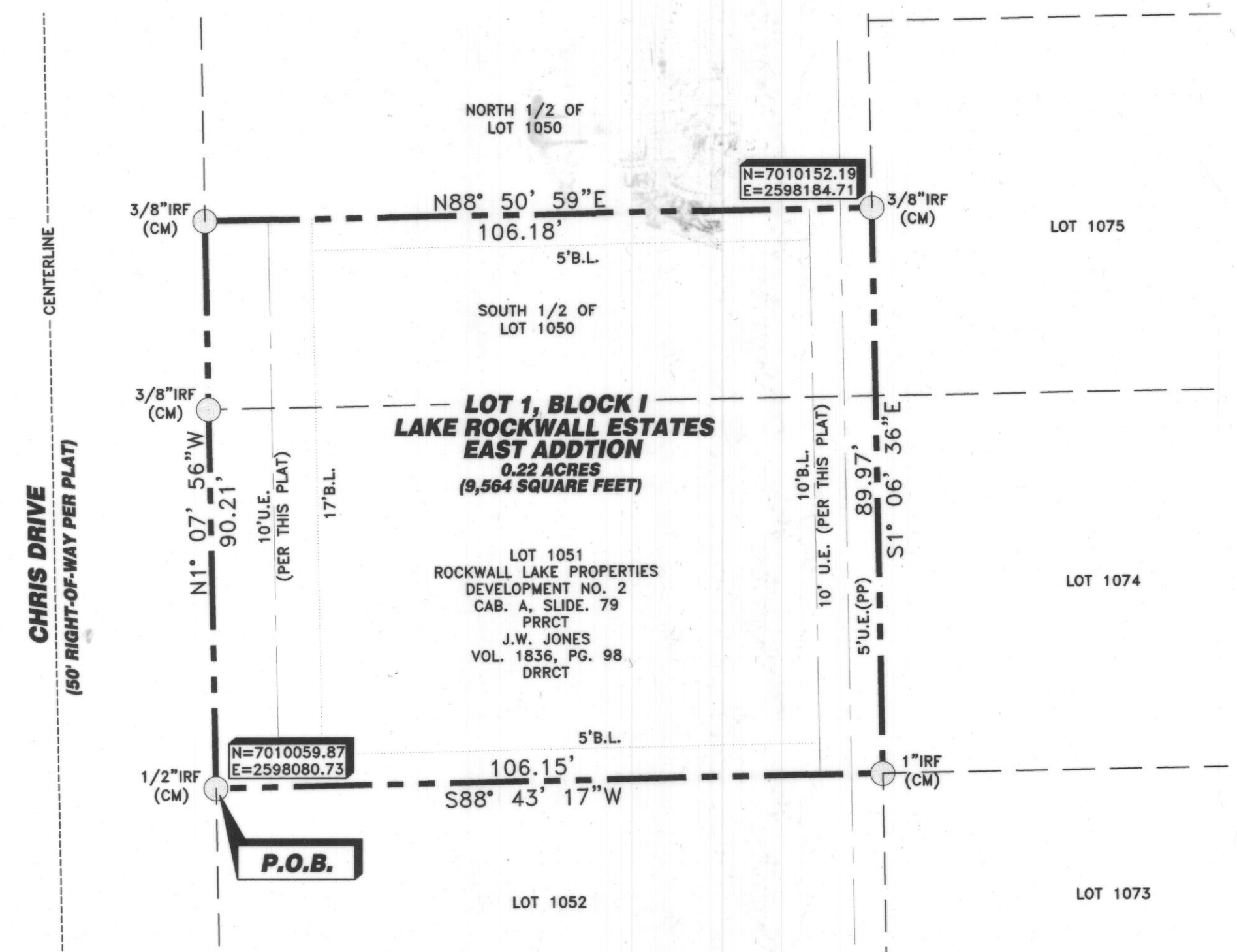
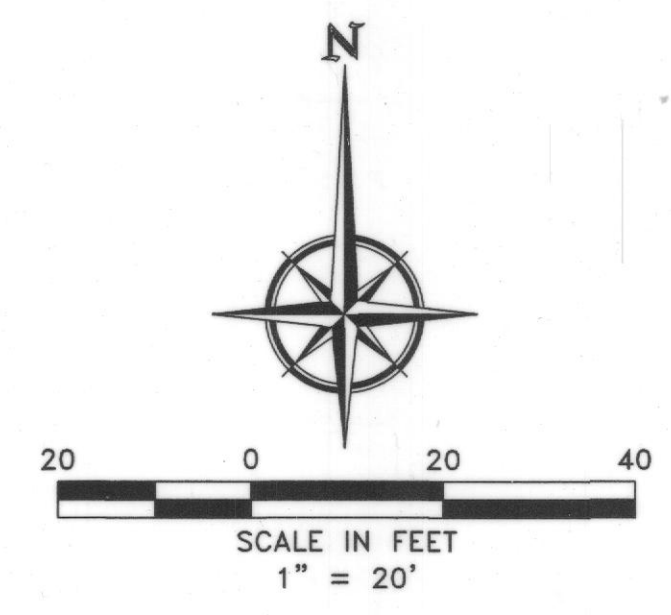


VICINITY MAP  
N.T.S.



**STANDARD NOTE**  
 1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

- GENERAL NOTES**
- Bearing are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011).
  - Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2008, for Rockwall County, Texas.
  - The City Council approved a 17 foot front yard setback on October 19, 2020 by Case No. MIs2020-011.
  - The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

**LEGEND**

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT CAB. A, SLIDE 79

**SURVEYOR/ENGINEER:**  
 TOM FIDLER (SURVEYOR)  
 MITCH LENAMOND (ENGINEER)  
 ERIC L. DAVIS ENGINEERING, INC.  
 P.O. BOX 2637  
 FORNEY, TX 75126  
 (972) 564-0592

**OWNER:**  
 GUADALUPE GUARDIOLA  
 247 CHRIS DRIVE  
 ROCKWALL, TEXAS 75032

**DATE REVISED: 1/04/2021**

**FINAL PLAT**  
**LOT 1, BLOCK I**  
**LAKE ROCKWALL**  
**ESTATES**  
**EAST ADDITION**  
 A REPLAT OF LOTS 1051 & S. 1/2 OF 1050  
 ROCKWALL LAKE PROPERTIES  
 DEVELOPMENT NO. 2  
 1 LOT PROPOSED  
 0.22 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 SITUATED IN THE  
**GROVER WELLS SURVEY,**  
**ABSTRACT NO. 219**  
**ROCKWALL, TEXAS**

OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, HWY GUADALUPE GUARDIOLA is the owner of a 0.220 acre tract of land out of the Grover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all Lot 1051 and the south half of Lot 1050 of the Rockwall Lake Properties, an Addition to the City of Rockwall, recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas (PRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Chris Drive (a 50' right-of-way per last mentioned Addition) at the southwest corner of said Lot 1051 common to the northwest corner of Lot 1052 of last mentioned Addition;

THENCE North 01°07'56" West, along the east right-of-way line of said Chris Drive and the west lines of said lot 1051 and Lot 1050, a distance of 90.21 feet, to a 3/8" iron rod found for corner thereof;

THENCE North 88°50'59" East, across said Lot 1050, a distance of 106.18 feet, to a 3/8" iron rod found for corner in the east line of said Lot 1050 common to the west line of Lot 1075 of last mentioned Addition;

THENCE South 01°06'36" East, along the east lines of said Lot 1050 and Lot 1051 common to the west lines of said Lot 1075 and Lot 1074 of last mentioned Addition, a distance of 89.97 feet, to a 1" iron rod found for corner at the southeast corner of said Lot 1051 common to the southwest corner of said Lot 1074, the northeast corner of said Lot 1052, and the northwest corner of Lot 1073 of last mentioned Addition;

THENCE South 88°43'17" West, along the south line of said Lot 1051 common to the north line of said Lot 1052, a distance of 106.15 feet, to the POINT OF BEGINNING and containing 9,564 square feet, or 0.22 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GUADALUPE GUARDIOLA, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK I LAKE ROCKWALL ESTATES, EAST ADDITION, a 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, 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 LOT 1, BLOCK I LAKE ROCKWALL ESTATES, EAST ADDITION subdivision 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:

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

- Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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 exactions made herein.

FOR: GUADALUPE GUARDIOLA  
BY: GUADALUPE GUARDIOLA

*Guadalupe Guardiola*  
BY: Guadalupe Guardiola

FOR: J. W. Jones (LIEN HOLDER)

J. W. Jones

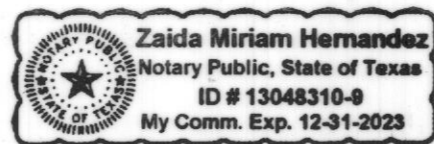
BY: NAME:  
TITLE:

NOTARY CERTIFICATE

STATE OF Texas  
COUNTY OF Dallas

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Guadalupe Guardiola, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 15<sup>th</sup> day of January, 2021.

Notary Stamp:  Zaida Miriam Hernandez  
Notary Public, State of Texas  
ID # 13048310-9  
My Comm. Exp. 12-31-2023

*Zaida Miriam Hernandez*  
Notary Signature

APPROVAL CERTIFICATE

*[Signature]*  
Planning & Zoning Commission, Chairman

01-26-2021  
Date

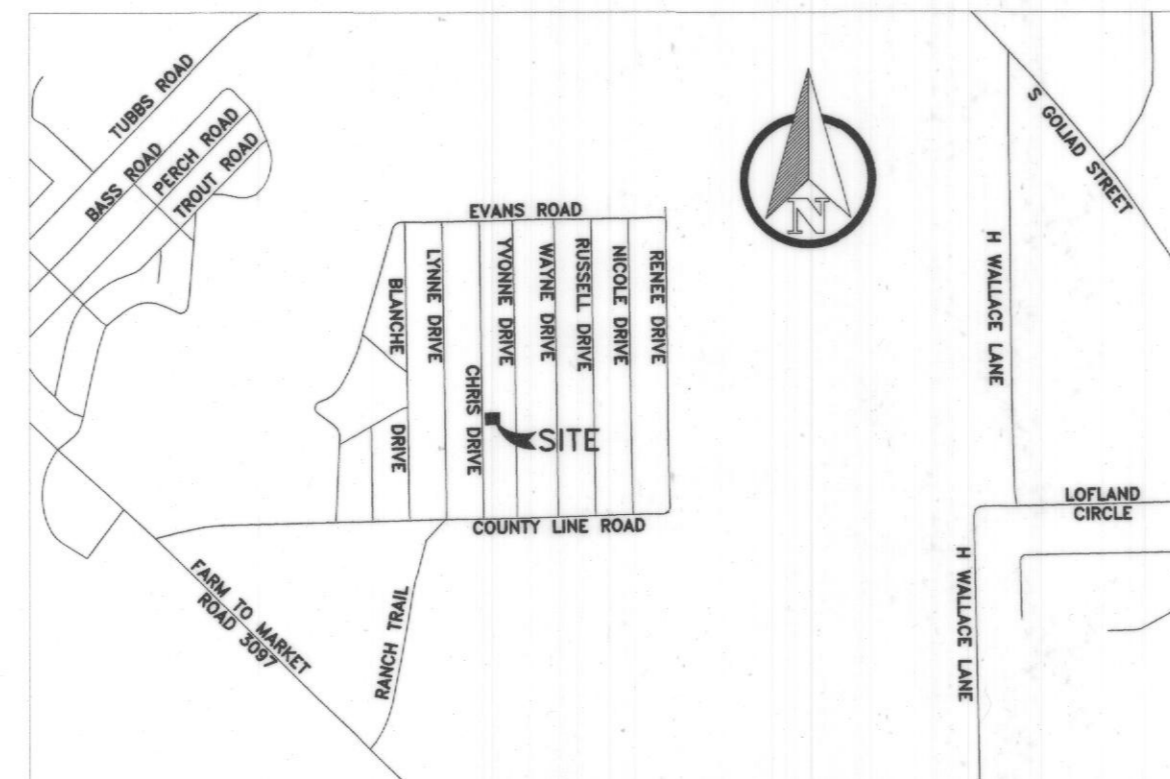
APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 7 day of January, 2021.

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.

WITNESS OUR HANDS, this 26 day of January, 2021.

*[Signatures]*  
Mayor, City of Rockwall    *[Signature]* City Secretary    *[Signature]* City Engineer



VICINITY MAP  
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS 20<sup>th</sup> DAY OF January, 2021.

*[Signature]*  
TOM FIDLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3940



Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
01/28/2021 08:14:48 AM  
\$100.00  
20210000002233



*[Signature]*

STANDARD NOTE

- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

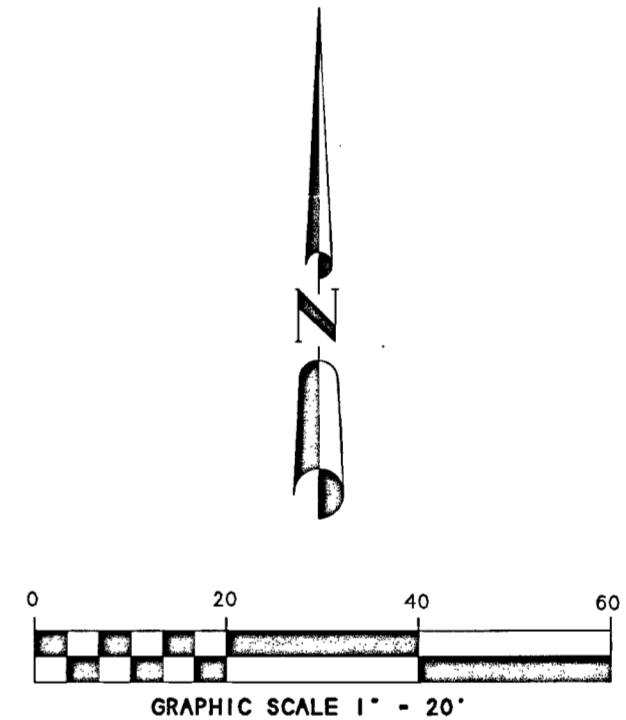
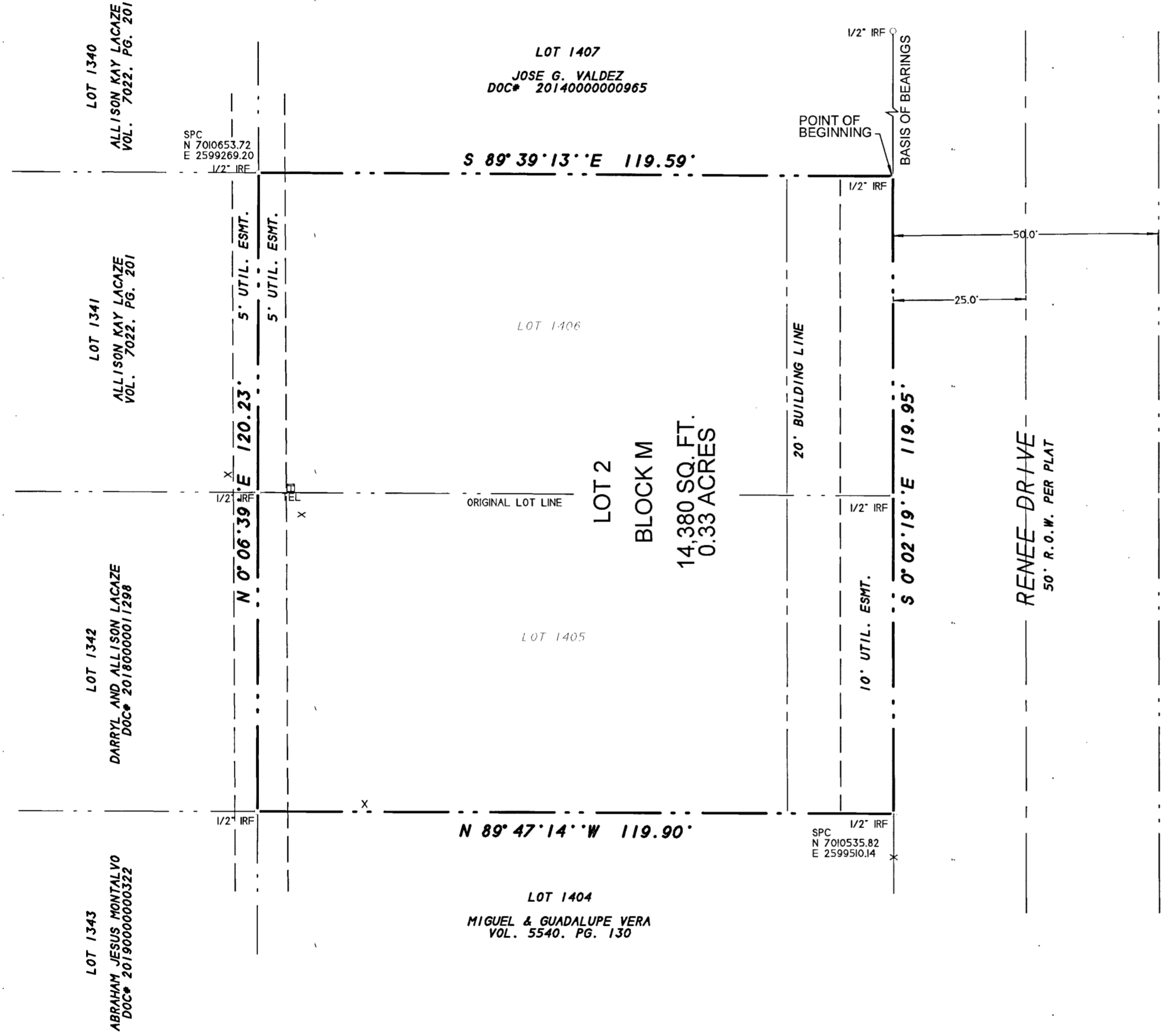
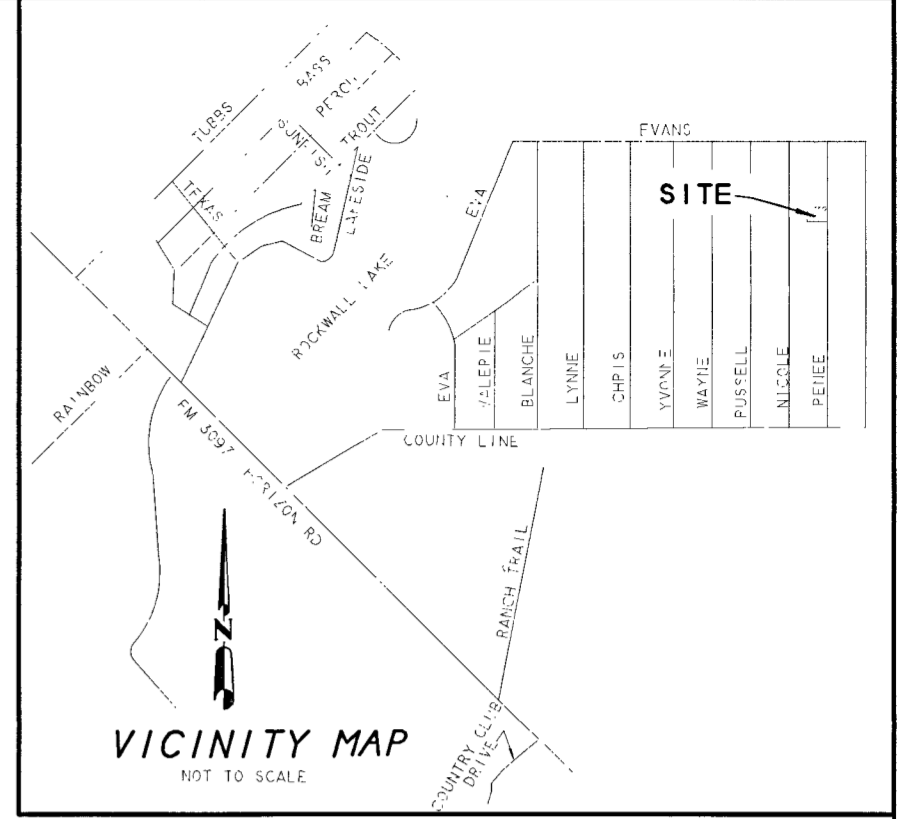
**FINAL PLAT**  
**LOT 1, BLOCK I**  
**LAKE ROCKWALL**  
**ESTATES**  
**EAST ADDITION**

A REPLAT OF LOTS 1051 & S. 1/2 OF 1050  
ROCKWALL LAKE PROPERTIES  
DEVELOPMENT NO. 2  
1 LOT PROPOSED  
0.22 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
GROVER WELLS SURVEY,  
ABSTRACT NO. 219  
ROCKWALL COUNTY, TEXAS

SURVEYOR/ENGINEER:  
TOM FIDLER (SURVEYOR)  
MITCH LENAMOND (ENGINEER)  
ERIC L. DAVIS ENGINEERING, INC.  
P.O. BOX 2637  
FORNEY, TX 75126  
(972) 564-0592

OWNER:  
GUADALUPE GUARDIOLA  
247 CHRIS DRIVE  
ROCKWALL, TEXAS 75032

DATE REVISED: 1/04/2021



FINAL PLAT  
**LOT 2, BLOCK M**  
**LAKE ROCKWALL ESTATES**  
**EAST ADDITION**

BEING A REPLAT OF LOTS 1405 AND 1406  
 ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2  
 0.33 ACRES OR 14,380 S.F.  
 ( 1 LOT )  
 SITUATED IN THE WELLS SURVEY, A-219  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND											
(C)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)
TV	GAS	W	PH	SP	FF	FP	FP	FP	FP	FP	FP
TELEVISION	GAS	W	PH	SP	FF	FP	FP	FP	FP	FP	FP
CHL. TUB	PETER	W	PH	SP	FF	FP	FP	FP	FP	FP	FP
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
ELECTR.	ELEC.	W	PH	SP	FF	FP	FP	FP	FP	FP	FP
WELL	WELL	W	PH	SP	FF	FP	FP	FP	FP	FP	FP
WELL	WELL	W	PH	SP	FF	FP	FP	FP	FP	FP	FP
(X)	(Y)	(Z)	(AA)	(AB)	(AC)	(AD)	(AE)	(AF)	(AG)	(AH)	(AI)
FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE	FENCE

OWNER:  
 ALEJANDRO FLORES  
 1950 JOHN KING BLVD APT 3710  
 ROCKWALL, TEXAS 75032

**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 APRIL 19, 2021  
 SCALE 1" = 20' FILE # 20210144-RP  
 CLIENT FLORES

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not 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) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE AND DETENTION SYSTEMS ON SITE.

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ALEJANDRO FLORES, BEING THE OWNER 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 WELLS SURVEY, ABSTRACT NO. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 1405 and Lot 1406, of ROCKWALL LAKE PROPERTIES NO. 2, an Addition in Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 79, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING a 1/2" iron rod found for corner in the west right-of-way line of Renee Drive, at the northeast corner of said Lot 1406 and the southeast corner of Lot 1407;

THENCE S. 00 deg. 02 min. 19 sec. E. along said right-of-way line, a distance of 119.95 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 1405;

THENCE N. 89 deg. 47 min. 14 sec. W. along the south line of Lot 1405, a distance of 119.90 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 1405 and the southeast corner of Lot 1342;

THENCE N. 00 deg. 06 min. 39 sec. E. along the east line of Lot 1342 and Lot 1341, a distance of 120.23 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1406;

THENCE S. 89 deg. 39 min. 13 sec. E. along the north line of Lot 1406, a distance of 119.59 feet to the POINT OF BEGINNING and containing 14,380 square feet or 0.33 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 LOT 2, BLOCK M, LAKE ROCKWALL ESTATES EAST ADDITION, 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 LOT 2, BLOCK M, LAKE ROCKWALL ESTATES EAST ADDITION, 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.

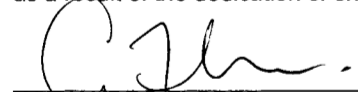
I also understand the following:

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

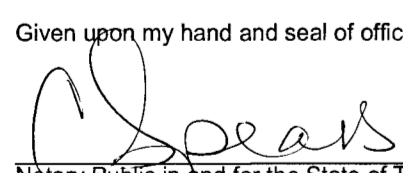
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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.

  
ALEJANDRO FLORES

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ALEJANDRO FLORES 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 19th day of July, 2021.  
  
Notary Public in and for the State of Texas

My Commission Expires: 9/16/2023



Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
07/22/2021 11:07:24 AM  
\$100.00  
20210000019737



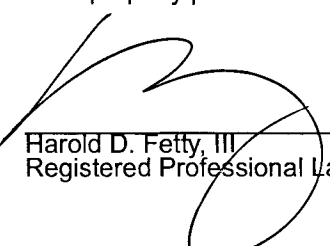


NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within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

Date 6/29/21

APPROVED

I hereby certify that the above and foregoing plat of LOT 2, BLOCK M, LAKE ROCKWALL ESTATES EAST ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6 day of July, 2021.

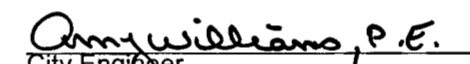
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 21 day of July, 2021.

  
Mayor, City of Rockwall

  
City Secretary City of Rockwall

  
City Engineer

Date 6/29/21



FINAL PLAT

LOT 2, BLOCK M  
LAKE ROCKWALL ESTATES  
EAST ADDITION

BEING A REPLAT OF LOTS 1405 AND 1406  
ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2  
0.33 ACRES OR 14,380 S.F.

( 1 LOT )  
SITUATED IN THE WELLS SURVEY, A-219  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

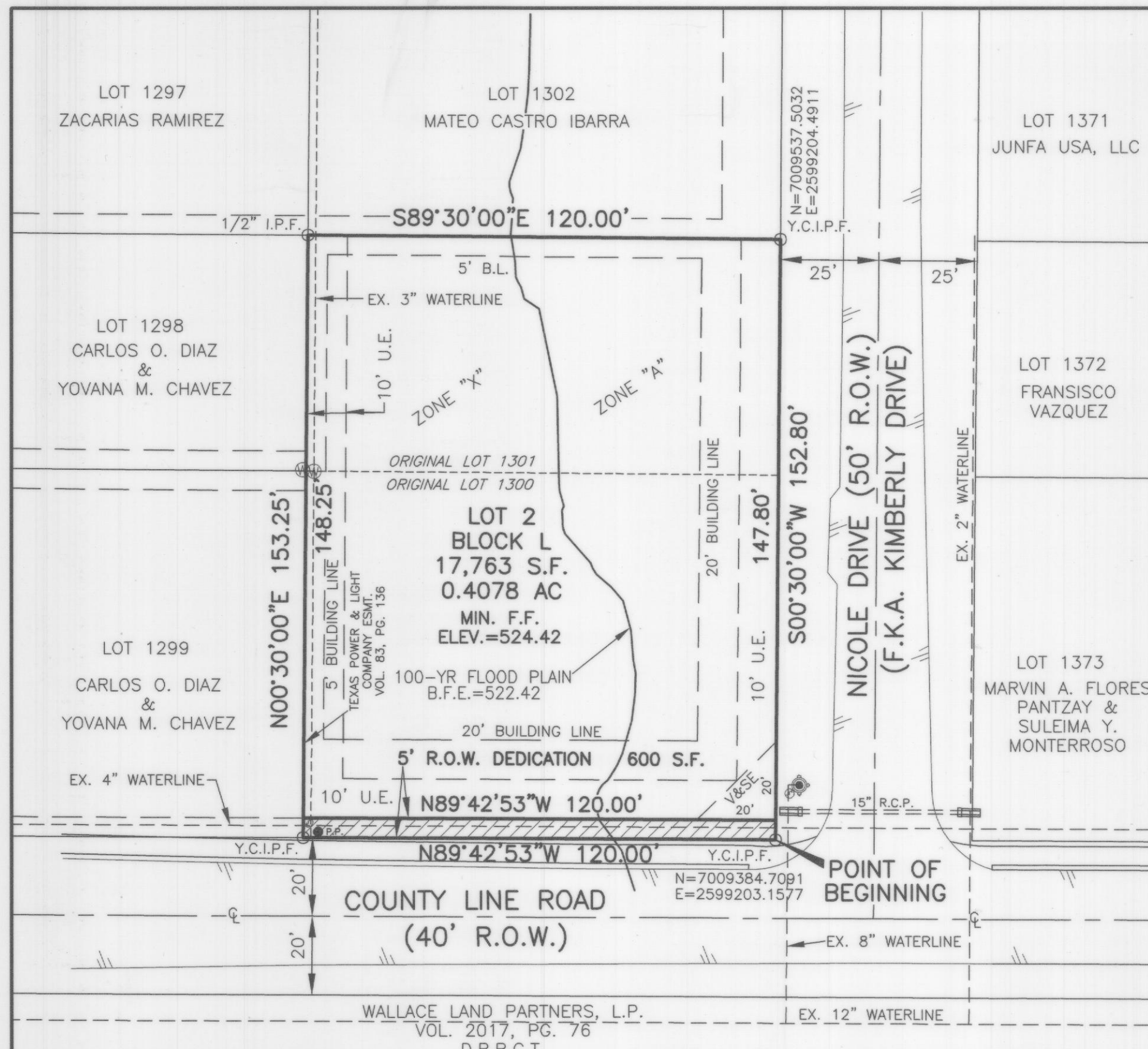
SYMBOL LEGEND									
TV	GAS	TEL	PO	SE					
TELEPHONE	GAS	PHONE	PO	SEWER					
CABLE STRIP	METER	REF	INTERFAC	POLE					
ELEC.	ELEC	RD	LP	2" BF					
ELECTRIC	WATER	WATER	WATER	1" CHASE					
PIPE	SUBURFACE	METER	LIGHT						
	PIPE	PIPE							
-X-	ENTRANCE LINE	ALL LOTS	PROFES						
FENCE	SURV. ETC.	USE	PLAN						

OWNER:  
ALEJANDRO FLORES  
1950 JOHN KING BLVD APT 3710  
ROCKWALL, TEXAS 75032

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 APRIL 19, 2021  
SCALE 1" = 20' FILE # 20210144-RP  
CLIENT FLORES



**NOTES:**

1. Located in the City of Rockwall, Texas
2. 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.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. Bearings based on the east line of Rockwall Lake Properties, Cabinet A, Slide 79 (S00°30'00"W)
5. State plain coordinates based on NAD 83, Texas North Central 4202, US Survey Feet.

Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

**FLOOD NOTE:**

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a 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 shall not create liability on the part of the surveyor.

APPROVED: *[Signature]*  
 Planning and Zoning Commission Chairman

7/12/2022 Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 11<sup>th</sup> day of June, 2022.

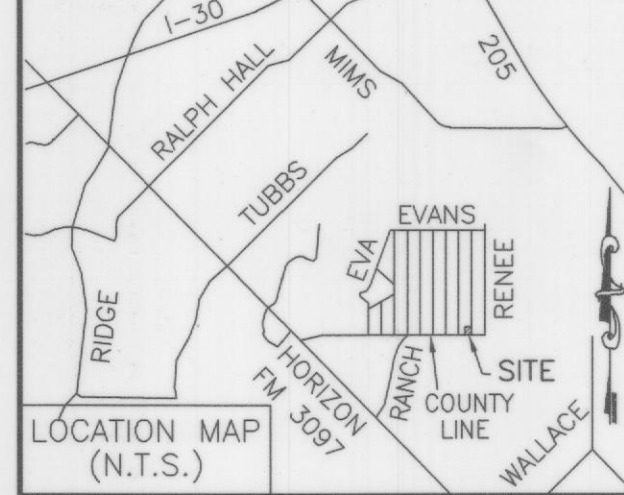
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 11<sup>th</sup> day of July, 2022

*[Signature]*  
 Mayor, City of Rockwall

*[Signature]*  
 City Secretary

*[Signature]*, P.E.  
 City Engineer



**LEGEND**

B.F.E. - BASE FLOOD ELEVATION  
 I.P.F. - IRON PIN FOUND  
 V&SE - 20'x20' VISIBILITY AND SIDEWALK EASEMENT  
 D.R.R.C.T. - DEED RECORDS, ROCKWALL COUNTY, TEXAS  
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
 Y.C.I.P.F. - 1/2" IRON PIN FOUND WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

STATE OF TEXAS  
 COUNTY OF ROCKWALL

OWNER'S CERTIFICATE  
 2022000015510 1/1 PLAT 07/13/2022 12:29:45 PM

Whereas, Shepherd Place Homes, Inc., is the owner of a tract of land situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 1300 and Lot 1301 of Rockwall Lake Properties, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Slide 79, Plat Records, Rockwall County, Texas and as conveyed to Shepherd Place Homes, Inc. by deed recorded in Volume 5172, Page 121, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" at the intersection of the north right-of-way line of County Line Road (40' R.O.W.) and the west right-of-way line of Nicole Drive (50' R.O.W.) (a.k.a. Kimberly Drive) and for the southeast corner of said Lot 1300;

Thence, North 89°42'53" West, along the north right-of-way line of said County Line Road and the south line of said Lot 1300, a distance of 120.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 1300 and the southeast corner of Lot 1299 of said Rockwall Lake Properties;

Thence, North 00°30'00" East, along the west lines of said Lots 1300 and 1301, the east line of said Lot 1299 and the east line of Lot 1298 of said Rockwall Lake Properties, a distance of 153.25 feet to a 1/2" iron pin found for the northwest corner of said Lot 1301, the northeast corner of said Lot 1298, the southeast corner of Lot 1297 and the southwest corner of Lot 1302 of said Rockwall Lake Properties;

Thence, South 89°30'00" East, along the north line of said Lot 1301 and the south line of said Lot 1302, a distance of 120.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the west right-of-way line of said Nicole Drive and for the northeast corner of said Lot 1301 and the southeast corner of said Lot 1302;

Thence, South 00°30'00" West, along the west right-of-way line of said Nicole Drive and the east lines of said Lots 1300 and 1301, a distance of 152.80 feet to the Point of Beginning and containing 18,363 square feet or 0.4215 acres of land.

WITNESS, my hand, this 17 day of June, 2022.

*[Signature]*  
 Shephard Place Homes, Inc., Owner  
 By: Robbie Lee Hale

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robbie Lee Hale, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF June, 2022.

*[Signature]*  
 Notary Public for the State of Texas  
 My Commission expires 04-05-2026

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

*[Signature]*  
 James Bart Carroll  
 Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR JAMES BART CARROLL 5129

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS INTO ONE LOT.

GRAPHIC SCALE  
 30 0 15 30 60  
 ( IN FEET )  
 1 inch = 30 ft.

OWNER:  
 SHEPHERD PLACE HOMES, INC.  
 10527 CHURCH RD, SUITE 201  
 DALLAS, TEXAS 75238  
 (972) 475-1100

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 ROCKWALL LAKE PROPERTIES LOT 1300R, a 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, 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 ROCKWALL LAKE PROPERTIES LOT 1300R subdivision 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 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

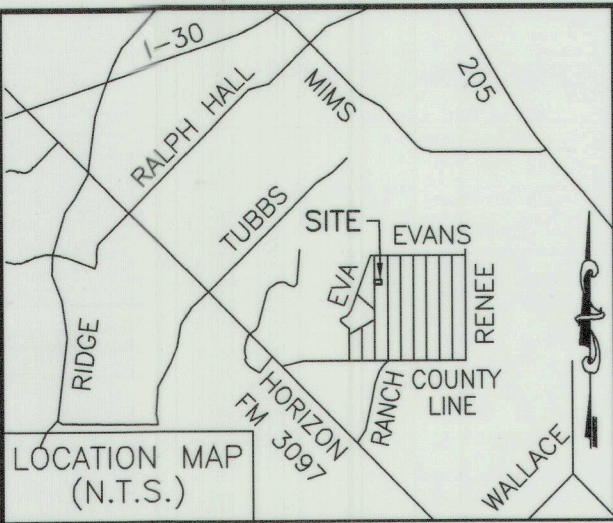
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

REPLAT  
 LOT 2, BLOCK L  
 LAKE ROCKWALL ESTATES EAST ADDITION

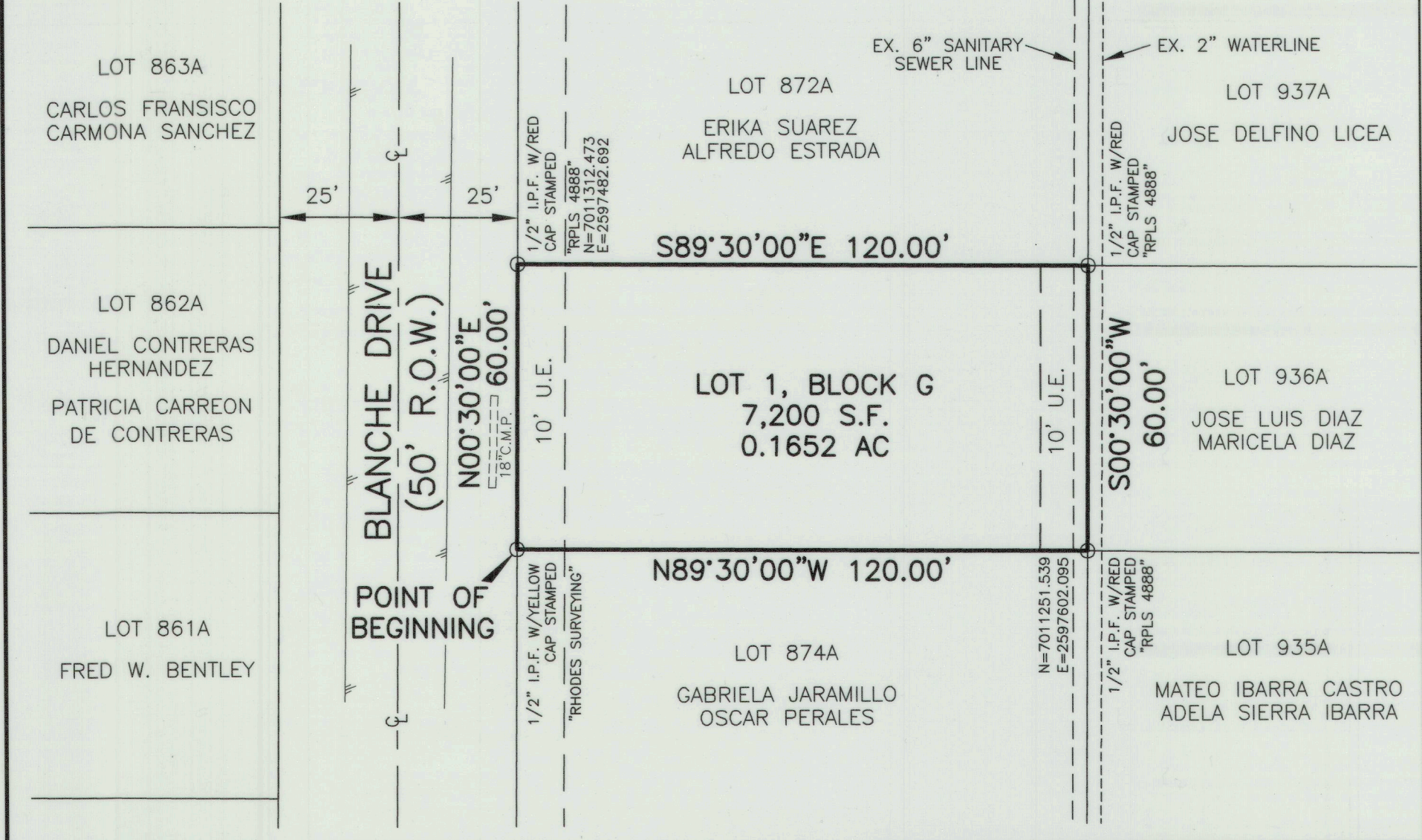
Being a replat of Lots 1300 and 1301  
 Rockwall Lake Properties No. 2 Addition  
 Being a 0.4215-Acres (18,363 SF)  
 Cabinet A, Slide 79, P.R.R.C.T.  
 Situated within the Glover Wells Survey, Abstract No. 219  
 City of Rockwall, Rockwall County, Texas  
 Case No.: P2022-024

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11 972-742-4411		TBPELS REGISTRATION NO.: F-21608	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3077-22	1"=30'	MAY 31, 2022	CP



**LEGEND**

B.L. - BUILDING LINE  
 I.P.F. - IRON PIN FOUND  
 U.E. - UTILITY EASEMENT  
 D.R.R.C.T. - DEED RECORDS, ROCKWALL COUNTY, TEXAS  
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



**NOTES:**

1. Located in the City of Rockwall, Texas
2. 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.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. Bearings based on the east line of Rockwall Lake Properties, Cabinet A, Slide 79 (S00°30'00"W)
5. State plain coordinates based on NAD 83, Texas North Central 4202, US Survey Feet.

Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

**FLOOD NOTE:**

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, all of the subject property lies within Zone "X" and is not shown to be within a 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 shall not create liability on the part of the surveyor.

**SURVEYOR CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

*[Signature]*  
 James Bart Carroll  
 Texas Registered Professional Land Surveyor No. 5129

**STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR**  
 JAMES BART CARROLL  
 5129

**GRAPHIC SCALE**  
 30 0 15 30 60  
 ( IN FEET )  
 1 inch = 30 ft.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF ROCKWALL

2023000003100 1/1 PLAT 03/01/2023 10:10:50 AM

Whereas, Erick Cruz Mendoza, is the owner of a tract of land situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 873A of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Slide 79, Plat Records, Rockwall County, Texas and as conveyed to Erick Cruz Mendoza by deed recorded in Instrument No. 2022000000474, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "RHODES SURVEYING" on the east right-of-way line of Blanche Drive (50' R.O.W.) and for the southeast corner of said Lot 873A and the northwest corner of Lot 874A;

Thence, North 00°30'00" East, along the east right-of-way line of Blanche Drive (50' R.O.W.) and the west line of said Lot 873A, a distance of 60.00 feet to a 1/2" iron pin found with red cap stamped "RPLS 4888" for the northwest corner of said Lot 873A and the southwest corner of Lot 872A;

Thence, South 89°30'00" East, along the north line of said Lot 873A and the south line of said Lot 872A, a distance of 120.00 feet to a 1/2" iron pin found with red cap stamped "RPLS 4888" for the northeast corner of said Lot 873A, the southeast corner of said Lot 872A, the southwest corner of Lot 937A and the northwest corner of Lot 936A;

Thence, South 00°30'00" West, along the east line of said Lot 873A and the west line of said Lot 936A, a distance of 60.00 feet to a 1/2" iron pin found with red cap stamped "RPLS 4888" for the southeast corner of said Lot 873A, the southwest corner of said Lot 936A, the northwest corner of Lot 935A and the northeast corner of said Lot 874A;

Thence, North 89°30'00" West, along the south line of said Lot 873A and the north line of said Lot 874A, a distance of 120.00 feet to the Point of Beginning and containing 7,200 square feet or 0.1652 acres of land.

WITNESS, my hand, this 9<sup>th</sup> day of November, 2022.

*[Signature]*  
 Erick Cruz Mendoza, Owner

STATE OF TEXAS  
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Erick Cruz Mendoza, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9<sup>th</sup> DAY OF November, 2022.

*[Signature]*  
 Notary Public for the State of Texas  
 My Commission expires 01-25-25

**CHRISTI PHILLIPS**  
 Notary Public, State of Texas  
 Comm. Expires 01-25-2025  
 Notary ID 1201277-0

**APPROVED**  
*[Signature]* 2/27/23  
 Planning and Zoning Commission Chairman Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 27 day of February, 2023.

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.

WITNESS OUR HANDS, this 27<sup>th</sup> day of February, 2023.

*[Signature]*  
 Mayor, City of Rockwall

*[Signature]*  
 City Secretary

*[Signature]*, P.E.  
 City Engineer

**CITY OF ROCKWALL TEXAS**

Filed and Recorded  
 Official Public Records  
 Jennifer Egg, County Clerk  
 Rockwall County, Texas  
 03/01/2023 10:10:50 AM  
 \$50.00  
 2023000003100

*[Signature]*

**OWNER:**  
 ERICK CRUZ MENDOZA  
 4100 ANDYS LANE  
 PARKER, TEXAS 75002

THE PURPOSE OF THIS PLAT IS TO  
 ADD EASEMENTS TO THE EXISTING  
 PLATTED LOT.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK G, LAKE ROCKWALL ESTATES EAST ADDITION, a 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, 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 LOT 1, BLOCK G, LAKE ROCKWALL ESTATES EAST ADDITION, 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 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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 County; 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 exactions made herein.

**FINAL PLAT**  
**LOT 1, BLOCK G**  
**LAKE ROCKWALL ESTATES EAST ADDITION**

Being a replat of Lot 873A  
 Rockwall Lake Properties No. 2 Addition  
 Being a 0.1652-Acres (7,200 S.F.)  
 Cabinet A, Slide 79, P.R.R.C.T.  
 Situated within the Glover Wells Survey, Abstract No. 219  
 City of Rockwall, Rockwall County, Texas  
 Case No.: P2022-051

**CARROLL CONSULTING GROUP, INC.**  
 P.O. BOX 11 972-742-4411 TBPELS REGISTRATION NO.: F-21608  
 LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3214-22	1"=30'	OCTOBER 24, 2022	CP