

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS BALTAZAR GONZALES AND LUZ MARIA ZUNIGA, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 0.3306 acre tract of land known as Lot 1331 and Lot 1332, Rockwall Lake Properties Development, an addition to the City of Rockwall, Rockwall County, Texas, and being that certain tract of land described in deed to Baltazar Gonzales and Luz Maria Zuniga as recorded in Volume 5637, Page 127, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod stamped DAI on the west line of Nicole Drive (50 foot right of way), said iron rod being the northeast corner of said Lot 1332 and the southeast corner of Lot 1331, of said Rockwall Lake Properties Development;

THENCE South 00 degrees 51 minutes 35 seconds East, a distance of 120.00 feet along said west right of way of Nicole Drive to a set 1/2" iron rod stamped DAI at the southeast corner of aforesaid Lot 1331 and the northeast corner of Lot 1330, of said Rockwall Lake Properties Development;

THENCE South 89 degrees 08 minutes 25 seconds West, a distance of 120.00 feet to a set 1/2" iron rod stamped DAI at the common lot corner of Lots 1331, 1330, 1268, and 1269;

THENCE North 00 degrees 51 minutes 35 seconds West, a distance of 120.00 feet to a found 1/2" iron rod stamped "RPLS 4888" at the common lot corner of Lots 1332, 1333, 1266 and 1267;

THENCE North 89 degrees 08 minutes 25 seconds East, a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.3306 of one acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BALTAZAR GONZALES 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 (we) further certify that all other parties who have a mortgage or lien interest in the BALTAZAR GONZALES ADDITION 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:

- 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;

NOTES:

EACH LOT HAS 5' SIDE SETBACK PER RESTRICTIONS RECORDED IN VOLUME 97, PAGE 153, D.R.R.C.T.

EACH LOT HAS 20' FRONT SETBACK PER RESTRICTIONS RECORDED IN VOLUME 97, PAGE 153, D.R.R.C.T.

LOT IS SUBJECT TO EASEMENT RECORDED IN VOLUME 55, PAGE 164, D.R.R.C.T.

LOT IS SUBJECT TO EASEMENT RECORDED IN VOLUME 59, PAGE 519, D.R.R.C.T.

LOT IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS RECORDED IN THE FOLLOWING VOLUME 90, PAGE 362, VOLUME 97, PAGE 153, VOLUME 138, PAGE 224, VOLUME 158, PAGE 955, VOLUME 232, PAGE 517, VOLUME 250, PAGE 434, VOLUME 264, 947, VOLUME 641, PAGE 218, AND VOLUME 177, PAGE 139, D.R.R.C.T.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID HOOKER, 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.

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 28th day of MAY, 2009.

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.

Robert Labovis
 Director of Planning

Chuck Todd
 City Engineer

David Hooker



Baltazar Gonzales
 BALTAZAR GONZALES

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Baltazar Gonzales 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 27th Day of May, 2009

Treci Loya
 Notary Public in and for the State of Texas

Luze Maria Zuniga
 LUZ MARIA ZUNIGA

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Luze Maria Zuniga 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 27th Day of May, 2009

Treci Loya
 Notary Public in and for the State of Texas

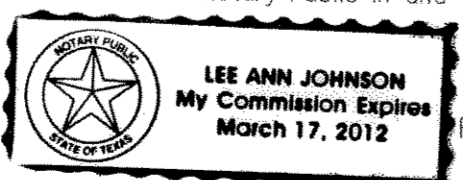
REPLAT

BALTAZAR GONZALES ADDITION
LOT 1 BLOCK 1 - 0.3306 ACRES
A REPLAT OF LOTS 1331 AND 1332 OF
ROCKWALL LAKE PROPERTIES DEVELOPMENT
NO. 2 RECORDED IN CABINET A, PAGE 79
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT: 0966FPLT
 DATE: APRIL 2009
 SCALE: 1"=50'
 DRAWN: J.T.S.
 CHK'D: D.W.H.

DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING
 2235 RIDGE ROAD ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 1



STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared David Hooker 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 21 Day of May, 2009

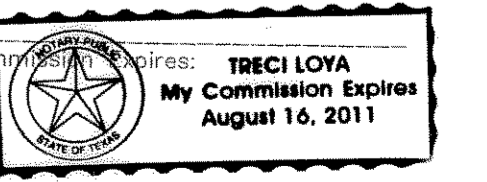
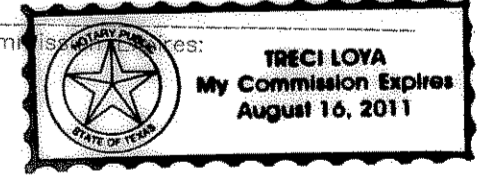
Lee Ann Johnson
 Notary Public in and for the State of Texas

March 17, 2012
 My Commission Expires:

PROPERTY IS ZONED AG.

NOTE: CORNERS SET ARE 1/2" IRON RODS WITH CAP STAMPED D.A.I. UNLESS OTHERWISE NOTED.

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COVERSION FACTOR OF 1.000146135.



FILED FOR RECORD
 ROCKWALL COUNTY, TEXAS
 09 JUN -1 PM 4:11
 LISA CONSTANT
 COUNTY CLERK