAL SURVEY, ABSTRACT NO. 207** IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

> OWNER: CORBY BELL 5800 E. CAMPUS CIRCLE, IRVING, TX 75063

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR 7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 (214)326-1090 - Platting@BurnsSurvey.com FIRM NO. 10194366

> **DATE 7-2-2020** DRAWN BY: MSO - PROJECT NO. 202001541-02



CASE NO. P2021-003