

- NOTES**
- Bearings are referenced to a 138.79 acre tract, Doc. No. 2014000017662, in Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
W.E. - Waterline Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
◊ - Street Name Change
 - The HOA will be responsible for maintaining the open space/drainage easement lots.
 - Property owners shall be responsible for maintenance, repair, and reconstruction of drainage and detention easements on-site and drainage swales along roadway in R.O.W.
 - Property owner to maintain and repair area from edge of paving to property line.
 - The HOA shall be responsible for maintaining all non-standard decorative signs, pole/post, hardware and foundations.

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

FINAL PLAT
OF
EMERSON FARMS

108 LOTS, BEING 145.102 ACRES
OR 6,320,671.40 SF.
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 137

IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

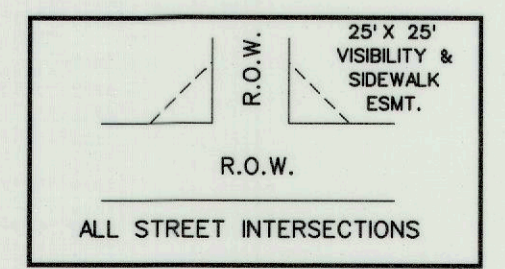
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
SUMEER HOMES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

MAY 2023 SCALE 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

| | |
|---------------|--------------|
| X | Y |
| 2617338.9600 | 7015813.1304 |
| ELEV = 549.90 | |



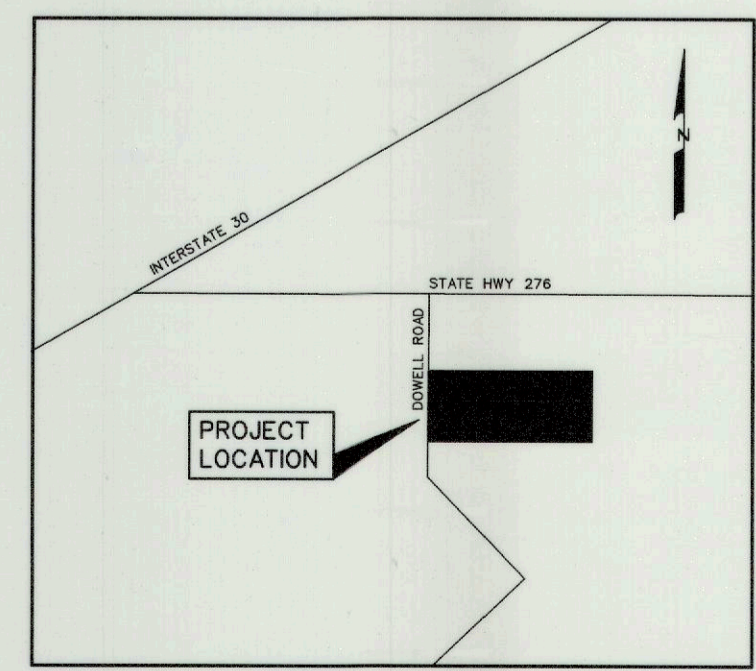
VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|--------------|---------|---------|---------|----------------|
| 1. | 172° 49' 09" | 60.00' | 180.98' | 119.76' | N44° 37' 22" E |
| 2. | 90° 00' 00" | 20.00' | 31.42' | 28.28' | N44° 37' 22" E |
| 3. | 01° 30' 03" | 600.00' | 15.72' | 15.72' | N01° 07' 40" W |
| 4. | 33° 07' 29" | 600.00' | 346.88' | 342.07' | N18° 26' 26" W |
| 5. | 27° 45' 01" | 632.50' | 306.34' | 303.36' | N21° 07' 40" W |
| 6. | 34° 27' 15" | 602.50' | 362.31' | 356.87' | N17° 46' 33" W |
| 7. | 34° 27' 15" | 570.00' | 342.76' | 337.62' | N17° 46' 33" W |

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| 1. | N 45° 22' 38" W | 21.21' |
| 2. | N 44° 37' 22" E | 42.43' |
| 3. | N 48° 04' 36" W | 44.58' |
| 4. | N 44° 32' 14" E | 42.36' |
| 5. | N 45° 27' 46" W | 42.49' |



LOCATION MAP
N.T.S.

ROBERT SORRELLS
VOL. 3728, PG. 39

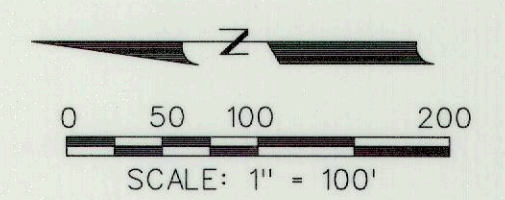
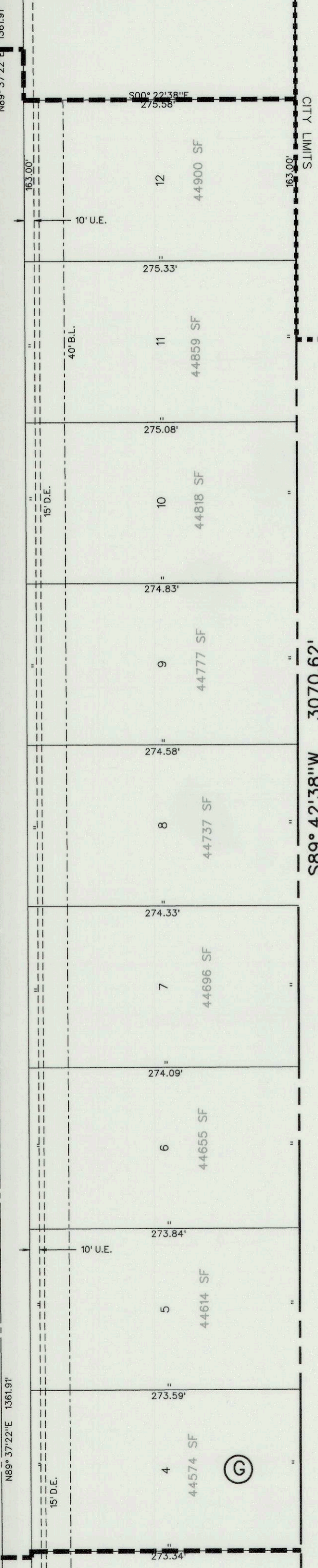
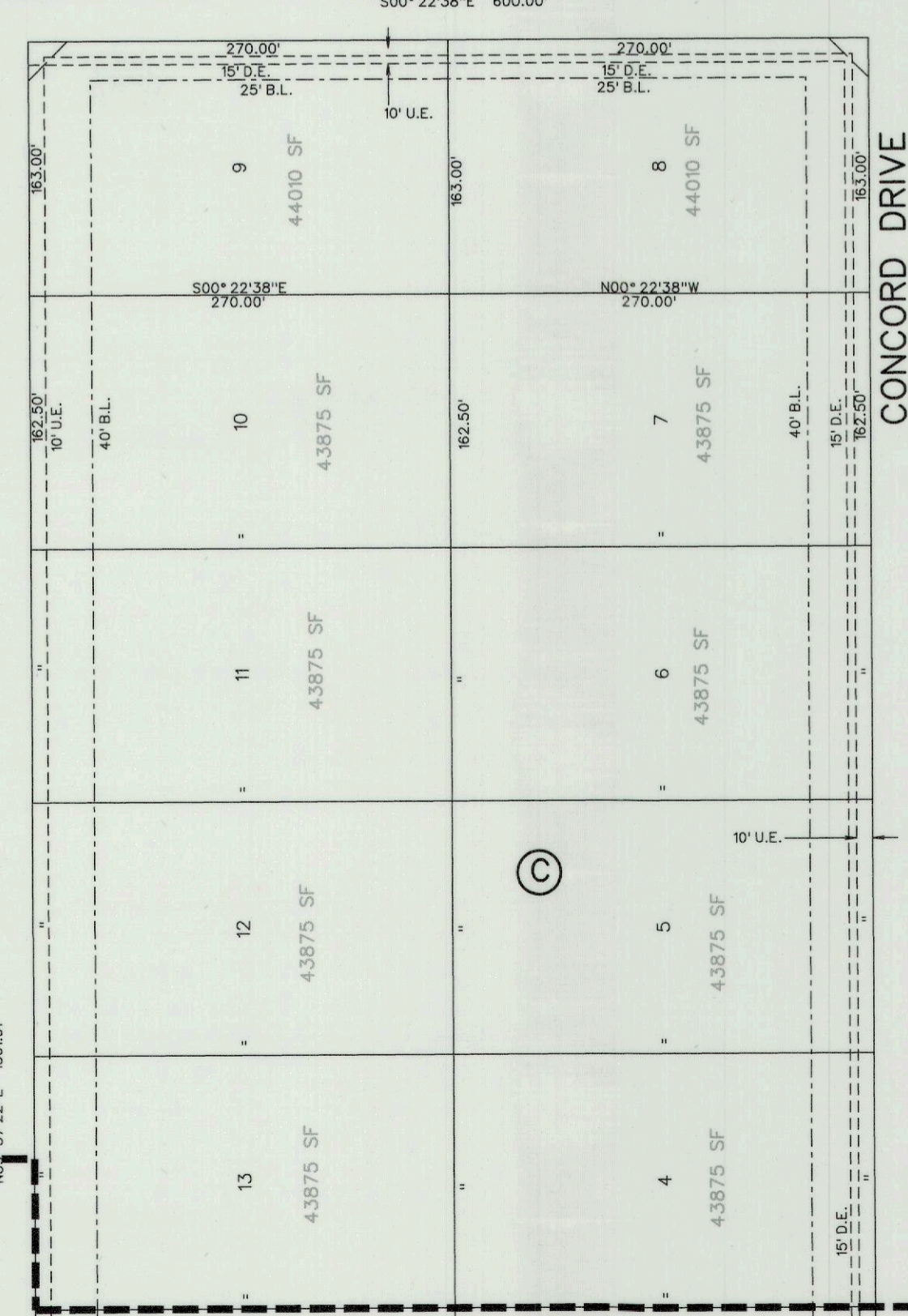
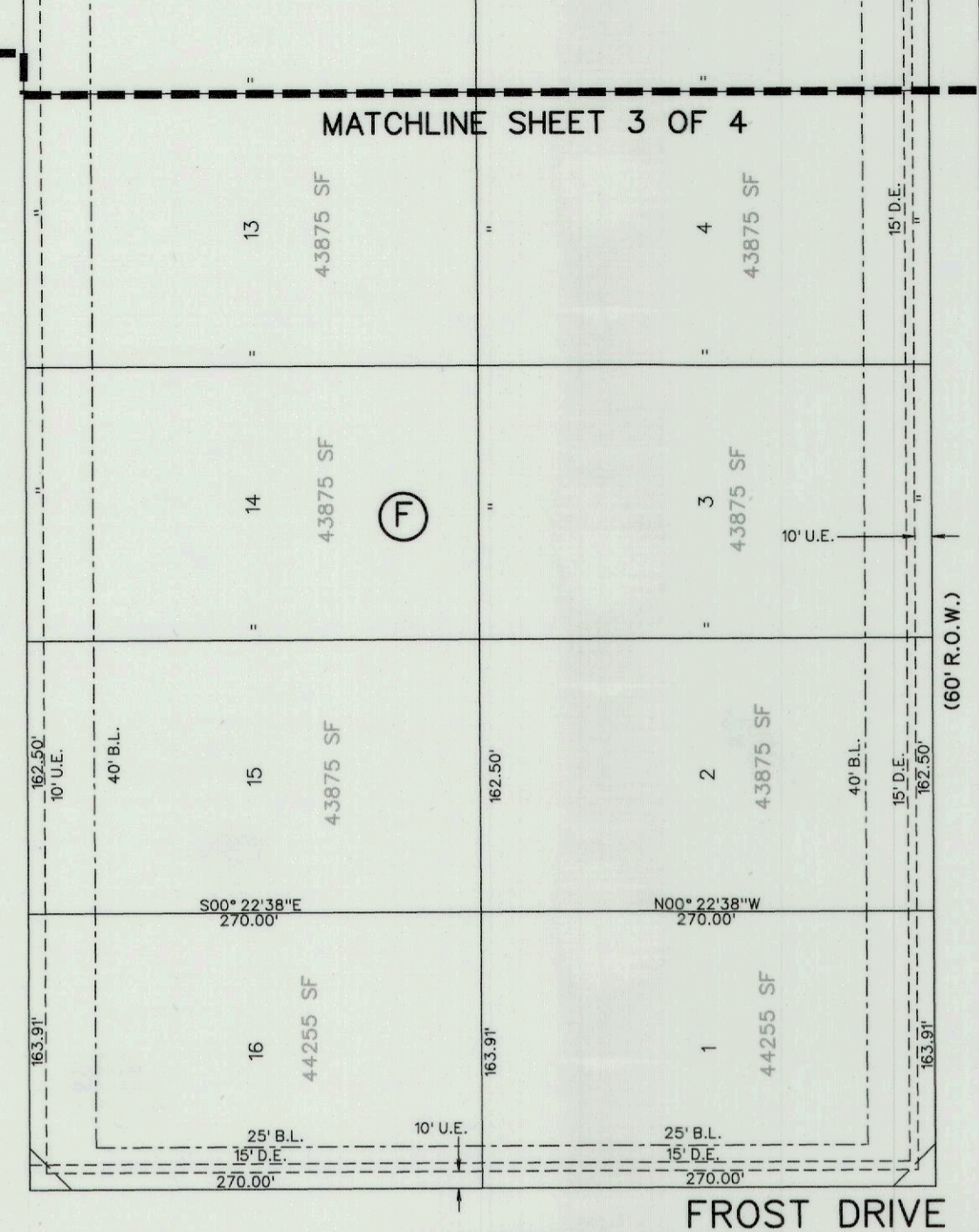
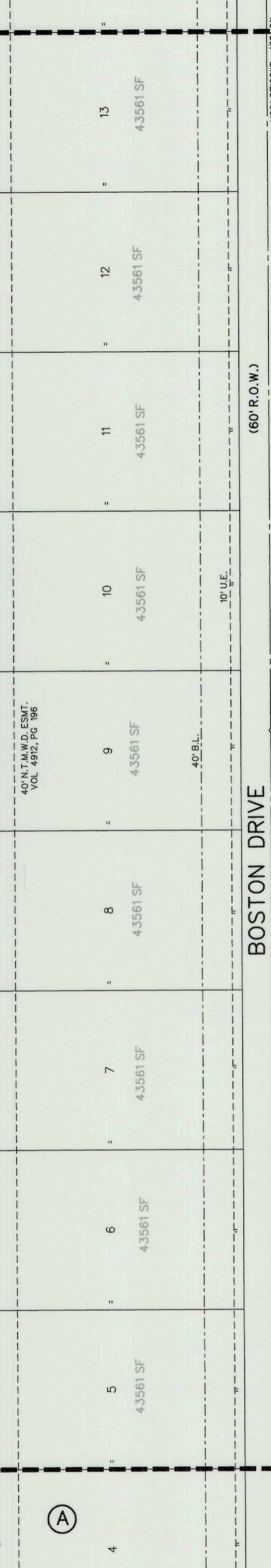
STEVE BOBALIK
VOL. 567, PG. 177

RONALD HAWKINS
VOL. 1509, PG. 129

SANDRA SMITH
VOL. 644, PG. 45

GEORGE HEARD
VOL. 1202, PG. 50

N89°37'22"E 3363.91'



ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

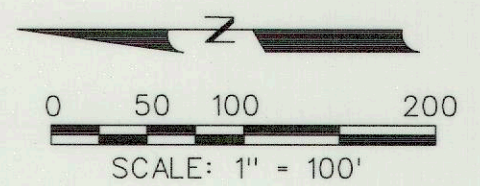
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MAY 2023 SCALE 1" = 100'
CASE NO. P2021-054 SHEET 2 OF 4

POINT OF BEGINNING

JERISUE PIERRE
DOC. NO. 2017-0000021485

| CITY OF ROCKWALL GRID SYSTEM COORDINATES | | |
|--|--------------|-------|
| X | Y | ELEV |
| 2620700.8733 | 7015854.7476 | 544.6 |



ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

TOM SZOBOSZLAY
DOC. NO. 2014-000007141

J. BAILEY SURVEY
ABSTRACT NO. 44
J. LOCKHART SURVEY
ABSTRACT NO. 137

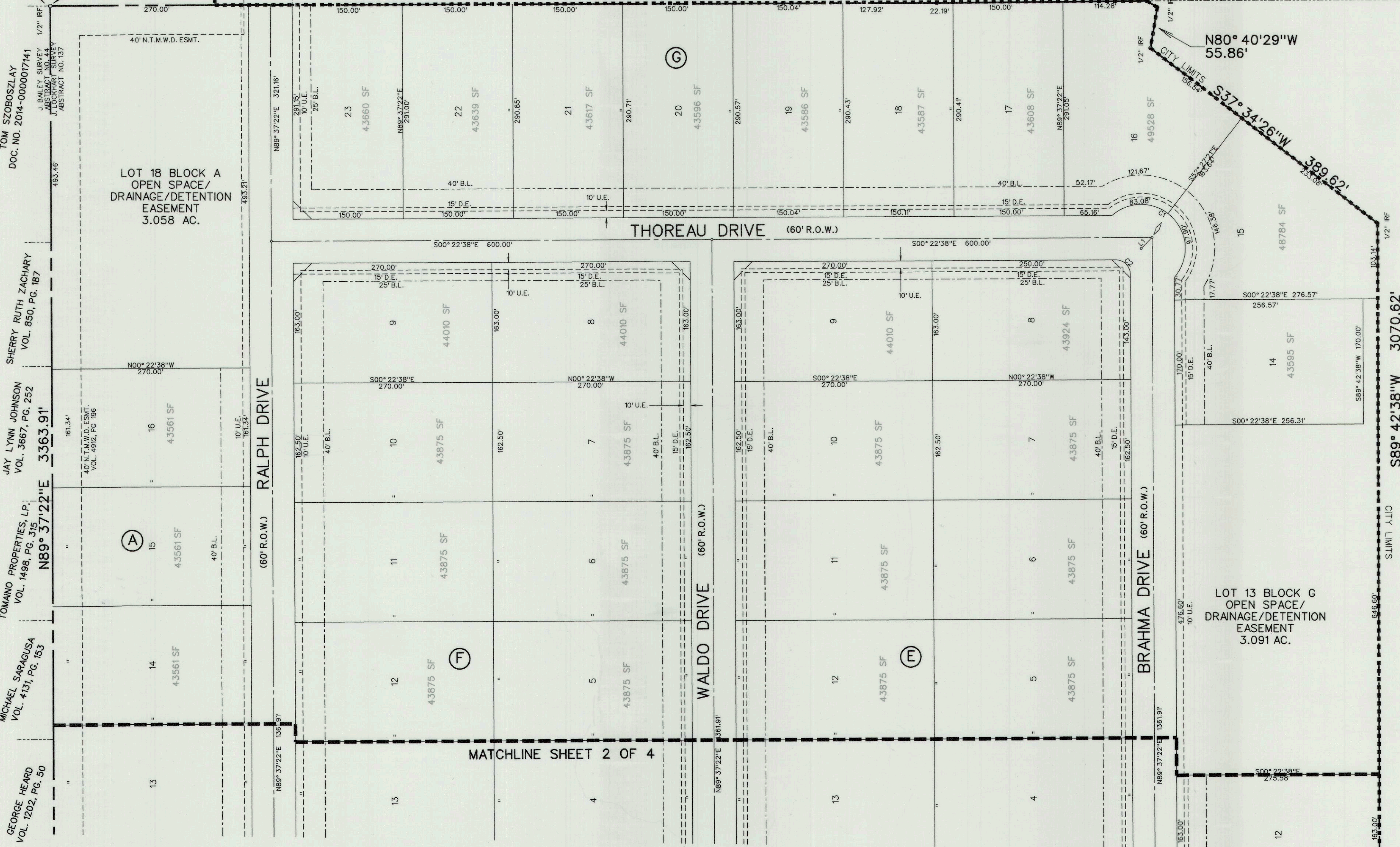
SHERRY RUTH ZACHARY
VOL. 850, PG. 187

JAY LYNN JOHNSON
VOL. 3667, PG. 252

TOMAINO PROPERTIES, L.P.
VOL. 1498, PG. 315

MICHAEL SARAGUSA
VOL. 4131, PG. 153

GEORGE HEARD
VOL. 1202, PG. 50



MATCHLINE SHEET 2 OF 4

ZOLLNER BROOKS FAMILY
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18016plat.dgn 5/19/2023 9:47:48 AM

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the EMERSON FARMS, subdivision 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the EMERSON FARMS, subdivision 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:

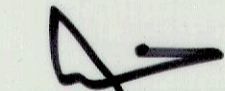
1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
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 and subdivision engineer shall bear total responsibility for storm drain improvements.
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. The detention drainage system is to be maintained, repaired and owned by the subdivision.
7. 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 exactions made herein.

SUMEER HOMES, INC.

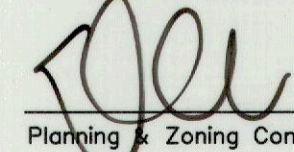

Suresh Shridharani
President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared SURESH SHRIDHARANI, 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 19th day of May, 2023.

Notary Public in and for the State of Texas My Commission Expires: June

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, 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.

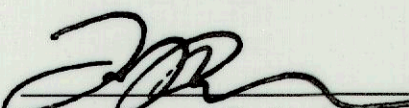
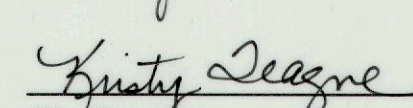
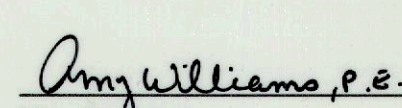

Planning & Zoning Commission Date 5.30.2023

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of November, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 30th day of May, 2023.

 Mayor, City of Rockwall
 City Secretary
 City Engineer



LEGAL DESCRIPTION

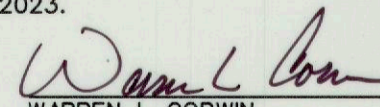
WHEREAS, SUMEER HOMES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 20140000017662 in the Official Public Records of Rockwall County, Texas, and being all of a 6.3456 acre tract, as described in 20160000021096 in said Deed Records being more particularly described as follows:

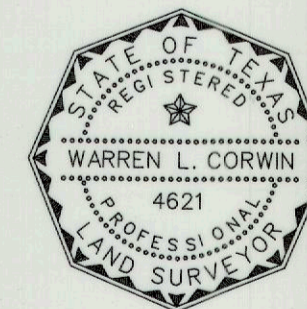
- BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract:
- THENCE, South 00° 19' 24" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;
- THENCE, South 00° 37' 17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;
- THENCE, South 31° 44' 42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;
- THENCE, North 80° 40' 29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;
- THENCE, South 37° 34' 26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;
- THENCE, South 89° 42' 38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;
- THENCE, North 00° 03' 28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;
- THENCE, North 89° 29' 31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;
- THENCE, North 00° 04' 32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;
- THENCE, North 21° 45' 35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;
- THENCE, North 31° 14' 28" West, continuing along said west line, for a distance of 98.99 feet, to a 1/2 inch iron rod found at the most westerly southwest corner of said 138.79 acre tract, and being in the south line of said 6.3456 acre tract;
- THENCE, North 88° 25' 03" West, along the south line of said 6.3456 acre tract, for a distance of 94.79 feet, to a 1/2 inch iron rod found at the southwest corner of said 6.3456 acre tract;
- THENCE, North 00° 32' 55" West, along the west line of said 6.3456 acre tract, for a distance of 1192.27 feet, to a 1/2 inch iron rod found at the northwest corner of said 6.3456 acre tract;
- THENCE, North 89° 38' 13" East, along the north line of said 6.3456 acre tract, for a distance of 236.55 feet, to a 1/2 inch iron rod found at the northeast corner of said 6.3456 acre tract and being the northwest corner of said 138.79 acre tract;
- THENCE, North 89° 37' 22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 145.102 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 19th day of MAY, 2023.

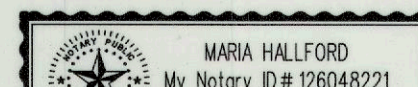

WARREN L. CORWIN
R.P.L.S. No. 4621

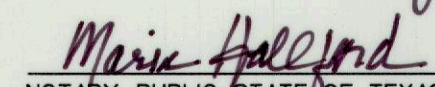


THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 19th day of May, 2023.


MARIA HALLFORD
My Notary ID # 126048221
Expires February 26, 2024


NOTARY PUBLIC, STATE OF TEXAS

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
06/01/2023 08:49:58 AM
\$200.00
20230000006824





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