

Location Map

1
2

Replat of

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	6-26-85	83169

THE ESTATES of COAST ROYALE No. 1

D. ATKINS SURVEY Abstract No. 1

CITY of ROCKWALL ROCKWALL COUNTY, TEXAS

CECIL UNRUH OWNER
4227 HERSCHEL SUITE 301
DALLAS, TEXAS 75219

WHEREAS, Rockwall 740, Inc., James L. Hendricks & Barbara Sue Hendricks, Cecil J. Unruh & Luanna C. Unruh, and Johannes Van Gorp, are the owners of a tract of land situated in the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the Southwest line of Lake Ray Hubbard Estates, an addition to the City of Rockwall, with the Northwest line of F.M. Road 740 (Ridge Road);
THENCE: Along the Westerly lines of said road as follows: South 17° 28' 40" West a distance of 211.13 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 7° 06' 30", a radius of 914.93 feet; Along said curve an arc distance of 113.51 feet to an iron rod for a corner; and South 24° 35' 10" West a distance of 320.20 feet to an iron rod for a corner;
THENCE: North 61° 17' 38" West a distance of 407.50 feet along the Southwest line of the Van Gorp tract to an iron rod at an angle point;
THENCE: North 42° 38' 22" West a distance of 257.95 feet continuing along said Southwest line to an iron rod for a corner;
THENCE: Leaving said Southwest line and traversing the above mentioned tracts as follows: North 47° 21' 38" East a distance of 16.00 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 90° 00' 00", a radius of 30.00 feet; Along said curve an arc distance of 47.12 feet to an iron rod at the point of reverse curvature of a circular curve to the left having a central angle of 09° 51' 36", a radius of 50.00 feet; Along said curve an arc distance of 8.60 feet to an iron rod for a corner; North 37° 30' 02" East a distance of 165.84 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 22° 26' 30" and a radius of 110.82 feet; Along said curve an arc distance of 43.40 feet to an iron rod for a corner; North 15° 03' 32" East a distance of 176.93 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 30° 31' 46" and a radius of 484.11 feet; Along said curve an arc distance of 257.95 feet to an iron rod at the point of compound curvature of a circular curve to the right having a central angle of 90° 00' 00" and a radius of 40.00 feet; and Along said curve an arc distance of 62.83 feet to an iron rod on the Southwest line of said Lake Ray Hubbard Estates;
THENCE: South 44° 24' 42" East a distance of 570.00 feet along said Southwest line to the Point of Beginning and Containing 10.289 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Rockwall 740, Inc., James L. Hendricks & Barbara Sue Hendricks, Cecil J. Unruh & Luanna C. Unruh, and Johannes Van Gorp, are the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as a Re-Plat of The Estates of Coast Royale No. 1, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does 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. 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 systems on any of these easement strips; and any public utility shall 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 this subdivision. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS at Dallas, Texas, this 15 day of July, 1985.

ROCKWALL 740, INC.
By: Cecil J. Unruh, President

James L. Hendricks
Barbara Sue Hendricks
Cecil J. Unruh
Luanna C. Unruh
Obie Veldman
Attorney-in-fact for Johannes Van Gorp

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15 day of July, 1985, by Cecil J. Unruh, the President of Rockwall 740, Inc., a Texas corporation, on behalf of said corporation.

Notary Public
Commission expires April 8, 1989

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15 day of July, 1985, by James L. Hendricks.

Notary Public
Commission expires

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15 day of July, 1985, by Barbara Sue Hendricks.

Notary Public
Commission expires 11-17-87

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15 day of July, 1985, by Cecil J. Unruh.

Notary Public
Commission expires 4-8-1989

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15 day of July, 1985, Luanna C. Unruh.

Notary Public
Commission expires 4-8-1989

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 26 day of July, 1985, by Obie Veldman, as attorney-in-fact on behalf of Johannes Van Gorp.

Notary Public
Commission expires April 8, 1989

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, 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 L. Evans, P.E., Registered Public Surveyor No. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 1st day of July, 1985, by Harold L. Evans.

Notary Public
Commission expires 4-20-88



RECOMMENDED FOR FINAL APPROVAL

William Eisen, City Manager, Date: Aug 29, 1985
APPROVED
Chairman, Planning and Zoning Commission, Date: Aug 29, 1985

I hereby certify that the above and foregoing plat of The Estates of Coast Royale, No. 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 9th day of September, 1985.

Mayor, City of Rockwall
City Secretary, City of Rockwall

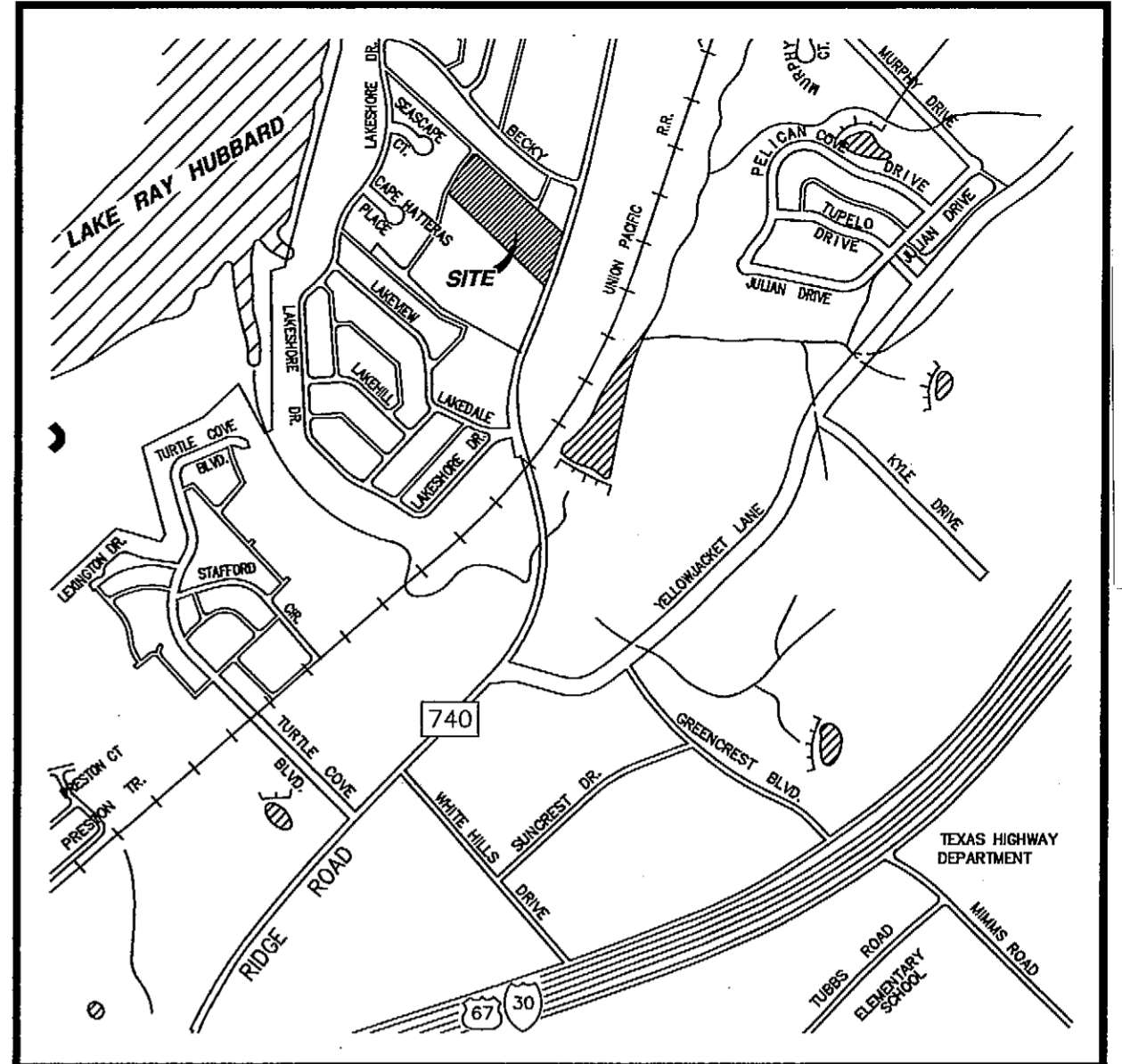
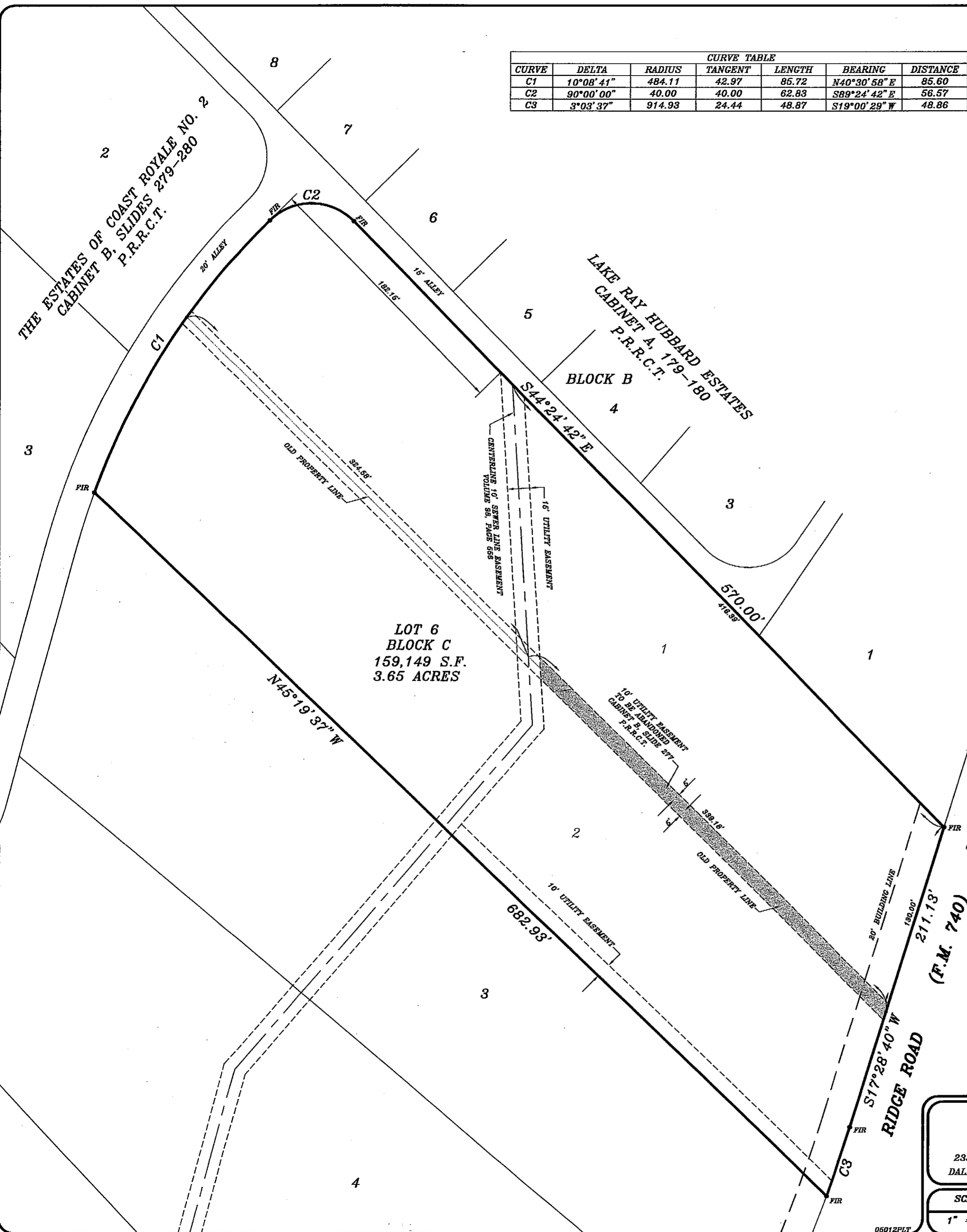
The Estates of Coast Royale 1

Replat of

2
2

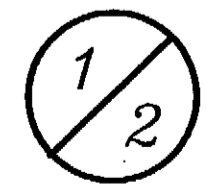
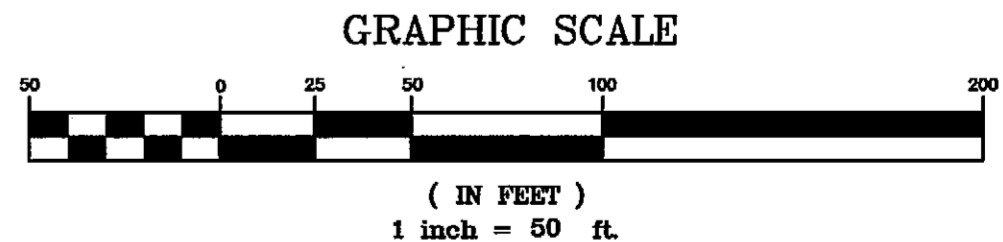
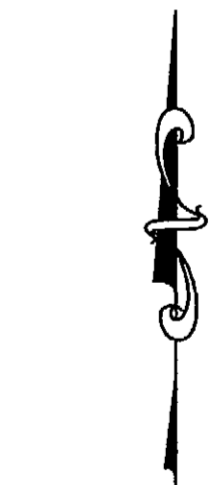
HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			THE ESTATES OF COAST ROYALE No. 1 D. ATKINS SURVEY Abstract No. 1 CITY OF ROCKWALL Rockwall County, TEXAS Cecil Unruh OWNER 4221 HERSCHEL SUITE 301 DALLAS, TEXAS 75219		
SCALE	DATE	JOB NO.			
	6-26-85	83169			

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C1	10°08'41"	484.11	42.97	85.72	N40°30'58" E	85.60
C2	90°00'00"	40.00	40.00	62.83	S89°24'42" E	56.57
C3	3°03'37"	914.93	24.44	48.87	S19°00'29" W	48.86



LOCATION MAP
N.T.S.

FILED FOR RECORD
ROCKWALL CO. TEXAS
05 AUG - 9 PM 2:37
LAURETTE BURKS
CO. CLERK
BY: _____ DEPUTY



HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 570355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75370, (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	4/16/05	05012

REPLAT OF
LOT 1 & LOT 2, BLOCK C
THE ESTATES OF COAST ROYALE NO. 1
D. ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas John McAnally and Cindy McAnally is the owner of a tract of land situated in D. ATKINS SURVEY ABSTRACT NO. 1 and being all of Lot No. 1 and Lot No. 2, Block C, of Replat of The Estates of Coast Royale No. 1, an addition to the City of Rockwall Texas, according to the plat recorded in Cabinet B, Slide 277, of the Plat Records of Rockwall County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT John McAnally and Cindy McAnally, being owner, does hereby adopt this plat designating the hereinabovescribed 3.65 acres as Lot 6, The Estates of Coast Royale No. 1, an addition to the City of Rockwall and easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described
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, herein 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. 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. 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.

We further acknowledge that the dedications and/or exactions 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.

John McAnally
John McAnally

WITNESS OUR HANDS, at Rowlett Texas, this 27 day of July, 2005.

BY: [Signature]

STATE OF TEXAS
COUNTY OF Dallas
This instrument was acknowledged before me on the 27 day of July, 2005,
by Amy McAnally

Suzanne Sherill Wood
Notary Public

Cindy McAnally
Cindy McAnally

WITNESS OUR HANDS, at Rowlett Texas, this 27 day of July, 2005.

BY: [Signature]

STATE OF TEXAS
COUNTY OF Dallas
This instrument was acknowledged before me on the 27 day of July, 2005,
by Amy McAnally

Suzanne Sherill Wood
Notary Public



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Harold L. Evans, 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 L. Evans
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission Date 7/28/05

APPROVED

I hereby certify that the above and foregoing plat of Lot 6, The Estates of Coast Royale No. 1, an addition to the City of Rockwall Texas, was approved by the City Council of the City of Rockwall on the 20 day of June, 2005.

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 twenty (120) days from said date of final approval.

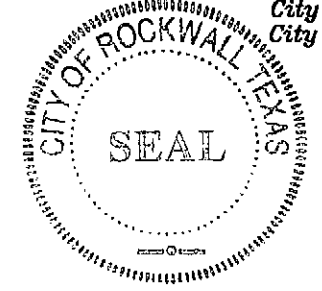
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 8th day of August, 2005.

William R. Pissel
Mayor, City of Rockwall

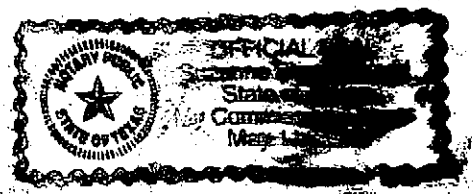
Dorothy Brooks
City Secretary, City of Rockwall

Chuck Todd 8-4-05
City Engineer



2/2

P2005-020



HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 570355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75370, (214) 328-8133

SCALE	DATE	JOB No.
	4/15/05	05012

REPLAT OF
LOT 1 & LOT 2, BLOCK C
THE ESTATES OF COAST ROYALE NO. 1
D. ATKINS SURVEY, ABSTRACT NO. 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS