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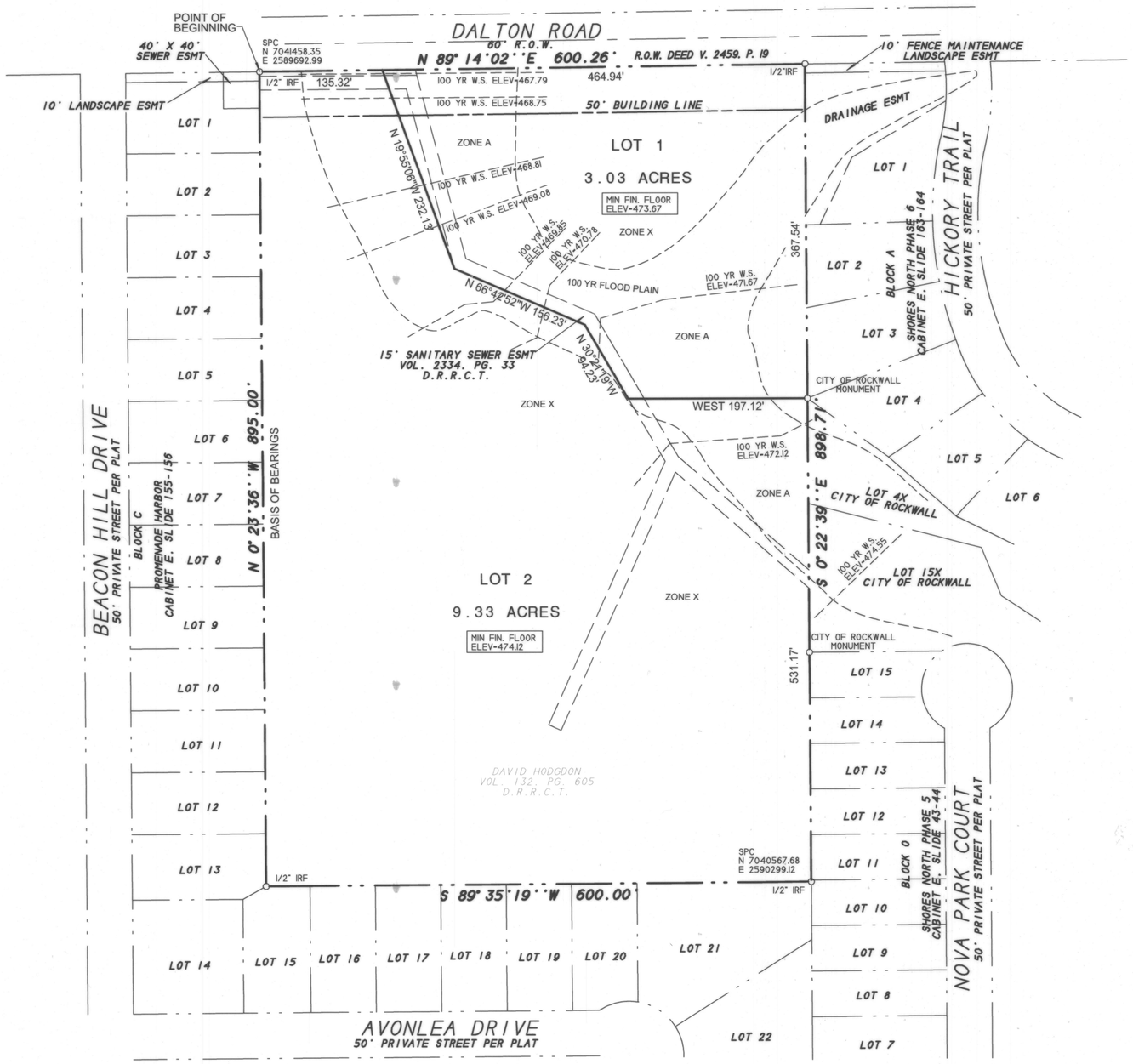
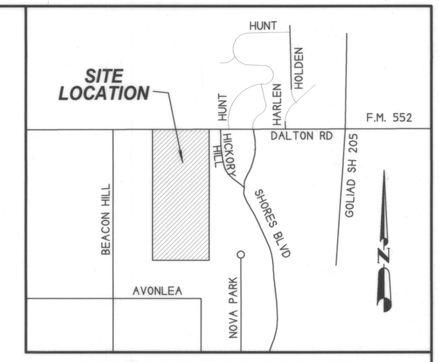
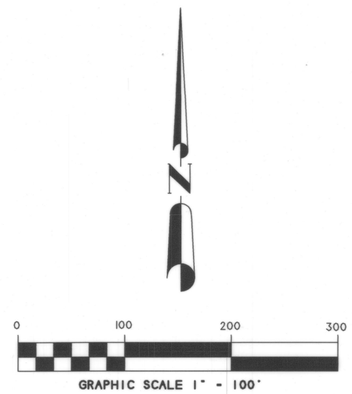




VICINITY MAP
N.T.S.



J 237

FINAL PLAT

HODGDON ADDITION
LOTS 1 & 2, BLOCK A

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) NO CONSTRUCTION, FILL, CUT, OR CROSSING THE FLOOD PLAIN WITHOUT AN APPROVED FLOOD STUDY AND ENGINEERED PLANS.

5) OWNERS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACING OF ALL DRAINAGE SYSTEMS ON THE LOTS.

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE		A/C AIR COND. UNIT	PROPANE TANK

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	SEPTEMBER 9, 2017		
SCALE	1" = 100'	FILE #	20170336P
CLIENT	HODGDON		

CASE P2017-049

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID L. HODGDON and SUE WYCHE HODGDON, 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 THOMAS DEAN SURVEY, ABSTRACT NO. 69, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Deed to David L. Hodgdon, as recorded in Volume 132, Page 605 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for corner at the Northeast corner of Lot 1, Block C of PROMENADE HARBOR, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 155, of the Plat Records of Rockwall County, Texas, and at the intersection of the South right-of-way line of Dalton Road, per Volume 2459, Page 19 of the Real Property Records of Rockwall County, Texas, with the west boundary line of said Hodgdon tract;

THENCE N. 89 deg. 14 min. 02 sec. E. along the South right-of-way line of Dalton Road, a distance of 600.26 feet to a 1/2" iron rod with plastic cap found for corner at the northwest corner of Lot 1, Block A of SHORES NORTH PHASE 6, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 163 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 22 min. 39 sec. E. along the west of said Addition and the east line of Hodgdon tract, a distance of 898.71 feet to a 1/2" iron rod found for corner at the southeast corner of said Hodgdon tract;

THENCE S. 89 deg. 35 min. 19 sec. W. along the south boundary line of said tract, a distance of 600.00 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 23 min. 36 sec. W. along the west line of Hodgdon tract and east line of Promenade Harbor, a distance of 895.00 feet to the POINT OF BEGINNING and containing 538,224 square feet or 12.36 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 HODGDON ADDITION, LOTS 1 & 2, 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 the HODGDON ADDITION, LOTS 1 & 2, 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.

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 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 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.

DAVID L. HODGDON

SUE WYCHE HODGDON by DAVID L. HODGDON
as agent and attorney in fact

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID L. HODGDON 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 4th day of November, 2017.

Notary Public in and for the State of Texas

My Commission Expires: 4-11-21

CARLA FETTY
Notary Public, State of Texas
Comm. Expires 04-11-2021
Notary ID 12296277

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUE WYCHE HODGDON 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 4th day of November 2017.

Notary Public in and for the State of Texas

My Commission Expires: 4-11-21

CARLA FETTY
Notary Public, State of Texas
Comm. Expires 04-11-2021
Notary ID 12296277

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date 10/10/2017

APPROVED

I hereby certify that the above and foregoing plat of HODGDON ADDITION, LOTS 1 & 2, 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 7th day of November 2017

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 7th day of November, 2017.

CITY OF ROCKWALL, TEXAS
SEAL

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer

11-8-2017
Date

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/09/2017 08:09:23 AM
$100.00
20170000020952

COUNTY CLERK, ROCKWALL COUNTY, TEXAS

COPY

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.

J 238

FINAL PLAT

HODGDON ADDITION
LOTS 1 & 2, BLOCK A

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER; GAS GAS METER; TEL TELEPHONE RISER; FH FIRE HYDRANT; PP POWER POLE; ELEC. ELECTRIC METER; ELEC BOX ELECTRIC SUBSURFACE JUNCTION BOX; WM WATER METER; LP LIGHT POLE; 1/2" IRF IRON ROD FOUND 1 CORNER; FENCE; EASEMENT LINE; A/C AIR COND. UNIT; PROPANE TANK

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

SURVEY DATE SEPTEMBER 9, 2017
SCALE 1" = 100' FILE # 20170336P
CLIENT HODGDON

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

CASE P2017-049