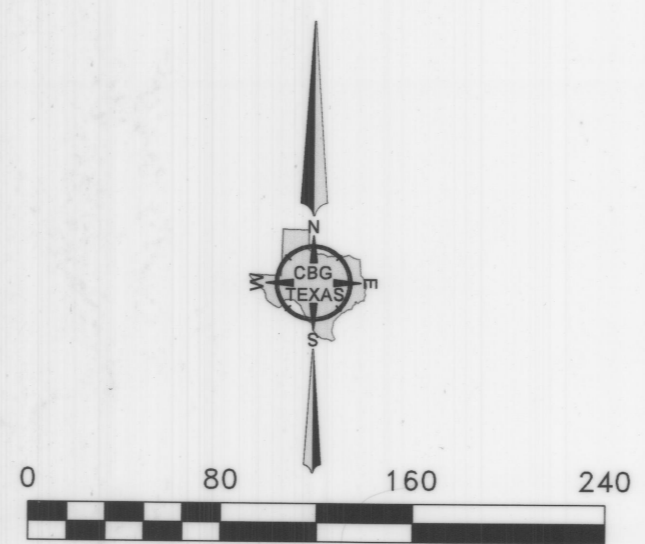


- GENERAL NOTES:**
- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
 - 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0045L, THIS PROPERTY DOES LIE IN ZONE X & ZONE A AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
 - 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.
 - 6) BASE FLOOD ELEVATION IS BASED ON APPROVED FLOOD STUDY BY DEWBERRY DATED 11/06/2020.
 - 7) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.



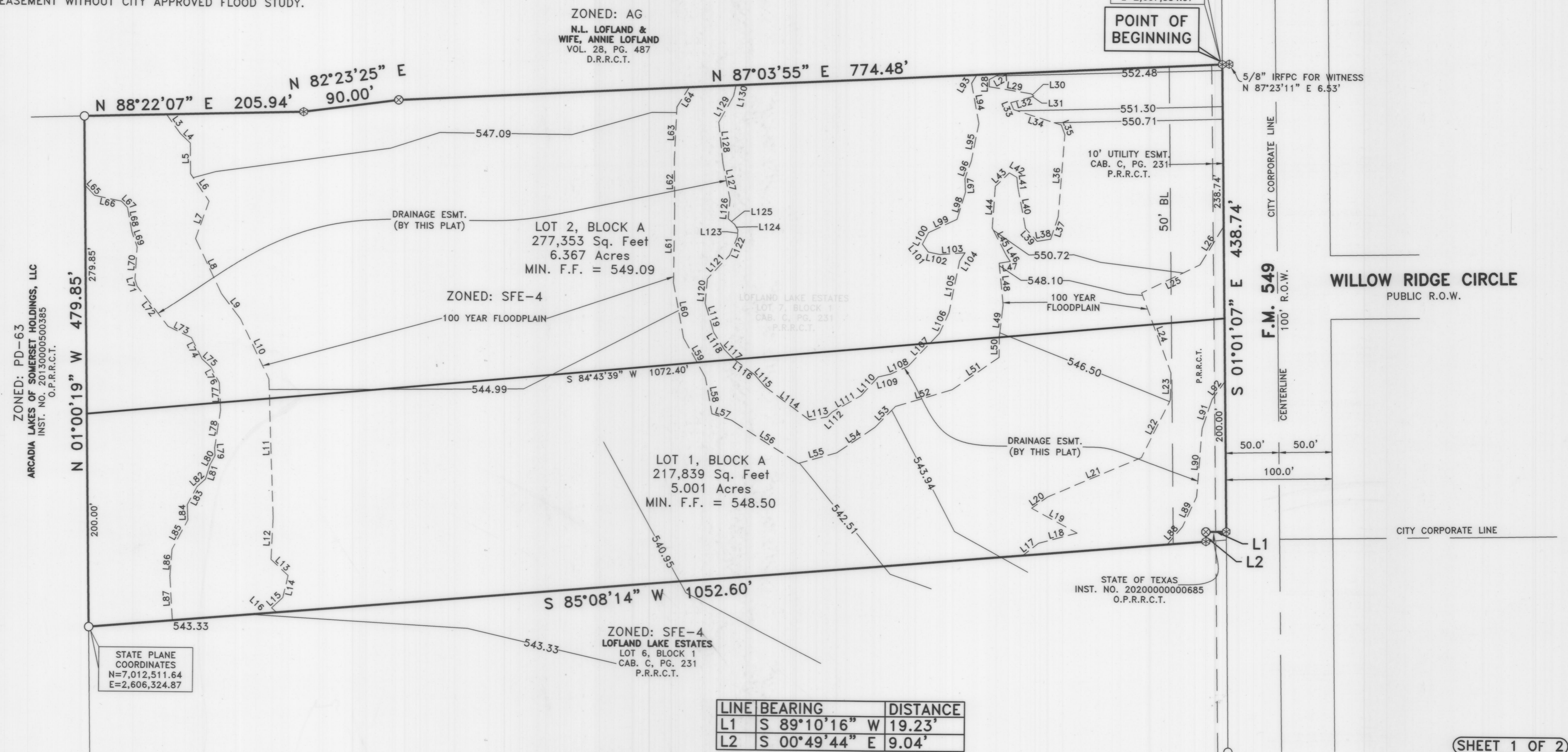
- LEGEND:**
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
 - 5/8" IRFPC = 5/8 INCH IRON ROD FOUND WITH PINK CAP STAMPED "TX DOT"
 - 1/2" IRF = 1/2 INCH IRON ROD FOUND
 - 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
 - CM CONTROLLING MONUMENT
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - R.O.W. RIGHT-OF-WAY
 - SQ.FT. SQUARE FEET
 - INST. NO. INSTRUMENT NUMBER
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

FLOODWAY ESMT.

LINE	BEARING	DISTANCE
L3	S 36°15'33" E	22.34'
L4	S 47°11'00" E	13.03'
L5	S 00°39'45" E	28.72'
L6	S 34°31'57" E	31.16'
L7	S 19°18'55" W	37.39'
L8	S 25°44'07" E	57.14'
L9	S 37°28'57" E	29.76'
L10	S 25°44'03" E	62.48'
L11	S 02°16'11" W	130.10'
L12	S 02°16'11" W	39.41'
L13	S 47°11'00" E	22.04'
L14	S 13°03'32" W	21.28'
L15	S 47°11'00" W	14.30'
L16	S 47°11'00" E	6.26'
L17	N 51°22'41" E	18.87'
L18	N 74°48'15" E	37.55'
L19	N 61°52'11" W	48.71'
L20	N 54°25'09" E	18.19'
L21	N 66°48'29" E	95.52'
L22	N 26°09'56" E	60.72'
L23	N 00°54'59" E	25.26'
L24	N 20°43'56" W	80.03'
L25	N 65°48'41" E	60.85'
L26	N 31°15'11" E	42.45'
L27	S 61°07'51" W	11.12'
L28	S 00°00'00" W	6.63'
L29	S 80°54'36" E	39.87'
L30	S 51°29'50" E	3.19'
L31	S 65°35'32" W	2.74'
L32	S 74°04'02" W	19.77'
L33	S 22°33'33" E	7.11'
L34	S 72°39'13" E	47.05'
L35	S 21°02'01" E	9.58'
L36	S 04°06'14" W	77.41'
L37	S 17°50'47" W	22.30'
L38	S 80°32'41" W	12.85'
L39	N 43°01'24" W	16.33'
L40	N 10°52'47" W	40.09'
L41	N 06°16'48" W	8.68'
L42	N 59°33'46" W	8.18'
L43	S 45°28'40" W	18.31'
L44	S 03°48'29" W	39.39'
L45	S 28°04'38" E	28.56'
L46	S 32°43'21" E	6.98'
L47	S 80°27'15" W	10.49'
L48	S 06°01'49" E	39.59'
L49	S 06°31'00" W	29.72'
L50	S 00°04'32" E	19.69'
L51	S 55°09'02" W	53.64'
L52	S 73°15'48" W	55.24'
L53	S 43°56'58" W	27.25'
L54	S 55°39'40" W	43.49'
L55	S 74°00'48" W	37.32'
L56	S 57°40'31" W	74.81'
L57	N 72°25'55" W	19.38'
L58	N 10°48'32" W	34.77'
L59	N 29°33'18" W	42.09'
L60	N 10°48'32" W	52.73'
L61	N 00°17'46" E	69.00'
L62	N 00°50'12" W	47.51'
L63	N 02°16'11" E	48.82'
L64	N 31°28'44" E	21.93'

DRAINAGE ESMT.

LINE	BEARING	DISTANCE
L65	S 43°57'58" E	13.15'
L66	S 78°09'18" E	25.64'
L67	S 45°00'00" E	8.46'
L68	S 10°43'51" E	23.11'
L69	S 19°29'52" E	15.19'
L70	S 03°24'39" W	30.15'
L71	S 17°16'16" E	7.06'
L72	S 38°13'08" E	47.51'
L73	S 64°30'39" E	24.44'
L74	S 27°04'17" E	22.26'
L75	S 47°42'43" E	11.60'
L76	S 28°31'12" E	16.31'
L77	S 03°24'39" E	25.95'
L78	S 08°28'01" W	35.73'
L79	S 03°16'28" E	7.43'
L80	S 27°54'17" W	10.28'
L81	S 17°12'42" W	13.71'
L82	S 47°39'42" W	10.55'
L83	S 27°34'14" W	19.18'
L84	S 02°19'45" E	14.44'
L85	S 27°56'45" W	31.35'
L86	S 03°51'34" W	24.94'
L87	S 03°33'49" E	41.81'
L88	N 40°17'32" E	22.11'
L89	N 24°51'07" E	30.86'
L90	N 04°02'59" E	64.12'
L91	N 18°28'44" E	29.17'
L92	N 35°20'17" E	20.74'
L93	S 30°53'30" W	9.20'
L94	S 10°32'16" E	38.70'
L95	S 10°55'27" W	35.76'
L96	S 19°39'05" W	17.52'
L97	S 03°08'11" E	12.68'
L98	S 16°45'21" W	26.84'
L99	S 64°34'57" W	29.29'
L100	S 27°56'35" W	12.31'
L101	S 37°42'35" E	9.22'
L102	S 78°01'58" E	11.26'
L103	N 85°24'22" E	23.60'
L104	S 33°08'59" W	9.33'
L105	S 10°58'23" W	49.59'
L106	S 24°02'50" W	21.21'
L107	S 43°14'35" W	43.09'
L108	S 65°57'10" W	17.67'
L109	S 76°53'20" W	11.86'
L110	S 42°04'35" W	24.10'
L111	S 60°02'04" W	30.77'
L112	S 45°22'51" W	6.93'
L113	S 79°06'35" W	16.86'
L114	N 53°46'12" W	52.24'
L115	N 41°14'59" W	14.82'
L116	N 54°15'13" W	24.64'
L117	N 44°53'39" W	12.93'
L118	N 32°03'39" W	18.79'
L119	N 16°45'21" W	28.21'
L120	N 04°35'38" E	23.25'
L121	N 42°38'10" E	30.43'
L122	N 22°24'30" E	18.95'
L123	N 03°14'11" E	6.35'
L124	N 31°46'20" W	5.88'
L125	N 49°15'13" W	8.16'
L126	N 04°35'38" E	18.51'
L127	N 11°35'21" W	34.58'
L128	N 06°16'37" W	38.61'
L129	N 28°54'09" E	28.50'
L130	N 12°06'28" E	10.21'



FINAL PLAT
LOTS 1 AND 2, BLOCK A, NELLER ADDITION
495,192 SQ.FT. / 11.368 ACRES
2 LOTS
SITUATED IN ABNER JOHNSTON SURVEY, ABSTRACT NO. 123
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

OWNER: GARY K. NELLER & HELEN COMEAU NELLER
148 HARVEST HILL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 972-772-9911

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Gary K. Neller and Helen Comeau Neller, BEING 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 Abner Johnston Survey, Abstract No. 123, Rockwall County, Texas, and being Lot 7, Block 1, Lofland Lake Estates, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 231, Plat Records, Rockwall County, Texas, and being a tract of land conveyed to Gary K. Neller and wife, Helen Comeau Neller by deed recorded in Volume 2272, Page 139, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of Lot 7, Block 1 of said Lofland Lake Estates, said corner being along the West right of way line of F.M. 549 (100 foot right of way), said corner being the Southeast corner of a tract of land conveyed to N.L. Lofland and wife, Annie Lofland by deed recorded in Volume 28, Page 487, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 01 minutes 07 seconds East along the West right of way line of F.M. 549, a distance of 438.74 feet to a 5/8 inch iron rod found with pink cap stamped "TX DOT" for corner, said corner being the Northeast corner of a tract of land conveyed to State of Texas by deed recorded in Instrument No. 2020000000685, Official Public Records, Rockwall County, Texas;

THENCE South 89 degrees 10 minutes 16 seconds West along the North line of said State of Texas tract, a distance of 19.23 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 00 degrees 49 minutes 44 seconds East along the West of said State of Texas tract, a distance of 9.04 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TX DOT" for corner, said corner being along the North line of Lot 6, Block 1, of said Lofland Lake Estates;

THENCE South 85 degrees 08 minutes 14 seconds West along the North line of Lot 6, Block 1, of said Lofland Lake Estates, a distance of 1,052.60 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 6, Block 1, of said Lofland Lake Estates, said corner being along the East line of a tract of land conveyed to Arcadia Lakes of Somerest Holdings, LLC by deed recorded in Instrument No. 20130000500385, Official Public Records, Rockwall County, Texas;

THENCE North 01 degrees 00 minutes 19 seconds West along the East line of said Arcadia Lakes of Somerest Holdings, LLC tract, a distance of 479.85 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of said Lofland tract;

THENCE North 88 degrees 22 minutes 07 seconds East along the South line of said Lofland tract, a distance of 205.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 23 minutes 25 seconds East along the South line of said Lofland tract, a distance of 90.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 87 degrees 03 minutes 55 seconds East along the South line of said Lofland tract, a distance of 774.48 feet to the POINT OF BEGINNING and containing 495,192 square feet or 11.368 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 1 and 2, BLOCK A, NELLER ADDITION, an addition to Rockwall County, 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. We further certify that all other parties who have a mortgage or lien interest in the LOT 1 and 2, BLOCK A, NELLER 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 (we) 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 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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: Gary K. Neller
Gary K. Neller, Owner

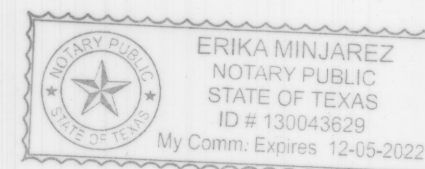
By: Helen Comeau Neller, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gary K. Neller, 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 14 day of June, 2021

By: Erika Minjarez
printed name: Erika Minjarez
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Helen Comeau Neller, 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.

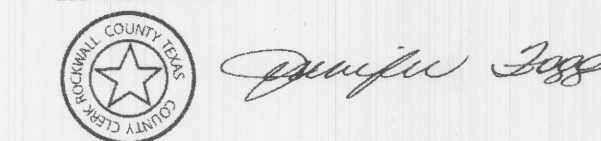
Given upon my hand and seal of office this 14 day of June, 2021

By: Erika Minjarez
printed name: Erika Minjarez
Notary Public in and for the State of Texas



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.

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/20/2021 03:23:01 PM
\$100.00
20210000019426



OWNER: GARY K. NELLER & HELEN COMEAU NELLER
148 HARVEST HILL DRIVE
ROCKWALL, TEXAS 75032
PHONE: 972-772-9911

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the 4th day of June, 2021

Bryan Connally
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date 6/15/21

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 June, 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 30th day of June, 2021

Mayor, City of Rockwall

Kristy Cole
City Secretary

Arny Williams, P.E.
City Engineer



SHEET 2 OF 2

FINAL PLAT
LOTS 1 AND 2, BLOCK A, NELLER ADDITION
495,192 SQ.FT. / 11.368 ACRES
2 LOTS
SITUATED IN ABNER JOHNSTON SURVEY, ABSTRACT NO. 123
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgingctx.com

SCALE: 1"=80' / DATE: 1/19/2021 / JOB NO. 2013875-PLAT / DRAWN BY: TO

CASE NO. P2021-022