

BATLAZAR ALFONSO CANTU
HADA MRLUM CANTU
DOCC#20150000020339

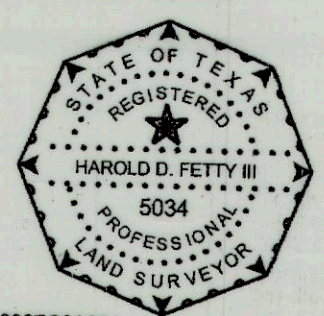
MARTIN INES AYALA BLANCAS
SARA MARGARITA SEPULVEDA
DOC#20140000010978

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/08/2023 02:21:54 PM
\$50.00
2023000015188

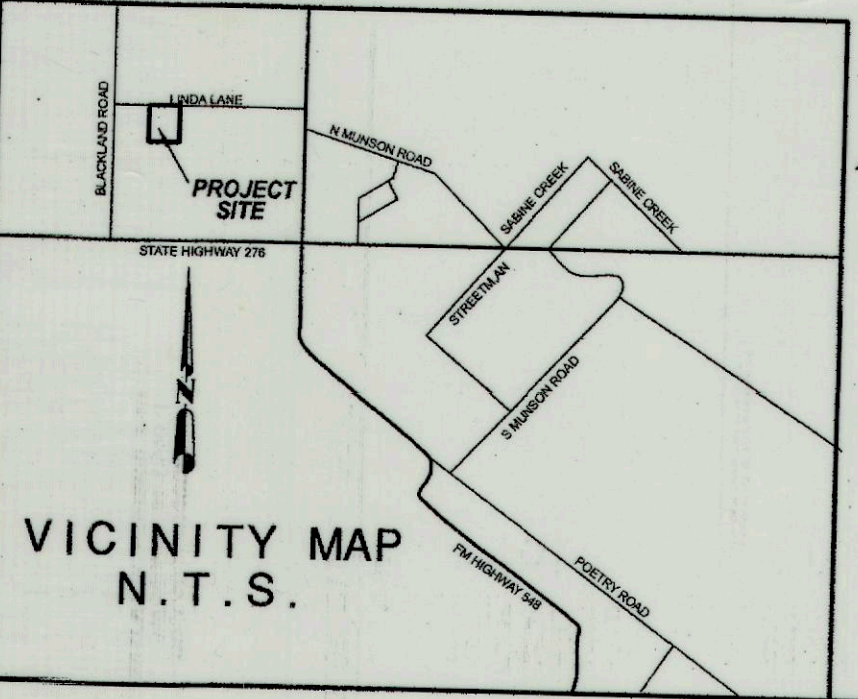


SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

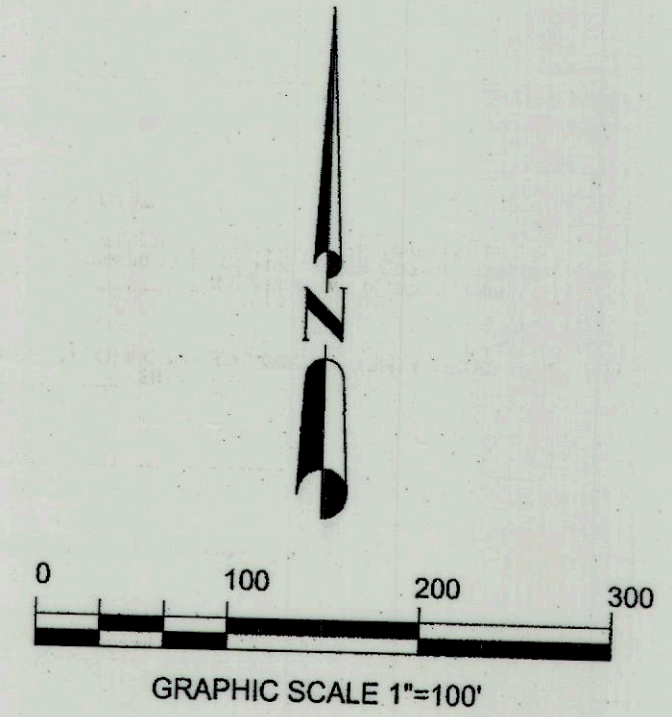


- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L, dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PER INSTRUMENT NO. 2014000002159, O.P.R.R.C.T.
 - 3) ALL 1/2" IRF ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) 15' UTILITY EASEMENT ALONG FRONT OF ALL LOTS.
 - 5) SEPTIC SYSTEMS- INDIVIDUAL FACILITIES LICENSED BY ROCKWALL COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - 6) DEVELOPMENT PERMIT AND SEPTIC SYSTEM PERMIT ARE REQUIRED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
 - 7) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.



STATE OF TEXAS
COUNTY OF ROCKWALL
RECOMMENDED FOR FINAL APPROVAL
I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the 23 day of June, 2023 as shown of record in the Minutes of said Court.
WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the 23 day of June, 2023.
Frank New
Rockwall County Judge
ATTEST:
Cecilia Herrera

RECOMMENDED FOR FINAL APPROVAL
Date: 8.15.2023
APPROVED
I hereby certify that the above and foregoing plat of GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, 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 7th day of September, 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 7th day of September, 2023.
Mayor, City of Rockwall
City Secretary City of Rockwall
City Engineer



OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL
All that certain lot, tract or parcel of land situated in the R.E. JOHNSON SURVEY, ABSTRACT NO. 129, Rockwall County, Texas, and being all of a 11.121 acres tract of land as described in a Warranty deed from MiliWay Investors, LLC to Felipe Garcia, as recorded in Document no. 2014000002159 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a P-K Nail found in the center of Linda Lane, at the northeast corner of said 11.121 acres tract of land, said point being the northwest corner of a tract of land as described in a Warranty deed to Kenneth Fawcett and Reita Fawcett, as recorded in Volume 130 Page 607 Official Public Records of Rockwall County, Texas;
THENCE S. 00 deg. 09 min. 55 sec. E. along the east boundary of said 11.121 acres tract, at 30.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 759.82 feet to a 1/2" iron rod found for corner;
THENCE N. 89 deg. 52 min. 26 sec. W. along the south boundary of said 11.121 acres tract, a distance of 638.14 feet to a 1/2" iron rod found for corner at its southwest corner;
THENCE N. 00 deg. 06 min. 31 sec. W. at 730.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 760.01 feet to a P-K Nail found for corner in the center of Linda Lane;
THENCE S. 89 deg. 51 min. 23 sec. E. along the center of said road, a distance of 637.39 feet to the POINT OF BEGINNING and containing 484,642 square feet or 11.13 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 GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, 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 therein expressed. I further certify that all other parties who have a mortgage or lien interest in GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, 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:
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, main lining, 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 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.

FELIPE GARCIA
STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared FELIPE GARCIA, 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 APRIL, 2023.
Notary Public
CLARITA B. ZAMARRIPA
Notary Public, State of Texas
Comm. Expires 03-01-2024
Notary ID 128901214

FINAL PLAT
GARCIA-HERRERA ADDITION
LOTS 1, 2 & 3, BLOCK A
11.13 ACRES 484,642 SQ. FT.
3 LOTS
TRACT 8-02 OF THE
R.E. JOHNSON SURVEY, ABST. 129
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS
OWNER:
FELIPE GARCIA
675 E LINDA LANE
ROYSE CITY, TEXAS 75189
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
CASE NO. P2022-040

SYMBOL LEGEND	
--- EXISTENT LOT	--- PROPERTY LINE
--- PROPERTY LINE	--- PROPERTY LINE

SURVEY DATE: JULY 15, 2022
SCALE: 1" = 100' FILE# 20220057
CLIENT: HERRERA