

J 323
FINAL PLAT
EPTON ADDITION
LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:
- 1) 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, as required under Ordinance 83-54.
 - 2) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

SYMBOL LEGEND	
TV	TELEPHONE
GA	GAS
W	WATER
SE	SEWER
PP	POWER
...	...

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
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

SURVEY DATE: DECEMBER 12, 2017
SCALE: 1" = 50' FILE# 20150309PP
CLIENT: EPTON

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeremy Epton and Kristi Helmer, BEING THE OWNERS 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 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Arvel Gray and Lena Gray to J.E. Parker and Deloris Estelle Parker, dated August 19, 1967 and being recorded in Volume 80, Page 41 of the Deed Records of Rockwall County, Texas, and also a part of a tract of land as described in a Special Warranty deed from Bobby H. Douglas to Deloris Estelle Douglas, dated August 26, 2000 and being recorded in Volume 2011, Page 267 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east boundary line of said Parker tract and the west boundary line of a tract of land as described in a Warranty deed to Billy W. Peoples, as recorded in Volume 1464, Page 321 of the Real Property Records of Rockwall County, Texas, said point being N. 00 deg. 46 min. 36 sec. E., 24.91 feet from the southeast corner of said Parker tract and in the north right-of-way line of Airport Road, per deed recorded in Volume 6245, Page 280 of the Official Public Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 34 sec. W. along the north right-of-way line of Airport Road, a distance of 418.64 feet to a 1/2" iron rod found for corner in the east boundary line of a tract of land as described in a Warranty deed to Jennifer Douglas, as recorded in Volume 4429, Page 286 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. along the east line of said Jennifer Douglas tract, a distance of 323.57 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 88 deg. 34 min. 38 sec. W. along the north line of said tract, a distance of 125.00 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 232.64 feet to a 1/2" iron rod found for corner at the northwest corner of said Deloris Estelle Douglas tract;

THENCE S. 88 deg. 55 min. 35 sec. E. a distance of 378.89 feet to a 1/2" iron rod found for corner at the northeast corner of said Deloris Estelle Douglas tract;

THENCE S. 01 deg. 13 min. 24 sec. W. a distance of 285.38 feet to a 1/2" iron rod found for corner at the northwest corner of said Parker tract;

THENCE S. 89 deg. 24 min. 35 sec. E. a distance of 163.26 feet to a 1/2" iron pipe found for corner at the northeast corner of said Parker tract and northwest corner of said Peoples tract;

THENCE S. 00 deg. 46 min. 36 sec. W. a distance of 275.04 feet to the POINT OF BEGINNING and containing 215,528 square feet or 4.95 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 EPTON 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 EPTON 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 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; 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.

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.

Jeremy Epton
JEREMY EPTON



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON 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 18 day of Jan, 2018

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

My Commission Expires: 02-28-21

Kristi Helmer
KRISTI HELMER



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KRISTI HELMER 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 18 day of Jan, 2018

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

My Commission Expires: 02-28-21

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
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature] Planning and Zoning Commission
[Signature] Date: 12/26/17

APPROVED

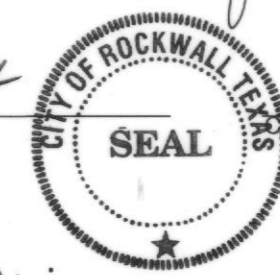
I hereby certify that the above and foregoing plat of EPTON ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 12 day of Jan, 2018.

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 29th day of January, 2018

[Signature] Mayor, City of Rockwall
[Signature] City Secretary, City of Rockwall
[Signature] City Engineer
Date: 5-16-18



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/17/2018 09:54:32 AM
\$100.00
2018000008499
COPY
[Signature]

5324
FINAL PLAT
EPTON ADDITION
LOT 1, BLOCK A
4.95 ACRES OR 215,528 S.F.
(1 LOT)

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV	GAS	TEL	FP
TELEPHONE	GAS	TELE	FOOTPRINT
CABLE	WATER	SEWER	POLE
ELEC	ELEC	LP	UT BY
ELECTRIC	ELECTRIC	LIQUID	UNDER
WATER	WATER	PAVE	CONCRETE
SEWER	SEWER	PAVE	CONCRETE
FENCE	PAVEMENT	AR. ST. LINE	PROPOSED
			TANK

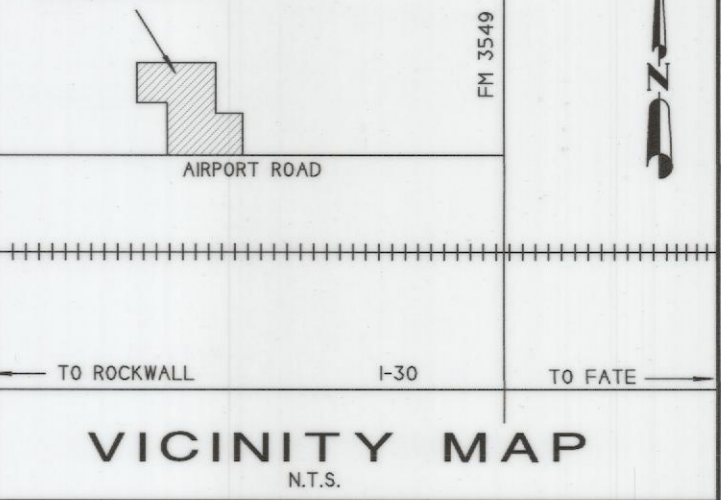
OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087
H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE: DECEMBER 12, 2017
SCALE: 1" = 50' FILE # 20150309PP
CLIENT: EPTON



2021000029566 1/2 PLAT 10/28/2021 03:57:00 PM

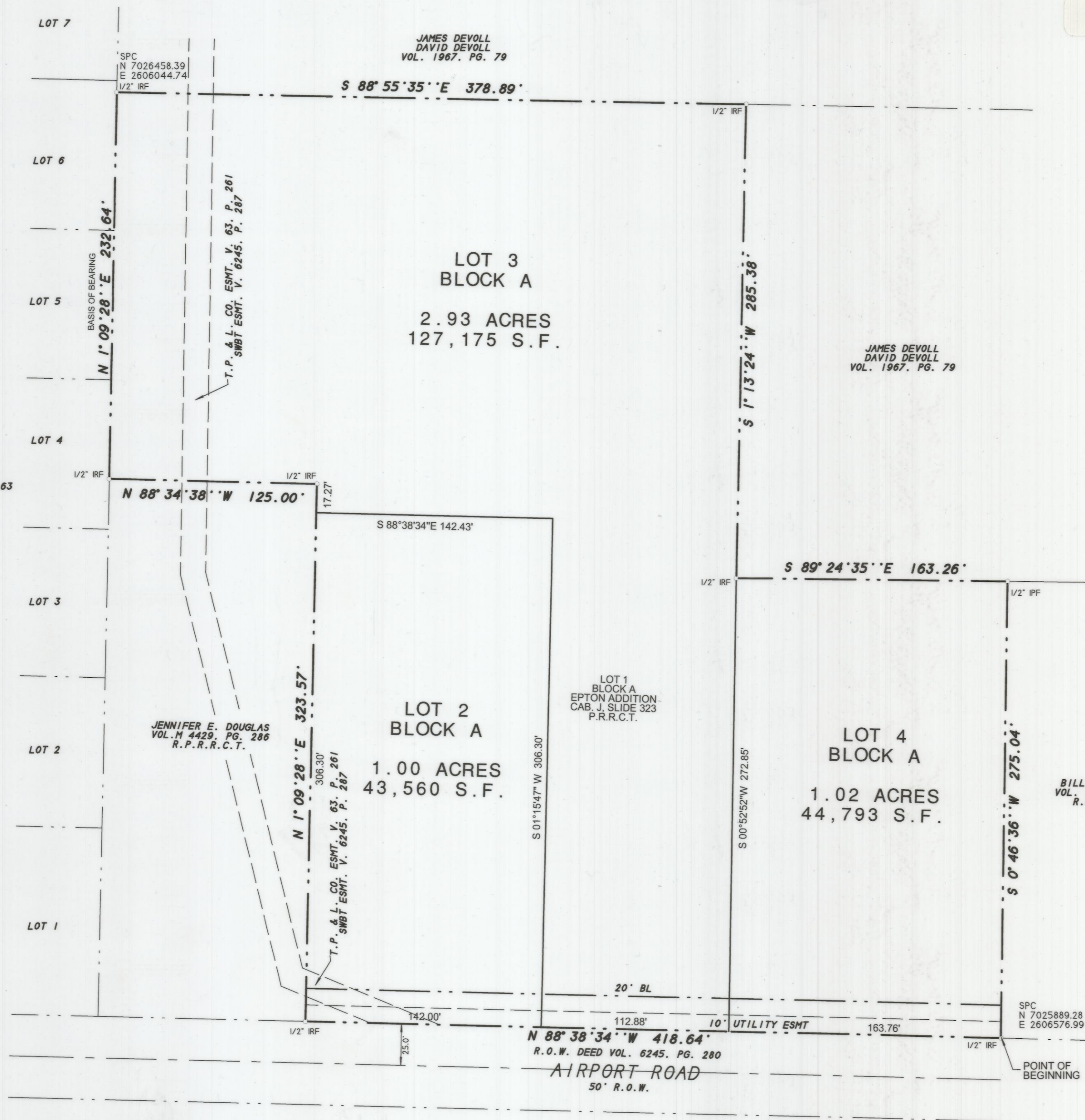
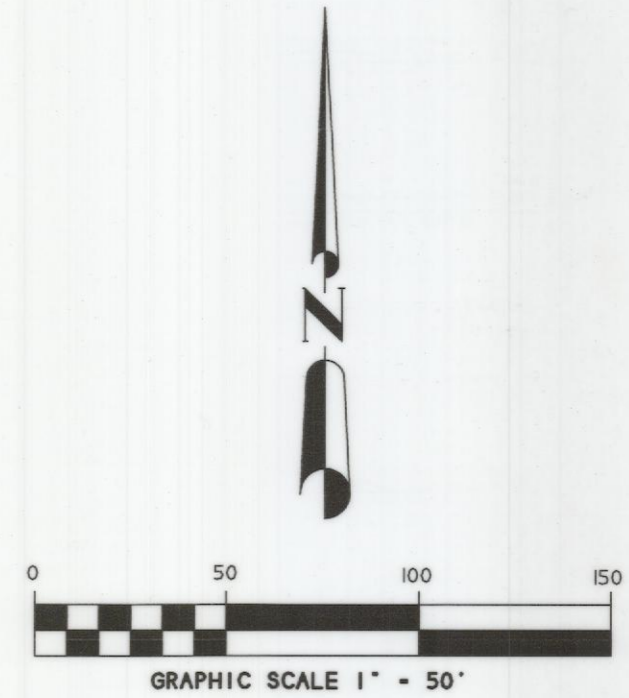
SITE LOCATION



PM 3549



VICINITY MAP
N.T.S.



FINAL PLAT
EPTON ADDITION
LOTS 2, 3 & 4, BLOCK A

4.95 ACRES OR 215,528 S.F.
(3 LOTS)

BEING A REPLAT OF LOT 1, BLOCK A
EPTON ADDITION
CAB. J, SLIDE 323

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND			
(D) TYP	(G) GAS	(T) TEL	(P) FIRE
(C) C&G	(R) RPTN	(M) MISC	(H) HYDRANT
(E) ELEC	(S) S&W	(L) LIGHT	(F) FENCE
(A) AIR	(B) B&P	(I) IR	(O) OIL
(S) SUB	(W) W&P	(L) LIGHT	(P) PROPANE
(E) ELECTRIC	(S) SUB	(L) LIGHT	(P) PROPANE
(A) AIR	(B) B&P	(I) IR	(O) OIL
(S) SUB	(W) W&P	(L) LIGHT	(P) PROPANE

OWNER:
JEREMY EPTON
KRISTI EPTON
2075 AIRPORT ROAD
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

GENERAL NOTES:

- 1) 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, as required under Ordinance 83-54.
- 2) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
5. Property owner shall be responsible for maintenance, repair and replacement of drainage and detention systems onsite.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeremy Epton and Kristi Epton, BEING THE OWNERS 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 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Arvel Gray and Lena Gray to J.E. Parker and Deloris Estelle Parker, dated August 19, 1967 and being recorded in Volume 80, Page 41 of the Deed Records of Rockwall County, Texas, and also a part of a tract of land as described in a Special Warranty deed from Bobby H. Douglas to Deloris Estelle Douglas, dated August 26, 2000 and being recorded in Volume 2011, Page 267 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east boundary line of said Parker tract and the west boundary line of a tract of land as described in a Warranty deed to Billy W. Peoples, as recorded in Volume 1484, Page 321 of the Real Property Records of Rockwall County, Texas, said point being N. 00 deg. 46 min. 36 sec. E., 24.91 feet from the southeast corner of said Parker tract and in the north right-of-way line of Airport Road, per deed recorded in Volume 6245, Page 280 of the Official Public Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 34 sec. W. along the north right-of-way line of Airport Road, a distance of 418.64 feet to a 1/2" iron rod found for corner in the east boundary line of a tract of land as described in a Warranty deed to Jennifer Douglas, as recorded in Volume 4429, Page 286 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. along the east line of said Jennifer Douglas tract, a distance of 323.57 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 88 deg. 34 min. 38 sec. W. along the north line of said tract, a distance of 125.00 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 232.64 feet to a 1/2" iron rod found for corner at the northwest corner of said Deloris Estelle Douglas tract;

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THENCE S. 00 deg. 46 min. 36 sec. W. a distance of 275.04 feet to the POINT OF BEGINNING and containing 215,528 square feet or 4.95 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 EPTON ADDITION, LOTS 2, 3 & 4, 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 EPTON ADDITION, LOTS 2, 3 & 4, 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.

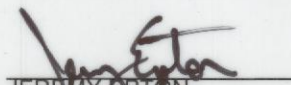
I also understand the following:

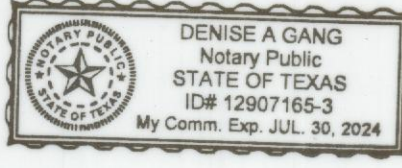
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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 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.

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.

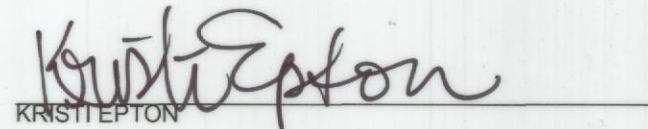

JEREMY EPTON
STATE OF TEXAS
COUNTY OF ROCKWALL



Before me, the undersigned authority, on this day personally appeared JEREMY EPTON 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 18th day of October, 2021.


Notary Public in and for the State of Texas
My Commission Expires: July 30, 2024


KRISTI EPTON


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KRISTI EPTON 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 18th day of October, 2021.


Notary Public in and for the State of Texas
My Commission Expires: July 30, 2024

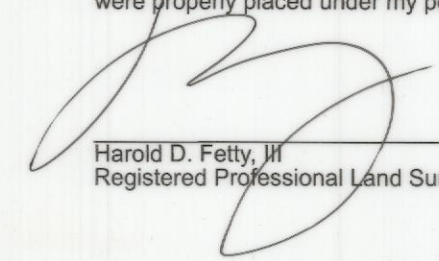
Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
10/28/2021 03:57:00 PM
\$100.00
20210000029566



SURVEYOR'S CERTIFICATE

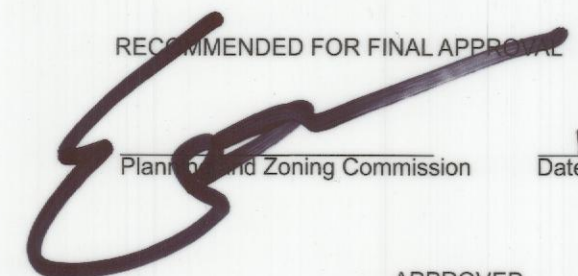
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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


Planning and Zoning Commission
Date 10/26/21

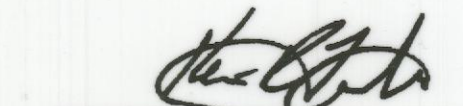

APPROVED

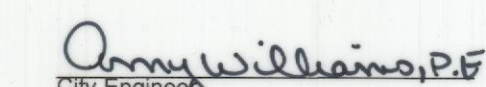
I hereby certify that the above and foregoing replat of EPTON ADDITION, LOTS 2, 3 & 4, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4 day of October, 2021.

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 25th day of October, 2021.


Mayor, City of Rockwall

City Secretary City of Rockwall


Amy Williams, P.E.
City Engineer

10/26/21
Date



FINAL PLAT
EPTON ADDITION
LOTS 2, 3 & 4, BLOCK A

4.95 ACRES OR 215,528 S.F.
(3 LOTS)

BEING A REPLAT OF LOT 1, BLOCK A
EPTON ADDITION
CAB. J, SLIDE 323

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
JEREMY EPTON
KRISTI EPTON
2075 AIRPORT ROAD
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 2 OF 2

SYMBOL LEGEND

SURVEY DATE SEPTEMBER 13, 2021
SCALE 1" = 50' FILE # 20150309RP
CLIENT EPTON