

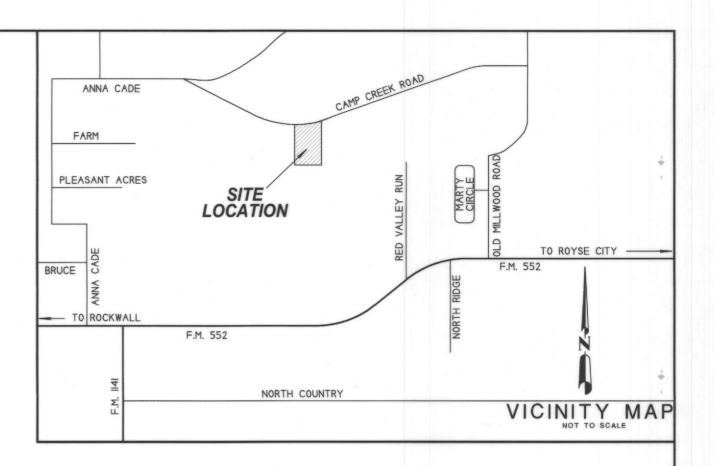
NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

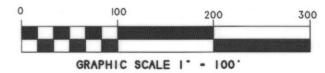
2) BEARING SOURCE: RECORDED DEED IN VOLUME 676, PAGE 247, R.P.R.R.C.T.

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

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.







FINAL PLAT

BIRDS NEST ADDITION LOT 1 & 2, BLOCK A

4.02 ACRES OR 174,910 S.F. (2 LOTS) JAMES SMITH SURVEY, A-191

IN THE E.T.J. OF CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER: MIKE BIRDWELL CHERYL BIRDWELL 171 BIRDS NEST ROCKWALL, TEXAS 75087

SURVEY DATE MARCH 19. 2021

SCALE 1 - 100 FILE# 20010726-FP

CLIENT BIRDWELL

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

OWNER'S CERTIFICATE (Public Dedication)

COLINTY OF ROCKWALL

WHEREAS Mike and Cheryl Birdwell, 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 JAMES SMITH SURVEY, ABSTRACT NO. 191, Rockwall County, Texas, and being a part of that 6.238 acres tract of land as described in a Warranty deed from William James Russell, et al to Michael G. Birdwell and wife, Cheryl L. Birdwell, dated March 13, 1992 and being recorded in Volume 676, Page 247 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Northwest corner of said 6.238 acres tract of land, said point being in a turn in Camp Creek Road;

THENCE N. 67 deg. 35 min. 46 sec. E. along Camp Creek Road, a distance of 321.63 feet to a "PK" nail found for corner;

THENCE S. 00 deg. 02 min. 00 sec. E. a distance of 653.36 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE S. 88 deg. 08 min. 57 sec. W. a distance of 289.05 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 26 min. 30 sec. W. along said west boundary line, a distance of 133.99 feet to a 1/2" iron rod found for corner;

THENCE N. 01 deg. 06 min. 01 sec. W. along the west boundary line of said tract, a distance of 406.20 feet to the POINT OF BEGINNING and containing 4.02 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We also understand the following:

We the undersigned owners of the land shown on this plat, and designated herein as BIRDS NEST ADDITION, LOT 1& 2, BLOCK A, an Addition to the County 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 BIRDS NEST ADDITION, LOT 1 & 2, 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.

 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 the eir 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 and County 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.

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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City of Rockwall and County; or

7) Property owner shall be responsible for maintaining, reparing and replacing all systems within the drainage and dentention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County 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 and county 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 County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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 County; 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.

Mil4 12/1

Chery Birdwell

Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 04/30/2021 12:57:48 PM \$100.00 20210000010854



Junifu Fag

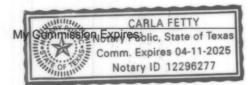
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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 MIKE BIRDWELL 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 22ndday of April , 202

Notary Public in and for the State of Texas



STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHERYL BIRDWELL 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

My Great

Notary Public, State of Texas Expires 04-11-2025 Notary ID 12296277

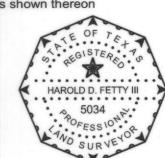
2021

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



RECOMMENDED FOR FINAL APPROVAL

Plant Jand Zonling Commission Date

APPROVED

I hereby certify that the above and foregoing plat of BIRDS NEST ADDITION, LOT 1 & 2, BLOCK A, an addition to the Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the \frac{1}{3} day of \frac{1}{3} \frac{2}{3} \frac{1}{3} in accordance with the requirements of the Interlocal Cooperation Agreement fro Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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.

VITNESS OUR HANDS, this 21 day of april , 2021

yor, City of Rockwall

City Secretary City of Rockwall

amuillians, P.E.

Rockwall County Judge

Date 27 21

4/22/21

SEAL

FINAL PLAT

BIRDS NEST ADDITION LOT 1 & 2, BLOCK A

4.02 ACRES OR 174,910 S.F. (2 LOTS) JAMES SMITH SURVEY, A-191

IN THE E.T.J. OF CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: MIKE BIRDWELL CHERYL BIRDWELL 171 BIRDS NEST ROCKWALL, TEXAS 75087

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

SHEET 2 OF 2

SYMBOL LEGEND

SYMBOL