

GLENN & DELORA DANIEL
VOL. 49, PG. 472
D.R.R.C.T.

BRYAN LIDE
TO
KATHY ANN THOMPSON
VOL. 483, PG. 273
R.P.R.C.T.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated SEPT. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain, as shown scaled from said map.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FILED FOR RECORD
ROCKWALL CO., TEXAS
11 OCT -5 AM 11:50
SHELLY LEBER
ROCKWALL COUNTY CLERK
BY _____ SECURITY

FINAL PLAT
RUFF AND SARTAIN ADDITION
LOT 1 AND 2, BLOCK A

0.71 ACRES OR 31,079 S.F.
(2 LOTS)
R. BALLARD SURVEY, A-29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
DAVID & ANNE RUFF
202 HAMMACK LANE
ROCKWALL, TEXAS 75087

HOLLIS & VENITA SARTAIN
808 ALUMINUM PLANT RD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SHEET 1 OF 2

SYMBOL LEGEND

⊙	WELL	⊙	PUMP	⊙	WELL
⊙	WELL	⊙	WELL	⊙	WELL
⊙	WELL	⊙	WELL	⊙	WELL
⊙	WELL	⊙	WELL	⊙	WELL
⊙	WELL	⊙	WELL	⊙	WELL

SURVEY DATE: AUGUST 19, 2011
SCALE: 1" = 30' FILE # 20110314-RP
CLIENT: RUFF

H-177

STATE OF TEXAS
COUNTY OF ROCKWALL
OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, DAVID RUFF, ANNE RUFF, HOLLIS SARTAIN and VENITA SARTAIN, 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 R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Deed from Gus Hartman and Margaret Hartman to M.M. Hammack and Martha Hammack, dated June 28, 1954 and being recorded in Volume 50, Page 177 of the Deed Records of Rockwall County, Texas, and being a part of that tract of land as described in a Deed from Carl Edward Stanton and Bobbie Jane Staton to Hollis M. Sartain and Venita C. Sartain, dated September 27, 1973 and being recorded in Volume 111, Page 244 of the Real Estate Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north line of Aluminum Plant Road at its intersection with the southwest right-of-way line of Hammack Lane, said point being at the southeast corner of said Hammack tract;

THENCE N. 89 deg. 16 min. 59 sec. W. along the north line of Aluminum Plant Road, a distance of 186.71 feet to a 1/2" iron rod found for corner at the southwest corner of a said tract of land as described in a Deed from to Hollis M. Sartain and Venita C. Sartain;

THENCE N. 01 deg. 12 min. 05 sec. E. along the west boundary line of said Sartain tract, a distance of 99.98 feet to a 1/2" iron pipe found for corner, and being at the northeast corner of a tract of land as described in a Deed from Bryan Lide to Kathy Ann Thompson, dated June 13, 1989 and being recorded in Volume 483, Page 273 of the Real Property Records of Rockwall County, Texas;

THENCE N. 87 deg. 23 min. 36 sec. W. along the north boundary line of said Thompson tract, a distance of 60.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the northwest corner of same and being in the west boundary line of said Hammack tract;

THENCE N. 00 deg. 57 min. 20 sec. E. along the west boundary line of said Hammack tract, a distance of 82.00 feet to a 2" iron pipe found for corner at the southwest corner of Lot 1, Block A, Jerri Lamrock Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 52 of the Plat Records of Rockwall County, Texas;

THENCE EAST along the south line of said Jerri Lamrock Addition, a distance of 154.67 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Hammack Lane;

THENCE S. 25 deg. 19 min. 34 sec. E. along said right-of-way line, a distance of 206.89 feet to the POINT OF BEGINNING and containing 31,079 square feet or 0.71 acres 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 RUFF AND SARTAIN ADDITION, LOT 1 AND 2, 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, 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:

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.
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 exaction's made herein.

David Ruff ANNE RUFF
DAVID RUFF ANNE RUFF

Hollis Sartain Venita Sartain
By: Venita Sartain
VENITA SARTAIN

RECOMMENDED FOR FINAL APPROVAL

Plan Approval 09-13-11
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of RUFF AND SARTAIN ADDITION, LOT 1 AND 2 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 13th day of September, 2011.

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 28th day of September, 2011.

Paul Sweet Mayor, City of Rockwall
Kristy Ashberry City Secretary City of Rockwall

Chuck Ladd 9-30-2011
City Engineer Date



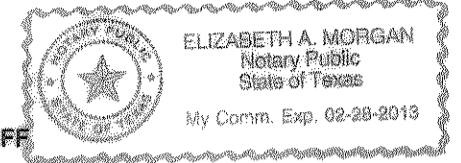
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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 DAVID RUFF 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 23 day of Sept, 2011.

Elizabeth A. Morgan 2-28-13
Notary Public in and for the State of Texas My Commission Expires:

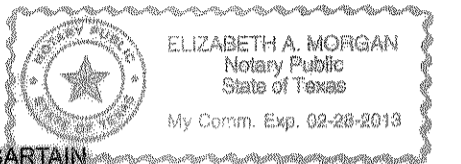


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ANNE RUFF 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 23 day of Sept, 2011.

Elizabeth A. Morgan 2-28-13
Notary Public in and for the State of Texas My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HOLLIS SARTAIN 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 23 day of Sept, 2011.

Elizabeth A. Morgan 2-28-13
Notary Public in and for the State of Texas My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared VENITA SARTAIN 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 23 day of Sept, 2011.

Elizabeth A. Morgan 2-28-13
Notary Public in and for the State of Texas My Commission Expires:

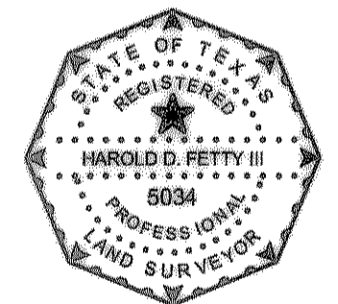


SURVEYOR'S CERTIFICATE

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



FINAL PLAT
RUFF AND SARTAIN ADDITION
LOT 1 AND 2, BLOCK A

0.71 ACRES OR 31,079 S.F.
(2 LOTS)
R. BALLARD SURVEY, A-29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
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202 HAMMACK LANE
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H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SHEET 2 OF 2
SYMBOL LEGEND
SURVEY DATE AUGUST 19, 2011
SCALE 1" = 30' FILE # 20110314-RP
CLIENT RUFF

H-178