

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALI

WHEREAS James P. Best and Kimberly M. Best, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 1 and Lot 2, Block B, HIGHLAND ACRES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet a, Slide 91, of the Plat Records of Rockwall County, Texas.and being more particularly described as follows:

BEGINNING at 1/2" iron rod stamped "TXHS" found for corner at the southeast corner of Lot 1, Block B and at the southwest corner of Lot 1, Block 1, Shady Dale Estates, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 399 of the Plat Records of Rockwall County, Texas, and being in the north right-of-way line of Shady Dale Lane, a 50 foot right-of-way;

THENCE N. 85 deg. 28 min. 20 sec. W. along said right-of-way line, a distance of 325.28 feet to a 1/2" iron rod stamped "RPLS 5034" set for corner in the east right-of-way line of F.M. 740 Ridge Road, per V. 5970, P. 1 and V. 5653, P. 287, O.P.R.R.C.T.;

THENCE N. 45 deg. 29 min. 39 sec. W. along said right-of-way line, a distance of 30.65 feet to a 1/2" iron rod stamped "RPLS 5034" set for corner;

THENCE in a northerly direction along a curve to the left having a central angle of 02°18'16", a radius of 999.01 feet, a tangent of 20.09 feet, a chord of N. 04 deg. 39 min. 43 sec. W., 40.18 feet, along said right-of-way line, an arc distance of 40.18 feet to a 5/8" iron rod found for corner;

THENCE N. 08 deg. 20 min. 12 sec. W. along said right-of-way line, a distance of 240.88 feet to a 5/8" iron rod found for corner in the north boundary line of Lot 2, Block B and south boundary line of Lot 3, Block B;

THENCE N. 81 deg. 32 min. 58 sec. E. along the common line between Lot 2 and Lot 3, a distance of 334.07 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 2, Block B and in the west right-of-way line of a 20 foot alley per Cabinet C, Slide 49, P.R.R.C.T.;

THENCE S. 08 deg. 01 min. 23 sec. E. along said right-of-way line a distance of 204.39 feet to a 1/2" iron rod stamped "TXHS" found for corner at the northwest corner of Lot 1, Block 1, Shady Dale Estates

THENCE S. 08 deg. 22 min. 20 sec. E. along the west boundary line of Shady Dale Estates, a distance of 174.10 feet to the POINT OF BEGINNING and containing 113,275 square feet or 2.60 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 BEST ESTATE ADDITION, LOT 1, 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 the BEST ESTATE ADDITION, LOT 1, 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;

- No buildings shall be constructed or placed upon, over, or across the utility
- 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, 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 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, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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 Roc kwall 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

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 an d/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 p rogress 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

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.

COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared James P. Best known to me to be the person whose name is subscribed to the consideration therein stated.

Given upon my hand and seal of office this 29 day of office this 20 day office th

Notary Public in and for the State of Pexas

02-28-2021 My Commission Expires:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kimberly M. Best known to me to be 

My Commission Expires:



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. required under Ordinance 83-54.

Filed and Recorded Official Public Records Shelli Miller, County Clerk

\$100.00

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Rockwall County, Texas

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## 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



I hereby certify that the above and foregoing plat of BEST ESTATE ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall, Texas, on the \_\_\_\_ day of \_\_\_\_\_\_\_.

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 30 Hands

Planning & Zoning, City of Rockwall

ty Engineer



FINAL PLAT

## BEST ESTATE ADDITION LOT 1, BLOCK A

BEING A REPLAT OF LOTS 1 and 2, BLOCK B HIGHLAND ACRES

> 2.60 ACRES OR 113,275 S.F. ( 1 LOT )

E. TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER: JAMES P. BEST KIMBERLY M. BEST 870 W. I-30 SUITE 100 GARLAND, TX 75043

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

GAS TEL FH
GAS PHONE FIRE
METER RISER HYDRANT SEPTEMBER 14. 2018 SCALE 1 - 40' FILE# 20180283-RP

CLIENT BEST

SHEET 2 OF 2

CITY CASE NO. P2018-032