

PLANNING & ZONING COMMISSION, CHAIRMAN

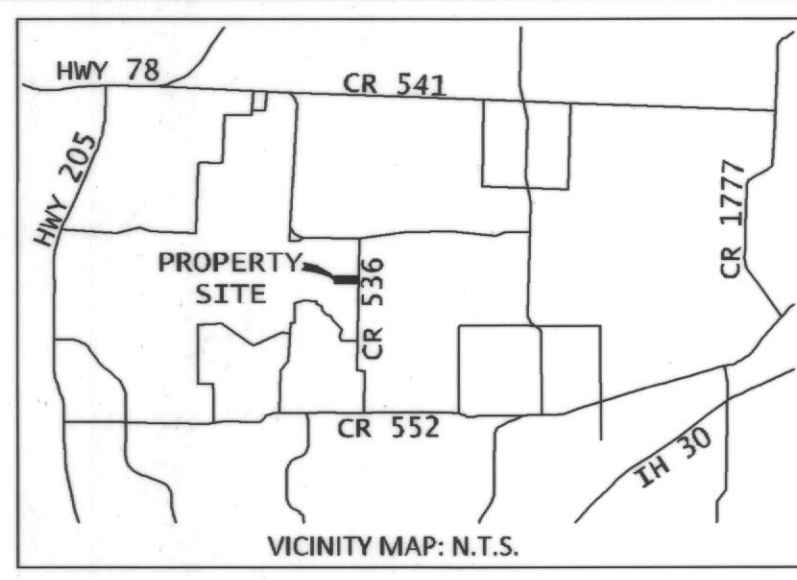
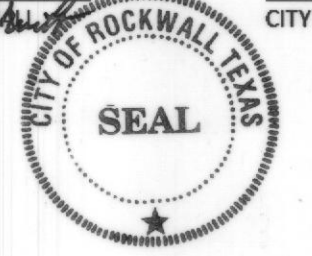
9/19/20  
DATE

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LOTS 1 & 2, BLOCK A, K.U. RANCH AND REC. AN ADDITION TO THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 23<sup>RD</sup> DAY OF NOVEMBER, 2020.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF COLLIN COUNTY TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS THIS 23<sup>RD</sup> DAY OF NOV. 2020.

MAYOR, *[Signature]*  
CITY SECRETARY, *[Signature]*  
CITY ENGINEER, *[Signature]*



OWNERS CERTIFICATE  
STATE OF TEXAS:  
COUNTY OF COLLIN:

WHEREAS, Wesley and Carlee Kuenstler and Brandon and Pare Underwood, are the owners of all that tract of land situated in the James P. Davis Survey, Abstract No. 249, Collin County, Texas, a portion being conveyed to Wesley and Carlee Kuenstler as recorded under Instrument No. 20200909001517980, (D.R.C.C.T.), and a portion being conveyed to Brandon and Pare Underwood as recorded under Instrument No. 20200909001516650, (D.R.C.C.T.), as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow-capped iron rod found for corner in the West edge of County Road 536, at the Southeast corner of a tract of land described in deed to Rob Whapham and Tabby Whapham, recorded under Instrument No. 20151020001327370 (D.R.C.C.T.), being the Northeast corner of said Kuenstler/Underwood tract;

THENCE South 00 degrees 35 minutes 23 seconds West, a distance of 296.42 feet, along said County Road 536 to a 1/2 inch yellow-capped iron rod found for corner at the Northeast corner of a tract of land described in deed to Claudia Gonzalez and Jorge Gonzalez, as recorded under Instrument No. 20151014001301340 (D.R.C.C.T.);

THENCE North 89 degrees 24 minutes 37 seconds West, a distance of 1,002.58 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being on the East line of a tract of land conveyed to James P. Rell and Michele A. Rell, as recorded under Instrument No. 20151019001315900 (D.R.C.C.T.);

THENCE North 00 degrees 12 minutes 31 seconds East, a distance of 296.43 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being the Southwest corner of said Whapham tract;

THENCE South 89 degrees 24 minutes 37 seconds East, a distance of 1,004.55 to the PLACE OF BEGINNING and containing 297,480 square feet or 6.829 acres of land.

- GENERAL NOTES:
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
  - THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
  - COLLIN COUNTY OR THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
  - COLLIN COUNTY OR THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
  - COLLIN COUNTY PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES AND DRIVEWAY CULVERTS.
  - ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
  - ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PAINTING, AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
  - MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
  - THERE IS A 30' ROAD EASEMENT AND A 30' ELECTRICAL EASEMENT ON LOT 1 TO WHICH SETBACKS WILL APPLY.
  - THERE IS A 10' ACCESS EASEMENT AND A 20' LAKE ACCESS & TRAIL EASEMENT ON LOT 2 TO WHICH SETBACKS WILL APPLY.
  - THERE IS A LOW SPOT/DRAINAGE AREA NEAR THE EASTERN PROPERTY LINE ON LOT 2. CAREFUL PLANNING IN THE AREA WILL BE REQUIRED AS SETBACKS MAY APPLY.
  - THERE ARE NO EASEMENTS OTHER THAN THE AFOREMENTIONED EASEMENTS.
  - THERE WERE NO PERMITTED/APPROVED EXISTING STRUCTURES WITH ASSOCIATED OSSF(S) ON THE PROPERTY AT THE TIME OF APPROVAL. ANY EXISTING STRUCTURES WITH ASSOCIATED OSSF(S) MUST BE REVIEWED AND PERMITTED BY COLLIN COUNTY DEVELOPMENT SERVICES PRIOR TO ANY USE.
  - TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
  - THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
  - EACH LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
  - INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.

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

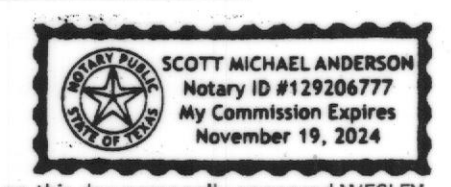
I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 1 and LOT 2, BLOCK A, K.U. RANCH AND REC subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the K.U. RANCH AND REC subdivision have been notified and signed this plat. I (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. I (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 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, curbs and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. 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 (we) further acknowledge that the dedications and/or easements 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 (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 easements made herein.

WESLEY KUENSTLER  
CARLEE KUENSTLER  
BRANDON UNDERWOOD  
PARE UNDERWOOD



STATE OF TEXAS:  
COUNTY OF COLLIN:

Before me, the undersigned authority, on this day personally appeared WESLEY KUENSTLER, 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 under my hand and seal of office this 23<sup>RD</sup> day of Nov, 2020.

Notary Public in and for the State of Texas  
My commission expires 11/19/24

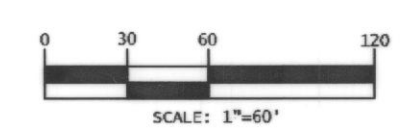
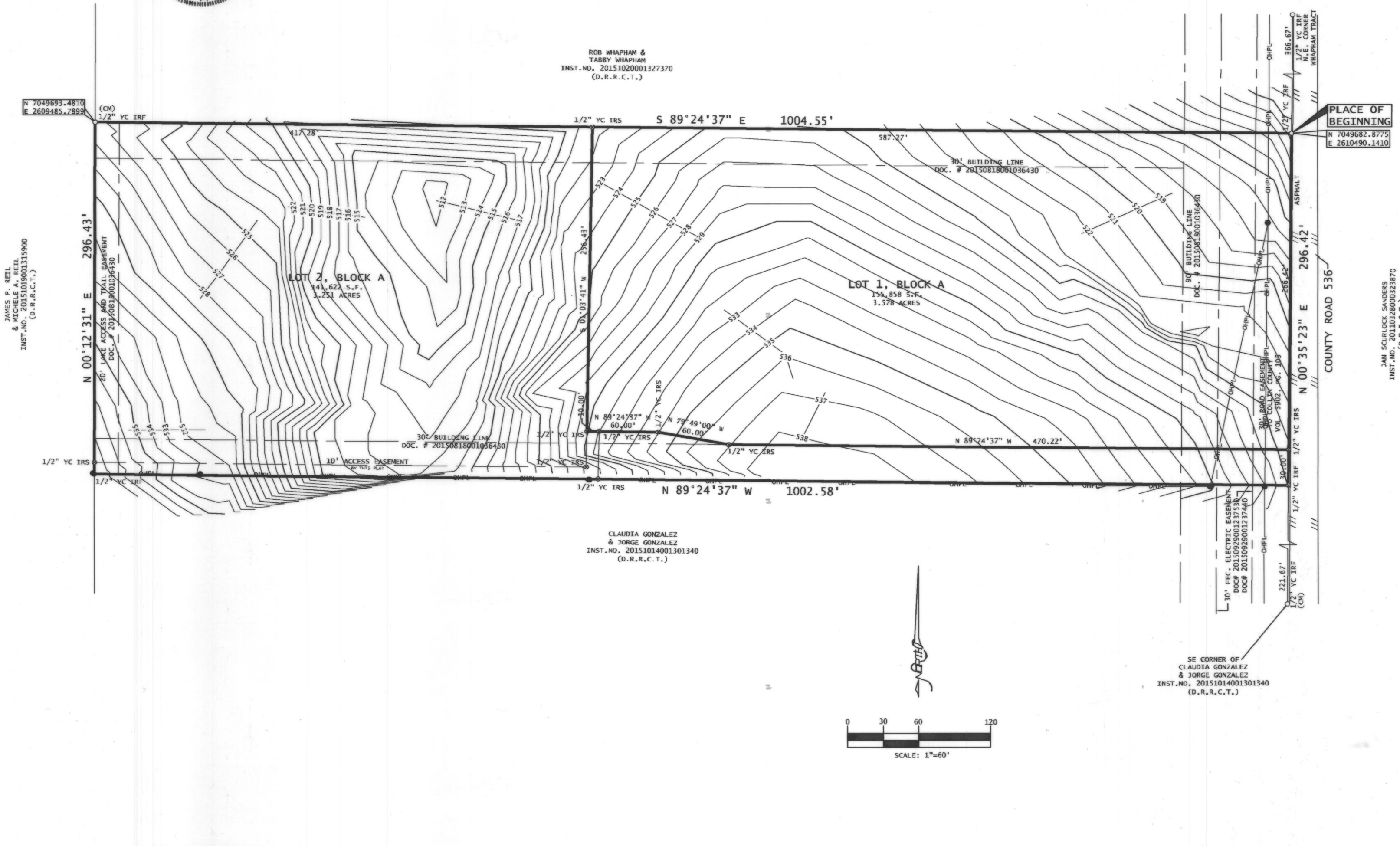
FINAL PLAT  
K.U. RANCH AND REC  
LOT 1 & LOT 2, BLOCK A  
2 LOTS  
297,480 S.F. - 6.829 ACRES  
OUT OF THE  
JAMES P. DAVIS SURVEY ABSTRACT NO. 249  
CITY OF ROCKWALL, COLLIN COUNTY, TEXAS

OWNERS - WESLEY KUENSTLER & CARLEE KUENSTLER  
613 CAYDEN COURT, FATE, TX, 75087 - 409-974-0007

OWNERS - BRANDON UNDERWOOD & PARE UNDERWOOD  
572 LA GRANGE, FATE, TX 75087 - 214-678-8507

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

DATE: 9/10/2020  
DRAWN BY: MSO - PROJECT NO. 202005195-02  
SHEET 1 OF 1



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BARRY S. RHODES, R.P.L.S. 3691, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Barry S. Rhodes  
Registered Professional Land Surveyor No. 3691

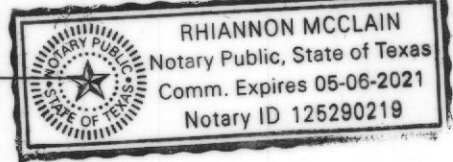


STATE OF TEXAS:  
COUNTY OF DALLAS:

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 under my hand and seal of office this 23<sup>RD</sup> day of November 2020.

Rhiannon McClain  
Notary Public in and for the State of Texas  
My commission expires 5-16-2021



HEALTH DEPARTMENT CERTIFICATION:

I, AS A REPRESENTATIVE OF COLLIN COUNTY DEVELOPMENT SERVICES, DO HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS, THAT SITE EVALUATIONS HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

Maria R. B. 3727  
DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

COLLIN COUNTY HEREBY VERIFIES THAT A COPY OF THE PLAT HAS BEEN DELIVERED AND RECEIVED BY COLLIN COUNTY.

Carlene D. Davis, Party  
DIRECTOR OF ENGINEERING  
COLLIN COUNTY, TEXAS

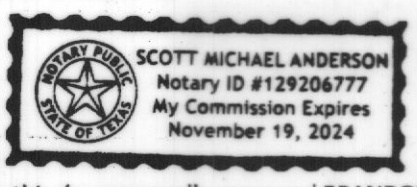
11/23/2020  
DATE

STATE OF TEXAS:  
COUNTY OF Rockwall:

Before me, the undersigned authority, on this day personally appeared CARLEE KUENSTLER, 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 under my hand and seal of office this 23<sup>RD</sup> day of Nov, 2020.

Notary Public in and for the State of Texas  
My commission expires 11-19-24

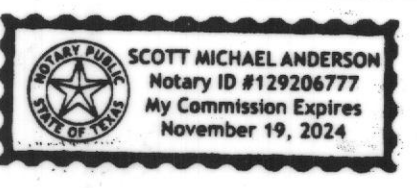


STATE OF TEXAS:  
COUNTY OF Rockwall:

Before me, the undersigned authority, on this day personally appeared BRANDON UNDERWOOD, 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 under my hand and seal of office this 23<sup>RD</sup> day of Nov, 2020.

Notary Public in and for the State of Texas  
My commission expires 11-19-24



Filed and Recorded  
Official Public Records  
Slacey Mena, County Clerk  
Collin County, TEXAS  
11/24/2020 10:04:13 AM  
\$31.00 (BARNETT)  
202012091004650 2020-779

STATE OF TEXAS:  
COUNTY OF Rockwall:

Before me, the undersigned authority, on this day personally appeared PARE UNDERWOOD, 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 under my hand and seal of office this 23<sup>RD</sup> day of Nov, 2020.

Notary Public in and for the State of Texas  
My commission expires 11-19-24

