

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CITY OF ROCKWALL, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 5.812 acre tract of land in the Mial B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, being a portion of a called 10.942 acre tract, described in deed to the City of Rockwall, recorded in County Clerk Number 2007-00389123, Deed Records of Rockwall County, Texas, being that portion of said deed lying west of John King Boulevard, a variable width public right of way, more particularly described as follows;

Beginning at a found one half inch iron rod being the southwest corner of said City of Rockwall tract, being the northwest corner of a called 1.837 acre tract, deeded to Betty Bogard, recorded in County Clerk Number 2008-00396742, Deed Records of Rockwall County, Texas, being on the east right of way line of FM 1141, a 80 foot wide public right of way;

THENCE North 01°04'21" West along said right of way line for a distance of 819.58 feet to a found one half inch iron rod, being the beginning of a tangent curve to the right;

THENCE northeasterly along said curve to the right with a radius of 278.39 feet, a central angle of 74°11'35", a chord bearing of North 36°01'27" East, a chord distance of 335.83 feet for an arc length of 360.49 feet to a found one half inch iron rod with cap "BW2";

THENCE South 31°09'51" East for a distance of 39.22 feet to a found one half inch iron rod with cap "BW2", being on the west right of way line of John King Boulevard, a variable width public right of way;

THENCE South 00°50'54" East along said right of way line for a distance of 117.04 feet to a found one half inch iron rod with cap "BW2", being on the beginning of a curve to the left;

THENCE southeasterly along said curve to the left, with a radius of 2,060.00 feet, a central angle of 4°29'16", a chord bearing of South 03°05'37" East, a chord distance of 161.31 feet, for an arc length of 161.35 feet to a found one half inch iron rod with cap "BW2";

THENCE South 05°20'14" East along said right of way line for a distance of 732.10 feet to a found one half inch iron rod with cap "BW2";

THENCE South 84°39'46" West along said right of way line for a distance of 20.00 feet to a found one half inch iron rod with cap "BW2";

THENCE South 05°20'14" East along said right of way line for a distance of 46.17 feet to a found "X" cut, being the southeast corner of said City of Rockwall tract, being the northeast corner of Lot 1, Block B of the Final Plat of Ladera Rockwall, recorded in County Clerk File No. 2019-0000016594, Plat Records of Rockwall County, Texas;

THENCE South 89°26'01" West along said common line for a distance of 265.40 feet to the Point of Beginning; CONTAINING 5.812 acres or 253,162 square feet of land more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Raul Dominguez Reyes, a Registered Professional Land Surveyor in the State of Texas, 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 supervision in accordance with the rules and regulations of the City of Rockwall, Texas.

Raul D Reyes
Raul Dominguez Reyes
Registered Professional Land Surveyor No. 5390



STATE OF TEXAS
COUNTY OF: ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Raul Dominguez Reyes, 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 thereof expressed.

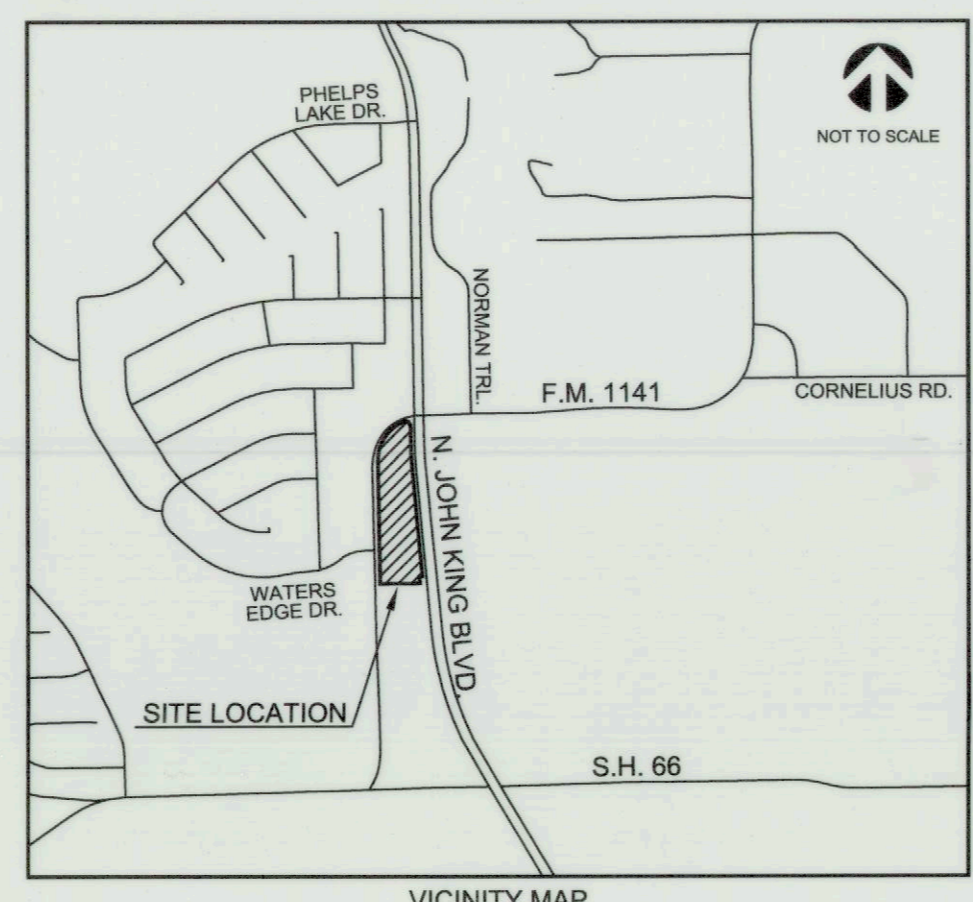
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF DECEMBER 2022.

[Signature]
NOTARY PUBLIC in and for the STATE OF TEXAS



General Notes:

- 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 representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements
- Bearings and coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, (4202), North American Datum of 1983 on grid coordinate values, no scale, no projection.
- The surveyor has made no investigations or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.
- According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0030L dated September 26, 2008, a portion of this property lies within Zone A (Without Base Flood Elevations).



- LEGEND:
- P.O.B. = POINT OF BEGINNING
 - ESMT. = EASEMENT
 - I.R.F. = IRON ROD FOUND
 - I.R.S. = IRON ROD SET
 - P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
 - D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS

PARCEL CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	360.49'	278.39'	74°11'35"	335.83'
C2	161.35'	2060.00'	4°29'16"	161.31'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S85°04'06"E	18.71
L2	N67°17'54"E	37.86
L3	S80°16'42"E	79.41
L4	S70°22'43"E	68.19
L5	N84°42'47"E	33.48
L6	N67°41'44"E	42.87
L7	N67°41'44"E	35.10
L8	N84°42'47"E	52.01
L9	S70°22'43"E	74.90
L10	S80°16'42"E	60.54
L11	N67°17'54"E	35.62
L12	S85°04'06"E	25.74

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N01°04'21"W	819.58'
L2	S31°09'51"E	39.22'
L3	S00°50'54"E	117.04'
L4	S05°20'14"E	732.10'
L5	S84°39'46"W	20.00'
L6	S05°20'14"E	46.17'
L7	S89°26'01"W	265.40'

STATE OF TEXAS
COUNTY OF ROCKWALL

WE the undersigned owners of the land shown on this plat, and designated herein as the FINAL PLAT BOYS AND GIRLS CLUB OF ROCKWALL ADDITION, LOT 1 AND LOT 2, BLOCK A 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. We further certify that all other parties who have a mortgage or lien interest in the BOYS AND GIRLS CLUB OF ROCKWALL, LOT 1 AND LOT, BLOCK A 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 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.
- 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.

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, my I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

[Signature]
Planning & Zoning Commission, Chairman

12-27-2022
Date

APPROVED:

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 Rockwall on the 3rd day of October, 2022.

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.

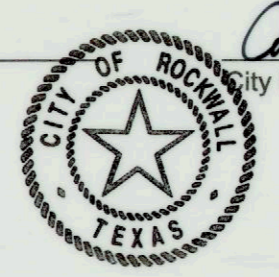
This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

12/19/2022
Date

[Signature]
Director of Planning and Zoning



[Signature]
City Engineer

12/19/2022
Date

Filed and Recorded
Official Public Records
Jennifer Papp, County Clerk
Rockwall County, Texas
12/29/2022 09:57:10 AM
850.00
2022000027423
[Signature]

FINAL PLAT
LOT 1 AND LOT 2, BLOCK A
BOYS AND GIRLS CLUB OF ROCKWALL ADDITION
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
BEING 253,162 S.F. OR 5.812 ACRES OF LAND
SITUATED IN THE
MIAL B. JONES SURVEY, ABSTRACT NO. 122

OWNER/APPLICANT
CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
CONTACT: RYAN C. MILLER, AICP
972-772-6441

SURVEYOR/ENGINEER

