

FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 3

ROCKWALL TEXAS

B.F. BOYDSTUN SURVEY

ABSTRACT NO. 14

ROCKWALL COUNTY TEXAS

RICHARD HARRIS 2604 RIDGE ROAD

OWNER

ROCKWALL, TEXAS 75087

BROWN LAND SURVEYORS

ROCKWALL, TEXAS 75087 304 W. RUSK P.O. BOX 65 SCALE | "= 100" MARCH 21, 1983

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, Richard D. Harris is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

OWNERS CERTIFICATE

BEING, a tract of land situated in the B.F. Boydstun Survey, Abstract No. 14, and also being that tract as recorded in Volume 104, Page 454, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the North line of Hartman Street (a 40 foot R.O.W.), said point being the Southeast corner of said tract recorded in Volume 104, Page 454, an iron stake for corner;

THENCE, West, along the North line of Hartman Street, a distance of 135.08 feet to an iron stake for corner;

THENCE, N. 0° 05' 31" E., leaving the said North line of Hartman Street, a distance of 139.77 feet to an iron stake for

THENCE, N. 89° 59' 04" E., a distance of 10.20 feet to an iron stake for corner;

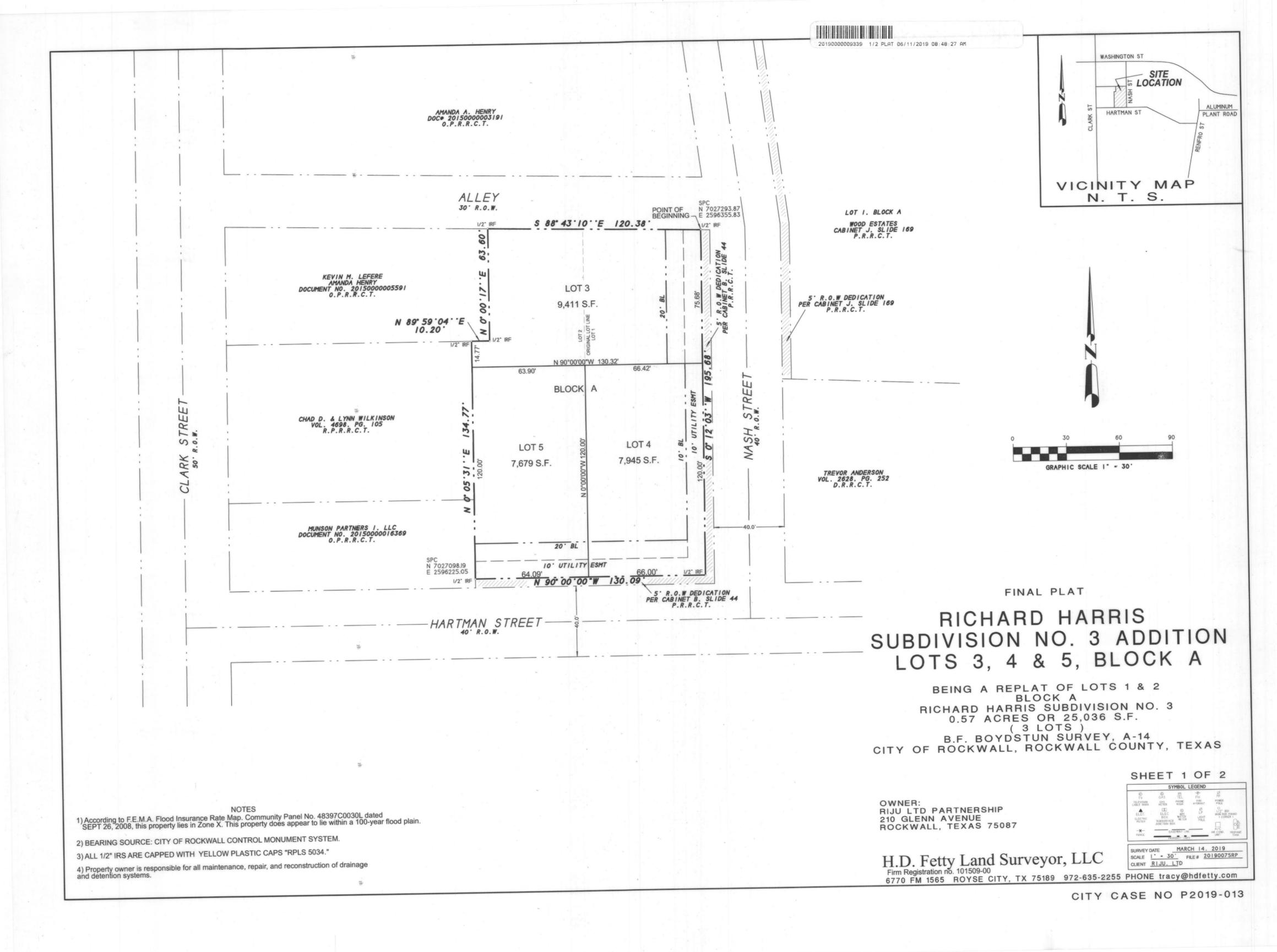
THENCE, N. 0° 00' 17" E., a distance of 63.61 feet to an iron stake for corner; THENCE, S. 88° 43' 10" E., along the South line of an alley, a distance of 125.38 feet to an iron stake for corner;

THENCE, S. 0° 12' 03" W., along the West line of a 40 foot street a distance of 200.57 feet to the PLACE OF BEGINNING and containing 0.613 acres of land. NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Richard D. Harris, being owner does hereby adopt this plat designating the herein above described property as Richard Harris Subdivision No. 3, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and 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 the right-of-way and easement strips, and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring

by the establishments of grades of streets in		usible for an	y claims of any nature	resulting from 02 occasioned
WITNESS my hand at Rockwall, Texas this	30th	day of	murch	A.D. 1983.
BY Richard D. Harris	Owner			4
STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned Notary Public known to me to be the person whose name is su the same for the purpose and consideration here	abscribed to the for	ate of Texas, egoing instru	on this day personall ment and acknowledged	y appeared Richard D. Harris, to me that he executed
Notary Public for the State of Texas	rour	GIVEN under	my hand and seal of day of	office this A.D. 1983.
My Commission Expires 4-15-85				
, 00	SURVEYOR	— S CERTIFICATE	*	
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That, I, Bob O. Brown, do hereby certify that the corner monuments shown thereon were Bob O. Brown, Registered Public Surveyor No. STATE OF TEXAS	that I prepared the property placed under	is plat from	an actual and accurate	survey of the land and O BROWN 1744
COUNTY OF ROCKWALL Before me, the undersigned Notary Public known to me to be the person whose name is so the same for the purpose and consideration the	ubscribed to the for	ate of Texas, egoing instru	on this day personal ment and acknowledged	ly appeared Bob O. Brown, to me that he executed
		GIVEN under	my hand and seal of	
Notary Public for the State of Texas	n		day of	A.D. 1983.
My Commission Expires 4-15-85		_		* 1
RECOMMENDED FOR FINAL APPROVAL:				
JEGUTT.	4/14/83	_		
City Administrator	Date '			
Mayri Kogen	4/14/83			
Chairman Planning and Zoning Commission	Date			
I hereby certify that the above and for was approved by the City Council of the City	of Rockwall, Texas,		Subdivision No. 3, to	o the City of Rockwall, Texas,
and day of Un	A.	D. 1983.		
WITNESS our hand this	9			
day of	nay A.	D. 1983.		

City Secretary



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, RIJU LTD PARTNERSHIP, 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 B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block A, Richard Harris Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 44 of the Plat 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 of Nash Street, a variable width right-of-way, and in the south right-of-way line of a 30 foot alley and being at the northeast corner of Lot 1, Block A;

THENCE S. 00 deg. 12 min. 03 sec. W. along the west right-of-way line of Nash Street, a distance of 195.68 feet to 1/2" iron rod found for corner in the north right-of-way line of Hartman Street;

THENCE N. 90 deg. 00 min. 00 sec. W. along the north right-of-way line of Hartman Street, a distance of 130.09 feet to 1/2" iron rod found for corner at the southwest corner of Lot 2, Block A;

THENCE N. 00 deg. 05 min. 31 sec. E. along the west line of said Lot 2, a distance of 134.77 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 04 sec. E. a distance of 10.20 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 00 min. 17 sec. E. a distance of 63.60 feet to a 1/2" iron rod found for corner in the south right-of-way line of a 30 foot alley;

THENCE S. 88 deg. 43 min. 10 sec. E. a distance of 120.38 feet to the POINT OF BEGINNING and containing 25,036 square feet or 0.57 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 RICHARD HARRIS SUBDIVISION NO. 3 ADDITION, LOTS 3, 4 & 5, 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 whohave a mortgage or lien interest in RICHARD HARRIS SUBDIVISION NO. 3 ADDITION, LOTS 3, 4 & 5, 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;

- 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 th eir 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.
- 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.
- 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

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 the City of Rockwall.

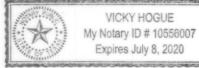
I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, adamage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Richard Harris Sen Partner
RICHARD HARRIS
FOR RIJU LTD PARTNERSHIP

STATE OF TEXAS COUNTY OF ROCKWALL

Notary Public in and for the State of Texas

My Commission Expires:



Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County, Texas 06/11/2019 08:48:27 AM \$100.00 201900000009339



Shew

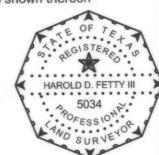
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, 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

Planning and Zoning Commission

4|4|19 Date

APPROVED

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.

Mayor, City of Rockwall

SEAL City of Rockwall

SEAL City of Rockwall

City Engineer

5-28-2019 Date

FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 3 ADDITION LOTS 3, 4 & 5, BLOCK A

BEING A REPLAT OF LOTS 1 & 2
BLOCK A
RICHARD HARRIS SUBDIVISION NO. 3
0.57 ACRES OR 25,036 S.F.
(3 LOTS)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

SHEET 2 OF 2

OWNER: RIJU LTD PARTNERSHIP 210 GLENN AVENUE ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00