

2.5' ESM'T. TO S. W. BELL

NOTE:

Drainage & Utility Easement Along Rears Of Lots 14 Thru 24 Revised August 1972.

REVISED

## LAKE RIDGE PARK

ROCKWALL, TEXAS

DANIEL ATKINS SURVEY - ... ABSTRACT NO. I E. P. GAINES CHISUM SURVEY-ABSTRACT NO. 64

ROCKWALL COUNTY, TEXAS

## GEORGE O. YAMINI COMPANY, INC., TRUSTEE ~ OWNER 521 MEADOWS BUILDING ~ DALLAS, TEXAS

C. L. MOON, INC. ~ ENGINEERS 11554 E. NORTHWEST HWY.~DALLAS, TEXAS

3CALE: 1 =100'

FEBRUARY, 1972

OWNER'S CERTIFICATE

PTATE OF TEXAS

WHEREAS, George O. Yamini Company, Inc., Trustee, is the owner of a tract of land Situated in the Daniel Atkins Survey, Abstract No. 1 and the E. P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the east corner of said tract of land, said point being in the westerly limit of State Farm Road 740, said point being in the northwesterly line of M. R. & T. Railroad 100'

Right of Way; an iron stake set for corner;
THENCE S39\*52'W, with the northwesterly line of said Railrond right of way, 150,32' to the beginning of a curve to the right, having a radius of 5679.65' and a central angle of 6°01'41"; an iron stake set for corner:

THENCE in a southwesterly direction with the northwesterly line of said Railroad right of

way and along said curve, 597.56' to a point in the bed of a creek; a point for corner;
THENCE in a westerly, southwesterly, and northwesterly direction with the property line of said George O. Yamini Company, Inc. tract and following the meanderings of a creek as follows:
N32\*06'W, 93.19' to a point for corner;

N9°54'E, 48.69' to a point for corner: N66°55'W, 80.50' to a point for corner; N45°24'W, 117.46' to a point for corner:

N80°50'W, B2.71' to a paint for corner; 864°25'W, 63.62' to a point for corner; N46°27'W, 84.06' to a point for corner;

N31\*37'w, 128.86' to a point for corner; N68\*36'w, 115.23' to a point for corner; N17\*27'W, 87.71' to a point for corner; N32\*31'W, 136.61' to a point for corner;

N71°21'B, and leaving the bed of said creek, 62,21' to an iron stake set for corner; THENCE N2°31'W, 832,45' to an iron stake set for corner;

THENCE N13°14'B. 342.38' to an iron stake set for corner THENCE 848°30'E, 907,94' to an iron stake set for corner; THENCE 863°48'E, 124.33' to an iron stake set for corner; THENCE S22°00'W, 105.10' to an iron stake set for gorner; THENCE 842\*52'W, 174.00' to an iron stake set for corner;

THENCE 84\*53'E, 27.57' to an iron stake set for corner;
THENCE 865\*56'E, 359.63' to a point in the westerly line of the aforementioned State Farm
Road 740, said point being the beginning of a curve to the left, having a radius of 314.39', a central angle of 15°10' and a tangent bearing of S3°54'W; an iron stake set for corner; THENCE in a southerly direction with the westerly line of said State Road 740 and along

said curve, 83.22' to the end of said curve; an iron stake set for corner; THENCE S11°16'B, and continuing along the westerly line of said State Road, 145.14' to the beginning of a curve to the left, having a radius of 940.86' and a central angle of

6\*24'; an iron stake set for corner; THENCE in a southerly direction and continuing along the westerly line of said State Road 740 and along said curve, 105.10' to the place of beginning and containing 32.64 acres

NOW THEREPORE, KNOW ALL MEN BY THESE PRESENTS:

THAT George O. Yamini Company, Inc., Trustee, does hereby adopt this plat designating the hereinabove described property as Lake Ridge Park, Revised, an 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 dedicate the easement strips shown on the plat for the mutual use and accommodation of the garbage collection agencies and all public 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 improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips; and any public utility shall have at all times the right of ingress and egress to and from and upon any of the said easements strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any

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WITNESS	MÝ	HAND	AT DALLAS,	TEXAS,	on	this	the	23	day of	_	March		<u>-ن</u> ـ
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Jack Yates, Vice President

STATE OF TEXAS I

Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, On this day did personally appear Jack Yates, Vice President of George O. Yamini Company, Inc., Truste known to me to be the person whose name is subscribed to the Foregoing instrument and acknowleged to me that he executed the same in the capacity therein stated and me-the act mad deed of

Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

THAT I, C. L. MOON, 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 bladed. under my personal supervision, in accordance with the approved Platting Rules of the City of Rockvall. . Texas.

Recommended for Final Approval

Chairman, Planning and Zoning

Before me, the undersigned authority, a Notary Public in and for Dallas County, Three, in this day personally appeared C. L. Moon, 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. and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of March

Notary Public in and for Dallas County, Texas FILED

Par frule 9-26-72

29 day of Sept Simer A. Payne, Clerk of County .
Court, Rockwall County, Texas By: Prubtle Buch Deputy

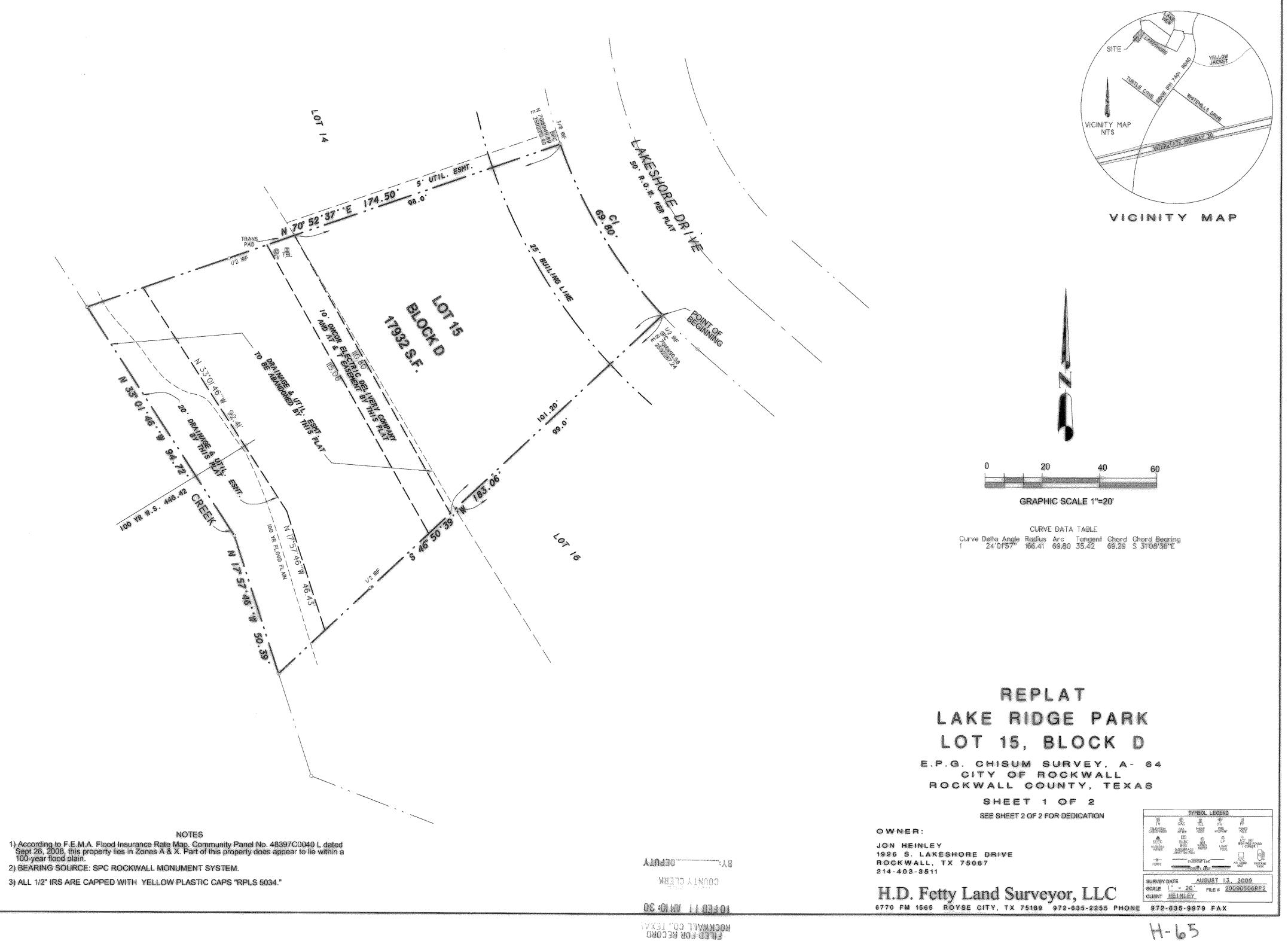
∫commission ; i hereby certify that the above and foregoing Plat of Lake Ridge Park, Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the day of the City of Rockwall on the Third approval shall be invalid unless the approved Plat for such Addition is recorded.

in the office of the County Clerk of Rockwall County, Texas within thirty (30) days from said date of final approval.

Baid Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITHESS MY HAND THIS 28th day of Deptember

87 LOTS :32.G4 AC. VOL. PG.



OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, JON HEINLEY, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being Lot 15, Block D, of LAKE RIDGE PARK, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 153 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 curving southwest right-of-way line of Lakeshore Drive, at the east corner of Lot 15 and north corner of Lot 14, Block D;

THENCE S. 46 deg. 50 min. 39 sec. W. a distance of 183.06 feet to a point in the center of a creek;

THENCE along the meanders of said creek as follows:

N. 17 deg. 57 min. 46 sec. W. a distance of 50.39 feet; N. 33 deg. 01 min. 46 sec. W. a distance of 94.72 feet;

THENCE N. 70 deg. 52 min. 37 sec. E. along the northwest line of said Lot 15, a distance of 174.50 feet to a 3/8" iron rod found for corner in the curving southwest right-of-way line of Lakeshore Drive;

THENCE in a southeasterly direction along a curve to the left having a central angle of 24 deg. 01 min 57 sec., a radius of 166.41 feet, a tangent of 35.42 feet, a chord of S. 31 deg. 08 min. 36 sec. E., 69.29 feet, along said right-of-way line, an arc distance of 69.80 feet to the POINT OF BEGINNING and containing 0.41 acres or 17,832 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as REPLAT LAKE RIDGE PARK, LOT 15, BLOCK D, 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, 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 subdivision have been notified and signed this plat.

We 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.

We also understand the following;

- 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.
- 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 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 fall 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 we may have as a result of the dedication of exaction's made herein.

JONHENIE

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JON HEINLEY 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

Given upon my hand and seal of office this <u>SO</u> day of

November , 2009

Notary Public in and for the State of Texas

/ - 8 - / 3 - / Av Commission Expires:



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 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 I

APPROVED

I hereby certify that the above and foregoing plat of REPLAT LAKE RIDGE PARK, LOT 15, BLOCK D, 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 the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the City Council of the City of Rockwall on the day of the City Council of the City of Rockwall on the City Council of the City of Rockwall on the City Council of the City of Rockwall on the City Council of the City of Rockwall on the City Council of the City of Rockwall on the City Council of the City Council of the City of Rockwall on the City Council of the City Council of the City of Rockwall on the City Council of the City C

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 10th day of 16bruary , 2010

Mayor, City of Rockwall

Claud July 2-10-230 City Engineer Fristy wheny

City Secretary City of Rockwall /

02-10-10

HAROLD D. FETTY III

5034 0<sub>FESS</sub> (0<sup>SS</sup>

## REPLAT LAKE RIDGE PARK LOT 15, BLOCK D

E.P.G. CHISUM SURVEY, A- 64 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:

JON HEINLEY 1926 S. LAKESHORE DRIVE ROCKWALL, TX 75087 214-403-3511

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

