CITY MON COORDS N 7029371.046 E 2594108.658 N 88" 51 '37' E 105.47' PUBLIC CROSS ACCESS EASEMENT N 89° 55' 10"W 76.08 R. LOT 1 DEDICATED TO R.O.W. BLOCK A 0.19 ACRES 8411 SQ. FT. #. 02.27 0 S \$ 89° 16'06' W 105.78 1/2 49.01 BLOCK A PHILLIPS OFFICE ADDITION CABINET F. SLIDE 331 P.R.R.C.T. 20 ACCESS EASEMENT CITY MON COORDS N 7029226.1197 E 2594213.0912

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

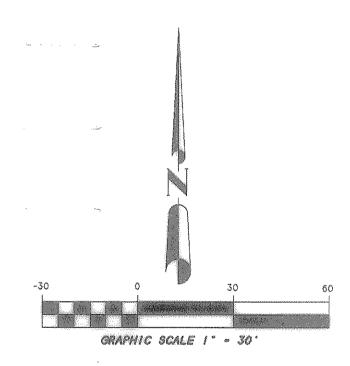
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

JAMES FAZIO ANY FAZIO VOL. 5174. PG. 276 O.P.R.R.C.T.

GOL IAD STREET EXISTING 50" R.O.W.

SITE LOCATION KAHEMAN RUSK STREET

VICINITY MAP N.T.S.



FINAL PLAT

## WAGNER CHRISTENSEN ADDITION

0.19 ACRES OR 8,411 S.F. (1 LOT)

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS B. F. BOYDSTUN SURVEY ABSTRACT NO. 14

ROOKWALL CON RECOMB

2

OWNER: GERALD WAGNER VALERIE CHRISTENSEN 801 N. GOLIAD STREET ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC SCALE 1 - 20 FILE# 20120061-FP CUENT WAGNER 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SHEET 1 OF 2 SURVEY DATE APRIL 13. 2012 SCALE 1" - 20" FILE# 20120061-FP

H-229

STATE OF TEXAS

COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

(Public Dedication)

WHEREAS, GERALD WAGNER and VALERIE CHRISTENSEN, 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 that tract of land as described in a Warranty deed from Richard Wimpee to Gerald Wagner and Valerie Christensen, dated February 29, 2012 and being recorded in Volume 6714, Page 47 of the Official Public Records of Rockwall County, Toyac, and being recorded and valent described as follows: Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner in the west right-of-way line of State Highway 205 N. Goliad Street (50 R.O.W.) at the northeast corner of the above cited tract of land;

THENCE S. 00 deg. 13 min. 39 sec. W. along said right-of-way line, a distance of 80.02 feet to a 1/2" iron rod found for corner at the northeast corner of Phillips Office Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slide 331 of the Plat Records of Rockwall County, Texas;

THENCE S. 89 deg. 16 min. 06 sec. W. a distance of 105.78 feet to a 1/2" iron rod found for comer:

THENCE N. 00 deg. 27 min. 34 sec. E. a distance of 79,28 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg, 51 min. 37 sec. E. a distance of 105.47 feet to the POINT OF BEGINNING and containing 8,411 square feet or 0.19 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as WAGNER CHRISTENSEN 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, 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

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;

- No buildings shall be constructed or placed upon, over, or across the utility easements as déscribed 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, 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain
- 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, sto rm 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 an d/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 p rogress 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 we may have as a result of the dedication of exaction's made herein.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GERALD WAGNER 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

Given upon my hand and seal of office this 5th day of 5une

Eliabet & Moras Notary Public in and for the State of Texas

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 representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared VALERIE CHRISTENSEN 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 5% day of 5%

My Commission Expires:

ELIZABETH A. MORGAN Notary Public State of Texas My Comm. Exp. 02-28-2013

HAROLD D. FETTY III

5034 5034 50 FESS 10 5 6

## 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.

Registered Prófessional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

## APPROVED

I hereby certify that the above and foregoing plat of WAGNER CHRISTENSEN 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 Again of May, 2012.

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.



FINAL PLAT

## WAGNER CHRISTENSEN ADDITION

0.19 AGRES OR 8.411 S.F. (1LOT)

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS B. F. BOYDSTUN SURVEY ABSTRACT NO. 14

SHEET 2 OF 2

OWNER: GERALD WAGNER VALERIE CHRISTENSEN 801 N. GOLIAD STREET ROCKWALL. TEXAS 75087

H.D. Fetty Land Surveyor, LLC 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SYMBOL LEGEND ₫0 GAS \*(0) EH FIRE HYDRANT OAG PHONE METER REER POWER TELEVISION CABLE RISER S VIII VETER © LP LSG+T POLE SUBSURFACE JUNCTION BOX

APRIL 13. 2012 SURVEY DATE SCALE 1 - 20' FILE# 20120061-FP CLIENT WAGNER