20210000007847 1/2 PLAT 04/06/2021 09:13:37 AM CITY LIMITS CALLED 5.00 ACRES BOBBY CLARK TO BILLY C. HAGEN VOL. 90. PG. 420 D.R.R.C.T. SITE N 7026268.58 E 2142940.12 S 89° 45' 13' E 886.28' CORNEL IUS TO ROCKWALL CENTER LINE 32.5' R.O.W. DEDICATION BY THIS PLAT S 89°45'13"E 886.56' 0.66 ACRE\$ / 28.808 S.F. R.O.W. LINE 1/2" IRS ---- S 89°45'13"E 437.11'---POINT OF BEGINNING S 89°45'13"E 449.45'-10' UTIL. ESMT. VICINITY MAP N.T.S. 40' BUILDING LINE CALLED 7.768 ACRES
DEBORAH & SCOTT HAMMONS SR.
VOL. 627. PG. 38
R.P.R.R.C.T. LOT 2 LOT 1 BLOCK A BLOCK A 10.80 ACRES 10.81 ACRES 470,446 S.F. 470,666 S.F. PART OF 4.70 ACRES CHRIS CAIN TO DEWAYNE CAIN VOL. 6725, PG. 141 R.P.R.R.C.T. DONNIE PEOPLES VOL. 188. PG. 357 PART OF 21.378 ACRES
T. D. CAIN
TO
E V S R (D) LLC
VOL. 3822. PG. 110
R.P.R.R.C.T. GRAPHIC SCALE I' - 100' FINAL PLAT LOTS 1 & 2, BLOCK A DC ADDITION 2 LOTS BEING 22.27 ACRES OR 969,920 S.F. TRACTS 2 AND 2-4 IN THE CAIN FAMILY PARTNERSHIP LTD VOL. 5429. PG. 231 S 88°03'58"W 449.85' WILLIAM DALTON SURVEY, ABSTRACT NO. 72 S 88°03'58"W 254.18' S 88° 03'58' W 704.02' CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS \$ 85° 41 '15' W 1/2' IRF SPC 1/2" IRS C N 7025159.67 E 2142034.92 4.03 ACRES
CARRIAGE MANAGEMENT INC
DOC# 20190000019236 SHEET 1 OF 2 © GÁS Ⅲ → → PP

TELEVISION GÁS TEL FH PP

TELEVISION GÁS PHONE FRE
CABLE RISER NETER RIDER HYDRANT POLE OWNER: NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year DEWAYNE CAIN P.O. BOX 1119 ROCKWALL, TEXAS 75087 WM LP
WATER LIGHT
METER POLE SUBSURFACE JUNCTION BOX 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM. 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034." SURVEY DATE DECEMBER 5. 2018 | SCALE | " - 100" | FILE# 2018/20010034 H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

CLIENT CAIN

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

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, E V S R (D) LLC and DEWAYNE CAIN, BEING THE OWNER 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 WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being a part of a 21.378 acres tract of land as described in a Warranty deed from T.D. Cain to E V S R (D) LLC, as recorded in Volume 3822, Page 110 of the Official Public Records of Rockwall County, Texas, and also a part of a 4.70 acres tract of land as described in a Warranty deed from Chris Cain to Dewayne Cain, as recorded in Volume 6725, Page 141 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the northeast corner of said 21.378 acres tract of land and being the northwest corner of a 7.768 acres tract of land as described in a Warranty deed to Deborah Hammons and Scott Hammons, Sr., as recorded in Volume 627, Page 38 of the Real Property Records of

THENCE S. 00 deg. 28 min. 39 sec. W., at 30.00 feet pass a 1/2" iron rod found for witness and continuing along the east line of said 21.378 acres tract for a total distance of 1070.66 feet to a 1/2" iron rod with yellow plastic cap stamped 'RPLS 5034" set for corner;

THENCE S. 88 deg. 03 min. 58 sec. W. a distance of 704.02 feet to a 1/2" iron rod found at fence post for corner; THENCE S. 85 deg. 41 min. 15 sec. W. a distance of 193.20 feet to a 1/2" iron rod with yellow plastic cap stamped 'RPLS 5034" set for corner;

THENCE N. 00 deg. 58 min. 28 sec. E. at 1082.89 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1112.89 feet to a point in the center of Cornelius Road and being the northwest corner of said 4.70

THENCE S. 89 deg. 45 min. 13 sec. E. along the center of said road, a distance of 886.28 feet to the POINT OF BEGINNING and containing 969,920 square feet or 22.27 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 LOTS 1 & 2, BLOCK A, DC ADDITION, 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 LOTS 1 & 2, BLOCK A DC ADDITION, 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:

- 1. No buildings shall be constructed or placed upon, over, or across the utility
- 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
- 5. 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 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 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 on this day personally appeared DEWAYNE CAIN 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 3 H day of

Notary Public in and for the State of Texas



Jennifer Fogg, County Clerk Rockwall County, Texas 04/06/2021 09:13:37 AM 202100000007847 Benifer Fox

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until

Filed and Recorded Official Public Records

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.

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

**APPROVED** 

I hereby certify that the above and foregoing plat of LOTS 1 & 2, BLOCK A, DC ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15 day of March, 202(.

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.

3 30 21 Date



FINAL PLAT LOTS 1 & 2, BLOCK A DC ADDITION

2 LOTS BEING 22.27 ACRES OR 969,920 S.F. TRACTS 2 AND 2-4 IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: DEWAYNE CAIN P.O. BOX 1119 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

GAS TEL FH
GAS PHONE FIRE
METER RISER HYDRANT POLE TELEVISION CABLE RISER SURVEY DATE DECEMBER 5. 2018 SCALE | - 100' FILE# 2018/20010034 CLIENT CAIN