



J 301  
FINAL PLAT  
**BRIONES ADDITION**  
**LOTS 1 AND 2, BLOCK A**

10,856 S.F. OR 0.25 ACRES  
BEING A REPLAT OF  
PART OF BLOCK 7  
GARNER ADDITION

A PART OF THE J.H.B. JONES  
SURVEY, ABSTRACT NO. 124  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER:  
RONALD & THERESA BRIONES  
906 N. WEST STREET  
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 1 OF 2**  
SURVEY DATE APRIL 6, 2017  
SCALE 1" = 20' FILE # 20150249-RP  
CLIENT BRIONES

- 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: STATE PLACE COORDINATES BASED ON ROCKWALL MONUMENT SYSTEM.

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Ronald Briones and Theresa Briones, BEING THE OWNER OF A TRACT OF land in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being a part of Block 7, Garner Addition, an Addition to the City of Rockwall, Texas, and being described in a Warranty deed from WWSW Properties, LLC to Ronald Briones and Theresa Briones, dated November 7, 2014 and being recorded in Document number 2014000016289 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of N. Alamo Street 50' R.O.W. said point being at the southeast corner of said tract, said point being NORTH, 156.1 feet from the intersection of said right-of-way line with the north right-of-way line of Heath Street, and also being the northeast corner of a tract of land as described in a Warranty deed to Maria Aguado, as recorded in Volume 6076, Page 28 of the Official Public Records of Rockwall County, Texas;

THENCE S. 88 deg. 39 min. 09 sec. W. along the south line of said tract, passing a 1/2" iron rod found at 112.60 feet and continuing for a total distance of 212.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east right-of-way line of West Street and at the southwest corner of said tract of land and at the northwest corner of a tract of land as described in a Deed to Johnetta Pritchett, as recorded in Volume 509, Page 125 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 24 min. 42 sec. E. along the east line of said West Street, a distance of 52.05 feet to a 1/2" iron rod found for corner at the southwest corner of a tract of land as described in a Deed to Nicole Martinus, as recorded in Volume 6777, Page 254, of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 09 min. 34 sec. E. along the south line of said Martinus tract, at 103.10 feet pass a 1/2" iron rod found at the southeast corner of said and continuing for a total distance of 212.28 feet to a 1/2" iron rod found for corner in the west right-of-way line of N. Alamo Street;

THENCE S. 00 deg. 02 min. 10 sec. W. along said right-of-way line, a distance of 50.17 feet to the POINT OF BEGINNING and containing 10,856 square feet or 0.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 BRIONES ADDITION, LOTS 1 AND 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.

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 occasional 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 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; 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.

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

Ronald Briones  
Ronald Briones

Theresa Briones  
Theresa Briones

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Briones, 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 2nd day of March 2018

Elizabeth A Morgan  
Notary Public in and for the State of Texas

02-28-21  
My Commission Expires:



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Theresa Briones, 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 2nd day of March 2018

Elizabeth A Morgan  
Notary Public in and for the State of Texas

02-28-21  
My Commission Expires:



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

[Signature]  
Planning and Zoning Commission

1/9/2018  
Date

APPROVED

I hereby certify that the above and foregoing plat of BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14 day of Jan 2018.

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 8th day of March 2018.

[Signature]  
Mayor, City of Rockwall

[Signature]  
City Secretary City of Rockwall

[Signature]  
City Engineer

Date



J 302  
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SHEET 2 OF 2

SURVEY DATE APRIL 6, 2017  
SCALE 1" = 20' FILE # 20150249-RP  
CLIENT BRIONES

CITY CASE NO P2017-046

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
03/15/2018 09:37:34 AM  
\$100.00  
20180000004372

COPY



[Signature]