

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE (Public Dedication)

WHEREAS, VANILLA BEAN PROPERTIES SERIES 8 LLC, DONALD H. KINSEY and TARI L. KINSEY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Block 9 and Block 10, Farmers and Merchants National Bank Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume R, Page 313 of the Deed Records of Rockwall County, Texas, and being more particularly described

BEGINNING at a 1/2" iron rod found for corner at the intersection of the east right-of-way of Kemodle Street and the north right-of-way line of Cornelia Street, at the southwest corner of said Block 9;

THENCE N. 00 deg. 26 min. 35 sec. W. along east right-of-way line of Kernodle Street, a distance of 310.67 feet to a 1/2" iron rod found for comer;

THENCE N. 89 deg. 59 min. 53 sec. E. a distance of 121.47 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 1, Block A, Replat of part of Block 10, Farmers & merchant National Bank Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 118 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 00 min. 31 sec. E. a distance of 108.94 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1, Block A, of Replat;

THENCE S. 89 deg. 30 min. 08 sec. W. a distance of 20.64 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 16 min. 27 sec. E. a distance of 100.31 feet to a 3/8" iron rod found for corner;

THENCE S. 00 deg. 33 min. 35 sec. E. a distance of 100.66 feet to a 1/2" iron rod found for corner in the north right-of-way line of Cornelia Street;

THENCE S. 89 deg. 39 min. 57 sec. W. a distance of 99.91 feet to the POINT OF BEGINNING and containing 33,299 square feet or 0.76 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 KINSEY ADDITION LOTS 1, 2, & 3, 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 KINSEY ADDITION LOTS 1, 2, & 3, 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.

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, 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain
- 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, 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 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

7) Property owners are responsible for maintenace, repair and replacement of all retaining walls and drainage and detention systems in easements.

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.

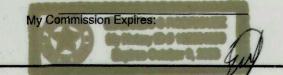
DONALD H. KINSEY, INDIVIDUALLY and for VANILLA BEAN PROPERTIES SERIES 8 LLC

TARI L. KIMSEY, INDIVIDUALLY
and for VANILLA BEAN PROPERTIES SERIES 8 LLC

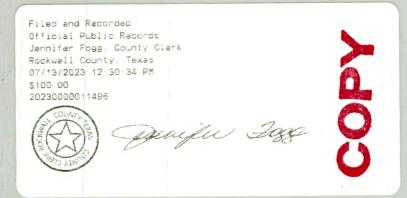
STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DONALD H. KINSEY 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

eration therein stated. 2023 Given upon my hand and seal of office this



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.



STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TARI L. KINSEY 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

Notary Public in and for the State of Texas

2023

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

7-11-2023

APPROVED

I hereby certify that the above and foregoing plat of KINSEY ADDITION LOTS 1, 2, & 3, 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 ____ day of______.

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.

7-11-2023

FINAL PLAT

KINSEY ADDITION LOTS 1, 2, 3 & 4 BLOCK A

BEING A REPLAT OF PART OF BLOCK 9 AND BLOCK 10 FARMERS & MERCHANTS NATIONAL BANK ADDITION

0.76 ACRES OR 33,299 S.F. (3 LOTS)

B.F. BOYDSTON SURVEY, A-14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

VANILLA BEAN PROPERTIES SERIES 8 LLC DONALD H. KINSEY TARI L. KINSEY 2 MANOR COURT HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 10150900

TELEVISION GAS PHONE FIRE POWER CABLE RISER METER RISER HYDRANT POLE LIGHT ELECTRIC METER CLIENT KINSEY 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SYMBOL LEGEND