

FINAL PLAT

**REEVES ADDITION**

**ROCKWALL TEXAS**

**S.KING SURVEY ABSTRACT NO 131**

**ROCKWALL COUNTY TEXAS**

**OWNERS**

**PAUL ROBERT & KRISTIN REEVES**

**11112 FERNDALE DALLAS, TEXAS**

**BROWN LAND SURVEYORS**

302 W. RUSK ROCKWALL, TEXAS

SCALE 1"=100 FEBRUARY 29, 1980

File  
Rockwall County  
June 4, 1980  
Slide: A-371

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Paul Robert and Kristin Reeves are the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:  
BEING a tract of land situated in the S. King Survey, Abstract No. 131, Rockwall County, Texas, and further being that tract of land as conveyed to Paul Robert and wife, Kristin Reeves, recorded in Volume 148, Page 149, Deed Records, Rockwall County, Texas and being more particularly described as follows:  
BEGINNING at a point in the centerline of Quail Run Road, said point being N. 78 deg. 45 min. W., a distance of 320.00 feet from the Northeast corner of W.T. Collins tract, a nail set for corner;  
THENCE, S. 9 deg. 05 min. 40 sec. W., leaving the said centerline of Quail Run Road, a distance of 200.00 feet to an iron stake set for corner;  
THENCE, N. 78 deg. 45 min. W., a distance of 100.00 feet to an iron stake set for corner;  
THENCE, N. 9 deg. 05 min. 40 sec. E., a distance of 200.00 feet to a point in the centerline of Quail Run Road, a nail set for corner;  
THENCE, S. 78 deg. 45 min. E., along the centerline of Quail Run Road, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 0.459 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That, Paul Robert and Kristin Reeves, being owners, does hereby adopt this plat designating the hereinabove described property as REEVES ADDITION 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 interfere with construction, maintenance, or efficiency of their respective systems on any of these 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 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 the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishments of grades of streets in the subdivision.

WITNESS my hand at Rockwall, Texas this 24 day of March A.D. 1980  
BY Paul Robert Reeves Kristin Reeves  
Paul Robert Reeves Kristin Reeves

STATE OF TEXAS  
COUNTY OF ROCKWALL

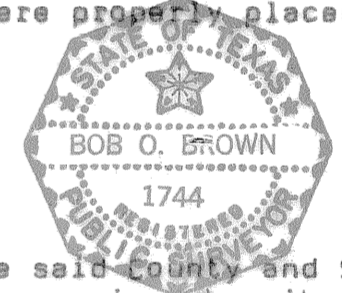
Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Paul Robert and Kristin Reeves, know to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office, this 24 day of March A.D. 1980.  
Maryne Brown  
Notary Public in and for Rockwall County, Texas  
My Commission Expires 4-4-81

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That I, Bob O. Brown, 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.

Bob O. Brown  
Bob O. Brown, Registered Public Surveyor No. 1744



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Bob O. Brown, 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 expressed.

GIVEN under my hand and seal of office, this 17 day of March A.D. 1980.  
Maryne Brown  
Notary Public in and for Rockwall County, Texas  
My Commission Expires 4-4-81

RECOMMENDED FOR FINAL APPROVAL:  
Gene Eubank 4/24/80  
City Administrator Date

I hereby certify that the above and foregoing plat of the REEVES ADDITION, an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the 5th day of May 1980.

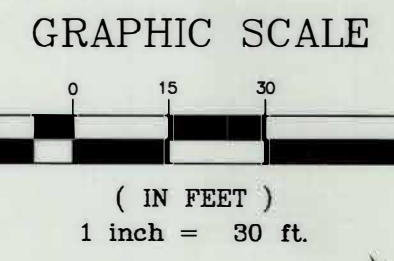
WITNESS our hand this 5th day of May 1980  
Harvey Meyer Gene Eubank  
MAYOR CITY SECRETARY

APPROVED: Maryne Brown 4-24-80  
Chairman, Planning and Zoning Commission Date

REEVES ADDITION

Reeves Addition

VICINITY MAP



NOT TO SCALE SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

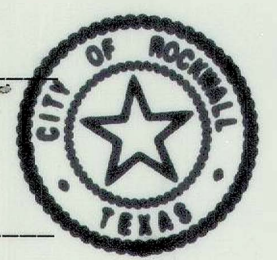
EXECUTED THIS 11TH DAY OF SEPTEMBER 2023

BRIAN GALLIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



APPROVED: I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the city council of the City of Rockwall, Texas on the 6th day of November 2023.

Mayor of the City of Rockwall



Planning and Zoning Commission Chairman

City Engineer

NOTE: Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and Chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be the subject to the city withholding utilities and building permits. NOTE: The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements. NOTE: All fire lanes will be constructed, maintained, repaired and replaced by the property owner. fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements. NOTE: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA). 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, 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 the subdivision ordinance of the city. NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS) NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48397C0030590L THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

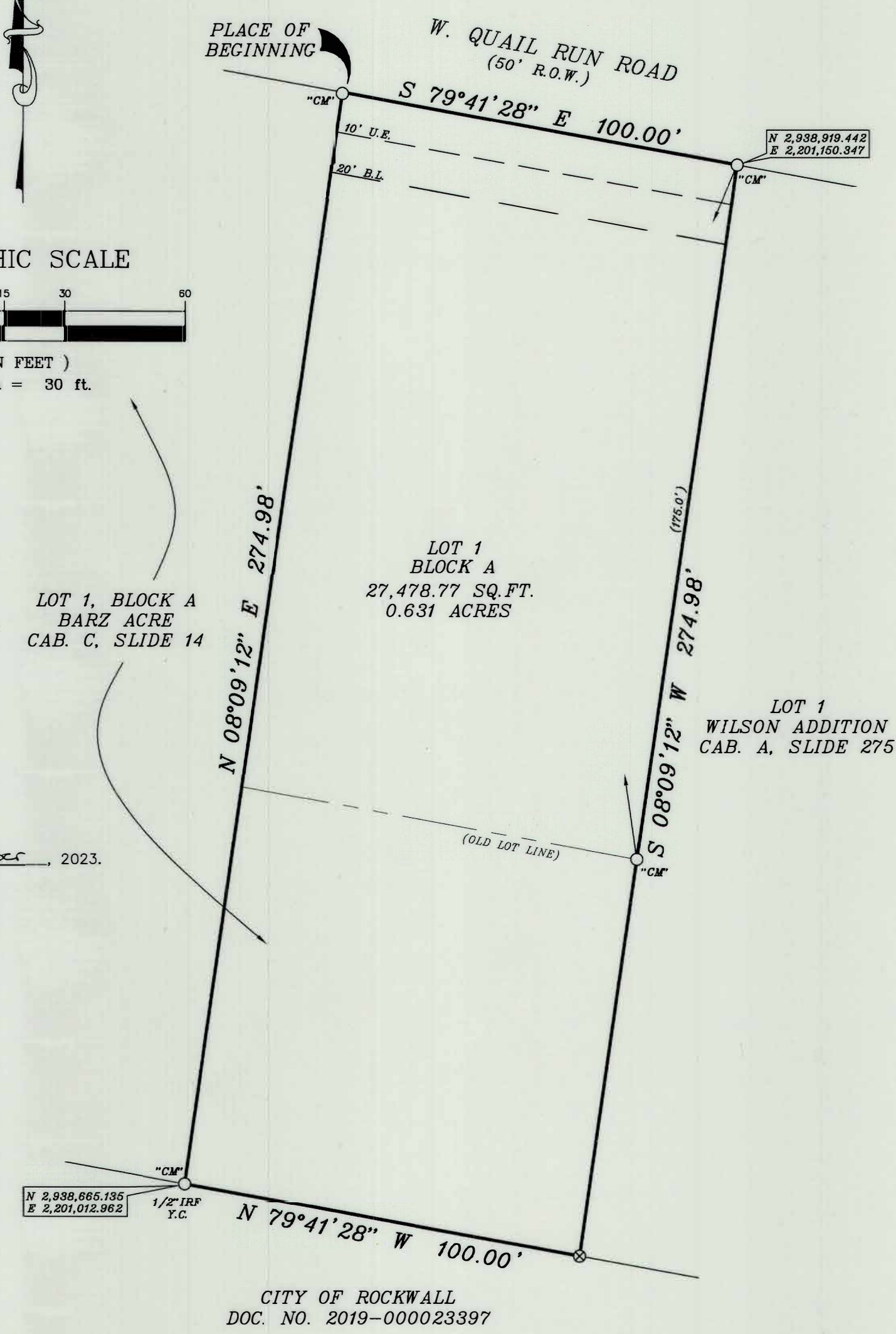
NOTE: BEARING BASIS, GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED. "CM" CONTROLLING MONUMENT (RECOGNIZED AS OF RECORD DIGNITY).

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LOT 1, BLOCK A BARZ ACRE CAB. C, SLIDE 14

LOT 1 BLOCK A 27,478.77 SQ. FT. 0.631 ACRES

LOT 1 WILSON ADDITION CAB. A, SLIDE 275



CITY OF ROCKWALL DOC. NO. 2019-000023397

STATE OF TEXAS COUNTY OF ROCKWALL

NOTARY PUBLIC

Before me, the undersigned authority, on this day personally appeared Michael B. Hunter, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 16 day of November 2023

Notary Public in and for the State of Texas: [Signature]

My Commission Expires: 9-13-2025

BRIAN GALLIA & ASSOCIATES~ BG&A Land Surveying, Inc. 8877 COUNTY ROAD 3609 QUINLAN, TEXAS, 75474 PHONE: (903) 447-0658 FAX: (903) 447-0931 www.bgasurveying.com CAD. TECH. MM JOB NO. 2301282-1

LEGEND

R.O.W.-RIGHT-OF-WAY EASMT-EASEMENT B.L. - BUILDING LINE 1/2" IRON ROD SET 1/2" IRON ROD FOUND IRF/IRS- IRON ROD FOUND/SET (UNLESS OTHERWISE NOTED)



STATE OF TEXAS COUNTY OF ROCKWALL

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS LOT 1, REEVES ADDITION, RECORDED IN CABINET A, SLIDE 371, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK A, BARZ ACRE, RECORDED IN CABINET C, SLIDE 14, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF W. QUAIL RUN ROAD, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID LOT 1, REEVES ADDITION AND THE RECOGNIZED NORTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE SOUTH 79 DEGREES 41 MINUTES 28 SECONDS EAST, ALONG THE RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF SAID W. QUAIL RUN ROAD AND THE RECOGNIZED NORTH LINE OF SAID LOT 1, REEVES ADDITION, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID LOT 1 AND THE APPARENT NORTHWEST CORNER OF LOT 1, WILSON ADDITION, RECORDED IN CABINET A, SLIDE 275, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 08 DEGREES 09 MINUTES 12 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID LOT 1, REEVES ADDITION AND THE APPARENT WEST LINE OF SAID LOT 1, WILSON ADDITION, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS, THE RECOGNIZED SOUTHWEST CORNER OF SAID LOT 1, REEVES ADDITION AND THE RECOGNIZED MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK A, AT 175.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 274.98 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE APPARENT NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF ROCKWALL, RECORDED IN DOCUMENT NO. 2019-000023397, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID LOT 1, BLOCK A AND THE APPARENT SOUTHWEST CORNER OF SAID LOT 1, WILSON ADDITION;

THENCE NORTH 79 DEGREES 41 MINUTES 28 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID LOT 1, BLOCK A AND THE APPARENT NORTH LINE OF SAID CITY OF ROCKWALL TRACT, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 08 DEGREES 09 MINUTES 12 SECONDS EAST, OVER AND UPON SAID LOT 1, BLOCK A PASSING THE SOUTHWEST CORNER OF SAID LOT 1, REEVES ADDITION AND CONTINUING ALONG THE RECOGNIZED WEST LINE OF SAID REEVES ADDITION AND THE APPARENT MOST NORTHERLY EAST LINE OF SAID LOT 1, BLOCK A, A TOTAL DISTANCE OF 274.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27,478.77 SQ. FT. OR 0.631 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I Michael B. Hunter and Vickie D. Hunter the undersigned owner(s) of the land shown on this plat, and designated herein as the Hunter Addition 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I Michael B. Hunter and Vickie D. Hunter further certify that all other parties who have a mortgage or lien interest in the Hunter Addition subdivision have been notified and signed this plat. I Michael B. Hunter and Vickie D. Hunter 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 Michael B. Hunter and Vickie D. Hunter 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. 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 county's engineer and/or county 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 council of the City of Rockwall.

I Michael B. Hunter 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 Michael B. Hunter and Vickie D. Hunter, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Michael B. Hunter and Vickie D. Hunter may have as a result of the dedication of exactions made herein.

Owners: Michael B. Hunter and Vickie D. Hunter

By: Michael B Hunter

By: Vickie D. Hunter

STATE OF TEXAS COUNTY OF ROCKWALL

NOTARY PUBLIC

Before me, the undersigned authority, on this day personally appeared Vickie D. Hunter, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 16 day of November 2023

Notary Public in and for the State of Texas: [Signature]

My Commission Expires: 9-13-2025

FINAL PLAT LOT 1, BLOCK A HUNTER ADDITION BEING A REPLAT OF LOT 1 OF REEVES ADDITION AND LOT 1-1, BLOCK A, BARZ ACRE ADDITION BEING ONE (1) LOT 0.631 ACRES OR 24,478.77 SQ. FT. SITUATED WITHIN THE S. KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS P2023-031