

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS DANIEL R. MENDEZ and ALEXANDER MENJIVAR, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN H. BAILEY, JR SURVEY, ABSTRACT NO 45, Rockwall County, Texas, and being all of a tract of land as described in a Gift Warranty deed from Lula May Fenter to Sheila F. Peoples and Deborah J. Wrobel, dated January 15, 2014 and being recorded in Document number 20140000000630 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the southwest right-of-way line of SH 276, at the northeast corner of said Peoples and Wrobel tract, said point also being the northwest corner of a tract of land as described in a Warranty deed to martin Ramirez and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 27 min. 25 sec. W. a distance of 626.10 feet to a 1/2" iron pipe found for corner;

THENCE N. 89 deg. 02 min. 51 sec. W. a distance of 296.33 feet to a 1' iron pipe found for corner;

THENCE N. 00 deg. 28 min. 42 sec. W. a distance of 50.33 feet to a 1 1/2" iron pipe found for corner;

THENCE N. 00 deg. 00 min. 27 sec. E. a distance of 790.71 feet to a 1/2" iron pipe found for corner in the southwest right-of-way line of Sh 276;

THENCE in a southeasterly direction along a curve to the right having a central angle of 03 deg. 39 min. 20 sec, a radius of 2804.79 feet, a tangent of 89.51 feet, a chord of S. 54 deg. 56 min. 08 sec. E., 178.92 feet along said right-of-way line, an arc distance of 178.95 feet to a concrete TXDOT monument found for corner;

THENCE S. 52 deg. 57 min. 33 sec. E. along said right-of-way line, a distance of 194.37 feet to the POINT OF BEGINNING and containing 220,496 square feet or 5.06 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 LOTS 1 & 2, BLOCK A MENDEZ 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 the 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
- 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
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

DANIEL R. MENDEZ

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DANIEL R. MENDEZ 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 _\3__day of _

Notary Public in and for the State of Texas

My Commission Expires:

VICTOR HERNANDEZ My Commission Expir May 31, 2019

Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County, Texas 07/15/2016 08:41:22 AM \$100.00

201600000011902

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 ALEXANDER MENJIVAR 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 day of

Motary Public in and for the State of Texas

May 31,2019 My Commission Expires



VICTOR HERNANDEZ My Commission Expire May 31, 2019

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

* * * HAROLD D. FETTY III 5034

2016

RECOMMENDED FOR FINAL APPROVAL

Commission

4/20/ 2016

APPROVED

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

William Mmy

Mayor, City of Rockwal

6-30-2016 Date

City Secretary City of Rockwa

2014



J 002 FINAL PLAT

LOTS 1 & 2, BLOCK A MENDEZ ADDITION

2 LOTS BEING 5.06 ACRES OR 220496 S.F.

> J.H. BAILEY SURVEY, A-45 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER: DANIEL R. MENDEZ ALEXANDER MENJIVAR 5143 HWY 276 ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

SURVEY DATE APRIL 15. 2016 SCALE | - 60 FILE# 20150134-FP CLIENT MENDEZ

SHEET 2 OF 2

TEL

TELEVISION GAS PHONE FIRE POWER CABLE RISER METER RISER HYDRANT POLE

EASEMENT LINE

WM WATER METER

LIGHT

GÁS

SUBSURFACE JUNCTION BOX

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2016-013

ELECTRIC METER