

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

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

We, **Kenton Allard & Jennifer Marie Allard & Christopher Reilly & Megan Reilly** the undersigned owners of the land shown on this plat, and designated herein as the **FINAL PLAT OF WALKER ADDITION LOTS 5 & 6** 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 **WALKER ADDITION** 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 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;

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

By: **KENTON ALLARD AND JENNIFER MARIE ALLARD**

 KENTON ALLARD

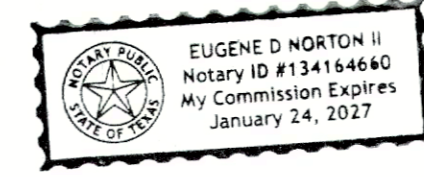
 JENNIFER MARIE ALLARD

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **KENTON ALLARD & JENNIFER MARIE ALLARD**, known to me to be the persons 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 27th day of June, 2024

Notary Public in and for the State of Texas



By: **CHRISTOPHER REILLY**

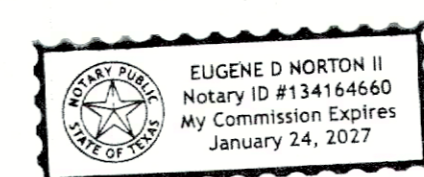
AND **MEGAN REILLY**
 By: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **CHRISTOPHER REILLY & MEGAN REILLY**, known to me to be the persons 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 27th day of June, 2024

Notary Public in and for the State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS 5
COUNTY OF ROCKWALL 5
WHEREAS **Kenton Allard & Jennifer Marie Allard & Christopher Reilly & Megan Reilly**, Being the owners of a Tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.19 acre tract of land situated in the **BIT LEWIS SURVEY, ABSTRACT NO. 255** in the City of Rockwall, Rockwall County, Texas and being all of **LOT 4R1** of the **WALKER ADDITION** as recorded in Volume 20210000009 Page 267 Deed Records, Rockwall County, Texas and **LOT 5 BLOCK A** as recorded in Document Number 2014-000000175 Official Public Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 4R1 and being the South East corner of a tract of land in Vicmar 1 LTD as recorded in Volume 2016, Pg. 200, D.R.R.C.T.;

THENCE NORTH 84°18'50" WEST a distance of 271.77 feet to a 1/2 inch iron rod set for corner and being the north line of Lot 1, Block A of M.C. Passmore tract as recorded in Cab. B, Slide 41, P.R.R.C.T. and being located in the east line of South Alamo Road a 50' Right-of-Way;

THENCE along the east line of said South Alamo Road NORTH 01°13'12" EAST a distance of 189.89 feet to a 1/2 inch iron rod set for corner;

THENCE NORTH 00°41'18" EAST a distance of 189.80 feet to a 1/2 inch iron rod set for corner and being located in the south line of Lot 4, Block D of Ridge Road Village as recorded in Cabinet A, Slide 36, P.R.R.C.T.;

THENCE departing the east line of said South Alamo Road, SOUTH 85°58'04" EAST a distance of 237.55 feet to a 1/2 inch iron rod found for corner and being the southwest corner of Lot 1, Block A of Gussio Addition as recorded in Cabinet G, Slide 317-318, P.R.R.C.T. and being the northwest line of said Gussio Addition SOUTH 03°29'28" WEST a distance of 109.46 feet to a 1/2 inch iron rod set for corner;

THENCE SOUTH 87°40'48" EAST a distance of 17.25 feet to a 1/2 inch iron rod set for corner and being the northwest corner of Lot 1, Block A of Walker Addition according to the plat recorded in Cabinet F, Slide 185, P.R.R.C.T.;

THENCE departing the south line of said Lot 2, Block A of Ridge Office Plaza according to the plat recorded in Cabinet H, Slide 71, P.R.R.C.T., SOUTH 04°38'12" WEST a distance of 85.04 feet to a 1/2 inch iron rod found for corner and being located in the west line of said Lot 1, Block A of Walker Addition;

THENCE SOUTH 84°14'19" EAST a distance of 3.00 feet to a 1/2 inch iron rod found for corner;

THENCE continuing along the west line of said Lot 1, Block A of Walker Addition; SOUTH 01°57'00" EAST a distance of 124.72 feet to a 1/2 inch iron rod set for corner;

THENCE along the south line of said Lot 1, Block A Walker Addition; SOUTH 89°06'06" EAST a distance of 22.60 feet to a 1/2 inch iron rod found for corner and being the southeast corner of Lot 2, Block A of said Walker Addition according to the plat recorded in Cabinet F, Slide 185, P.R.R.C.T. and being the northeast corner of Lot 1, Block A of Gamez Addition according to the plat recorded in Cabinet F, Slide 173, P.R.R.C.T.;

THENCE SOUTH 05°12'42" WEST a distance of 70.12 feet to the POINT OF BEGINNING;
CONTAINING WITHIN THESE METES AND BOUNDS 2.19 acres or 95,388 square feet more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, **Donald S. Holder**, 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.

Donald S. Holder
 Registered Professional Land Surveyor No. 5266
 sholder@eyncon.com
 Eyncon Engineering & Surveying
 PO Box 1025
 Greenville, Texas 75403



FINAL PLAT
LOTS 5 & 6, BLOCK A,
THE WALKER ADDITION
BEING TWO (2) RESIDENTIAL LOTS
2.19-ACRES OR 95,388 SF
SITUATED IN THE CITY OF ROCKWALL,
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
Kenton Allard & Jennifer Marie Allard 1303 S. Alamo Rd. Rockwall, TX. US 75087
Christopher Reilly and Megan Reilly 1301 S. Alamo Road Rockwall, Tx. US 75087

Scale: 1" = 50'	Checked By: DSH
Date: April 17, 2024	P.C.: Fitzgerald
Technician: Spradling	File: 20424058
Drawn By: Spradling	Job. No. 20424058
	GF No.

P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

Sheet: 1 of 2

Eyncon
ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400

Case No.: P2024-019

1. SURVEYOR'S STATEMENT

Selling a portion of the addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building installation thereof within the time slated in the bond, which time shall be fixed by the City Council of the City of Rockwall.

GENERAL NOTES

1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall to withholding issuing buildings permits until streets, water, sewer and storm drainage systems have been accepted by the City. The Approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

2. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

3. Drainage and Detention Easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

4. Fire Lanes: All fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil engineering Plans for both on-site and off-site Fire Lane improvements.

5. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment any existing right of way to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

APPROVED: I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the 27th day of June, 2024.

[Signature]
DIRECTOR OF PLANNING & ZONING

[Signature]
CITY ENGINEER

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/03/2024 08:19:42 AM
\$98.00
20240000011675



[Signature]

FINAL PLAT
LOTS 5 & 6, BLOCK A,
THE WALKER ADDITION
BEING TWO (2) RESIDENTIAL LOTS
2.19-ACRES OR 95,388 SF
SITUATED IN THE CITY OF ROCKWALL,
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
Kenton Allard & Jennifer Marie Allard
1303 S. Alamo Rd.
Rockwall, TX, US 75087
Christopher Reilly and Megan Reilly
1301 S. Alamo Road
Rockwall, Tx, US 75087

Scale: 1" = 50'	Checked By: DSH
Date: April 17, 2024	P.C.: Fitzgerald
Technician: Spradling	File: 20424058eolved
Drawn By: Spradling	Job. No. 20424058
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Sheet:
2
Of: 2

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