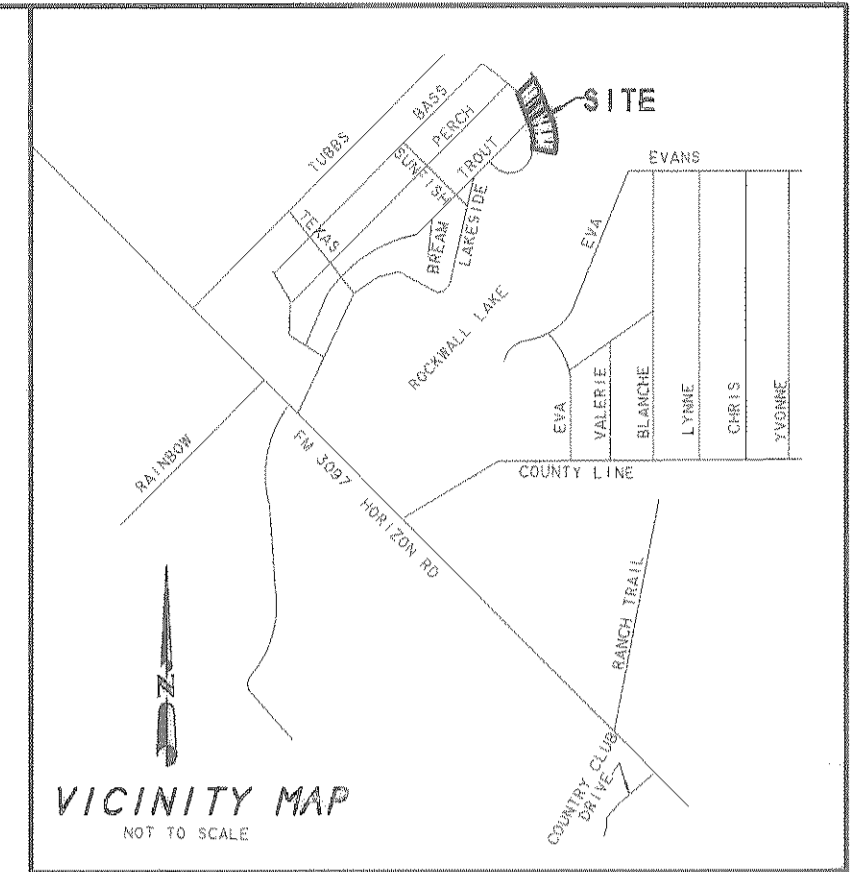


FILED FOR RECORD
 ROCKWALL CO., TEXAS
 13 OCT 31 PM 12:58
 SHELLI MILLER
 ROCKWALL COUNTY CLERK
 BY PIE DEPUTY



FINAL PLAT
**ROCKWALL LAKE
 ESTATES WEST**
 2ND FILING
LOTS 1-4, BLOCK M

BEING A REPLAT OF
 ROCKWALL LAKE
 DEVELOPMENT NO. 1
 LAKE ECHO
 LOTS 181 AND 183, BLOCK A

OWNERS:
DANNY TURNER & NANCY TURNER
 829 LAKESIDE DRIVE
 ROCKWALL, TEXAS 75032
 214-766-3251

BEING 1.47 ACRES
 WELLS SURVEY, A-219
 ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zone AE. This property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT IN CAB. H, SLIDE 297, P.R.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

H 357 H.D. Fetty Land Surveyor, LLC
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SURVEY DATE	SEPT 23, 2013
SCALE	1" = 30'
CLIENT	TURNER
FILE #	ECHO-RP2

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, DANNY TURNER & NANCY TURNER, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT 1

BEING LOT 181, in Block A, of REPLAT ROCKWALL LAKE DEVELOPMENT NO. 1 LAKE ECHO LOTS 163-173, BLOCK A, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 297 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the North corner of Lot 181 and the East corner of said Lot 174, said point being S. 45 deg. 15 min. 41 sec. E., 200.33 feet, S. 44 deg. 22 min. 06 sec. W., 25.38 feet, S. 34 deg. 41 min. 52 sec. E., 55.00 feet, S. 31 deg. 58 min. 43 sec. E., 55.00 feet, and S. 29 deg. 15 min. 35 sec. E., 55.00 feet from the North corner of Block A;

THENCE S. 26 deg. 59 min. 01 sec. E. along the Northeast line of Lot 181, a distance of 55.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 24 deg. 50 min. 34 sec. E. along the Northeast line of Lot 181, a distance of 55.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 23 deg. 27 min. 59 sec. E. along the Northeast line of Lot 181, a distance of 35.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 44 deg. 57 min. 32 sec. W. along the Southeast line of Lot 181, a distance of 166.27 feet to a 3/8" iron rod found for corner at the northwest corner of Lot 182 in the right-of-way line of Lakeside Drive;

THENCE N. 21 deg. 46 min. 36 sec. W. along said right-of-way line, a distance of 49.85 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 28 min. 39 sec. W. along said right-of-way line, a distance of 48.38 feet to a 1/2" iron rod found for corner;

THENCE N. 25 deg. 14 min. 40 sec. W. along said right-of-way line, a distance of 49.98 feet to a 1/2" iron rod found for corner at the West corner of Lot 181;

THENCE N. 45 deg. 20 min. 00 sec. E. along the Northwest boundary of Lot 181, a distance of 160.00 feet to the POINT OF BEGINNING and containing 22,362 square feet or 0.51 acres of land.

TRACT 2

BEING LOT 183, in Block A, of REPLAT ROCKWALL LAKE DEVELOPMENT NO. 1 LAKE ECHO LOTS 163-173, BLOCK A, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 297 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northeast corner of Lot 183;

THENCE S. 31 deg. 16 min. 25 sec. E. along the Northeast line of Lot 183, a distance of 18.98 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 38 deg. 14 min. 37 sec., a radius of 480.00 feet, a tangent of 159.49 feet, a chord of S. 9 deg. 54 min. 00 sec. E., 301.37 feet along the curving Northeast boundary line of said Lot 183, an arc distance of 307.04 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 183;

THENCE N. 79 deg. 45 min. 18 sec. W. along the North line of Lot 182, a distance of 160.04 feet to a 1/2" iron rod found for corner in the East right-of-way line of Lakeside Drive (50' R.O.W.) and at the Southwest corner of said Lot 183;

THENCE in a Northwesterly direction along a curve to the left having a central angle of 37 deg. 21 min. 39 sec., a radius of 300.00 feet, a tangent of 101.43 feet, a chord of N. 10 deg. 00 min. 15 sec. W., 182.17 feet, along said right-of-way line, an arc distance of 195.62 feet to a 1/2" iron rod found for corner at the South corner of Lot 182 and at the West corner of Lot 183;

THENCE N. 53 deg. 33 min. 40 sec. E. along the common line between Lots 182 and 183, a distance of 160.60 feet to the POINT OF BEGINNING and containing 41,731 square feet or 0.96 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 ROCKWALL LAKE ESTATES WEST, 2ND FILING, LOTS 1-4, BLOCK M, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicated to the use of 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:

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 occasional 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 properties within the drainage area are not adversely affected by storm drainage from the development.

It is the intent of the developer and/or owner that no building or other structure shall be constructed on any lot in this subdivision 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 utility blocks on the street or streets on which property abuts, including but not limited to the installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm water collection, street lighting, and other improvements, as determined by the City of Rockwall; or until all necessary easements, including but not limited to the required utility easements, are determined by the City of Rockwall and the City of Rockwall has approved the plat for recording on a public commercial rate basis, has been signed by the City Secretary, as determined by an agreement signed by the developer and/or owner authorizing the City to make such improvements at prevailing public commercial rates, or have the same made by a contractor and they for the same out of the account of the developer and/or owner but in no case shall the City be obligated to make such improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements in such written agreement. Such obligations may be used by the developer and/or owner as a condition of the plat, and the developer and/or owner shall be responsible for making such improvements by meeting certain requirements of 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.

[Signature]
DANNY TURNER
[Signature]
NANCY TURNER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DANNY TURNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 24th day of Oct. 2013.

[Signature]
Notary Public in and for the State of Texas

24 117
My Commission Expires:



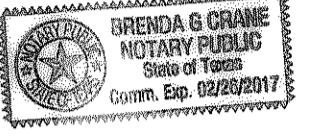
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NANCY TURNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 24th day of Oct. 2013.

[Signature]
Notary Public in and for the State of Texas

24 117
My 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.

[Signature]
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

10/7/2013
Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST 2ND FILING, LOTS 1-4, BLOCK M, 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 21st day of October, 2013.

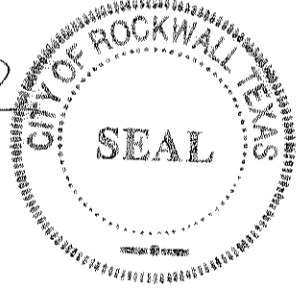
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 31st day of October, 2013.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



[Signature]
City Engineer

10/30/2013
Date

FINAL PLAT
ROCKWALL LAKE
ESTATES WEST
2ND FILING
LOTS 1-4, BLOCK M

BEING A REPLAT OF
ROCKWALL LAKE
DEVELOPMENT NO. 1
LAKE ECHO
LOTS 181 AND 183, BLOCK A

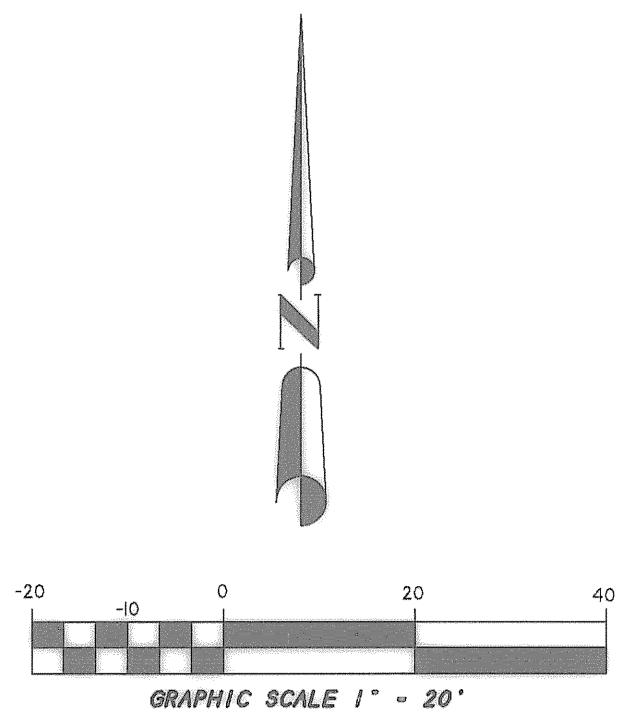
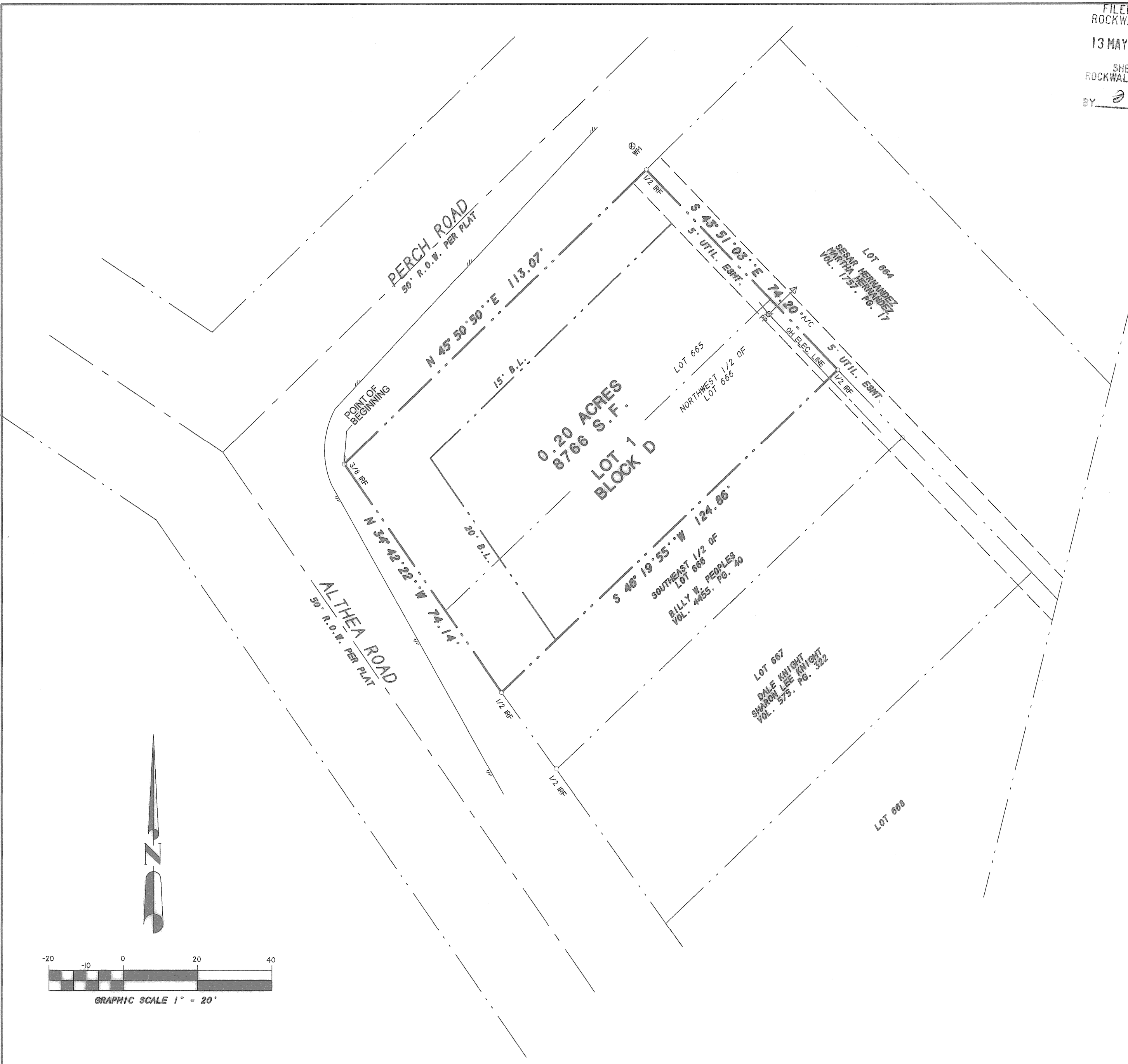
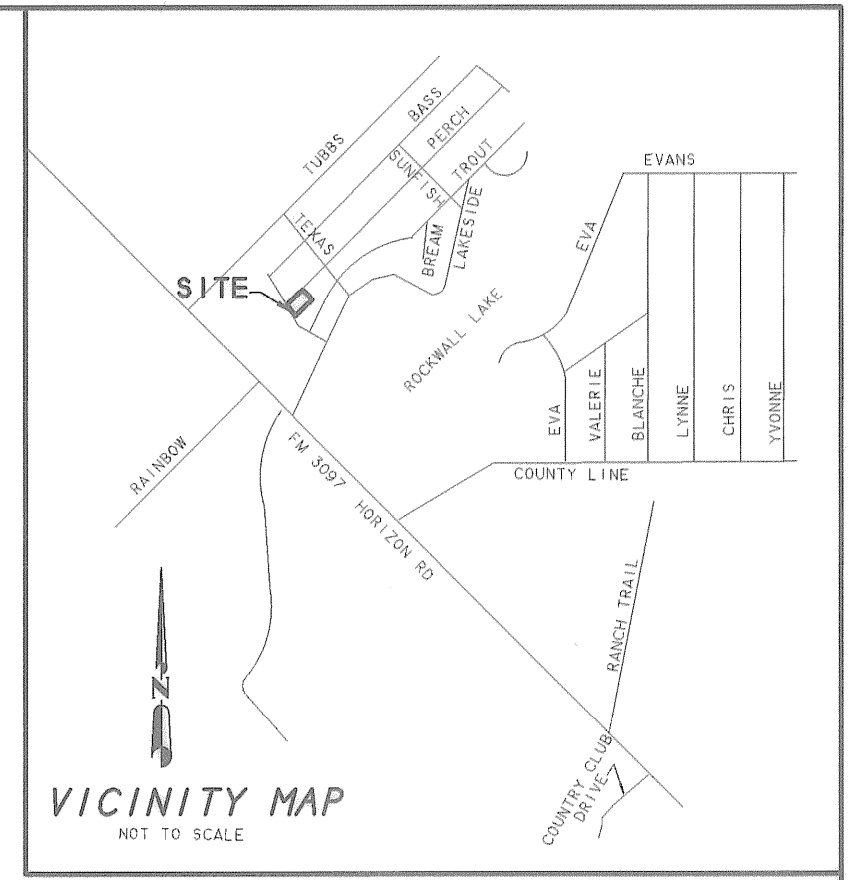
BEING 1.47 ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNERS:
DANNY TURNER & NANCY TURNER
829 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032
214-786-3251

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

SURVEY DATE	SEPT 23, 2013
SCALE	1" = 30' FILE # ECHO-RP2
CLIENT	TURNER

FILED FOR RECORD
 ROCKWALL CO., TEXAS
 13 MAY 17 PM 12: 03
 SHELLI MILLER
 ROCKWALL COUNTY CLERK
 BY: elt DEPUTY



FINAL PLAT
LOT 1, BLOCK D
ROCKWALL LAKE ESTATES
WEST ADDITION

BEING A REPLAT OF N 1/2 LOT 666
 AND ALL OF LOT 665, BLOCK C
 ROCKWALL LAKE SUBDIVISION
 0.20 ACRES 8766 S.F. (1 LOT)

WELLS SURVEY, A-219
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER:
LUISIHNO TOVAR
 245 ALTHEA ROAD
 ROCKWALL, TX 75032
 214-453-9811

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
 SURVEY DATE MARCH 15, 2013
 SCALE 1" = 20' FILE # 20120111-RP
 CLIENT TOVAR

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 Zone X. This property does not appear to lie within a 100-year flood plain.
 2) BEARING SOURCE: RECORDED PLAT IN CABINET A, SLIDE 29, P.R.R.C.T.

H 311

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, LUISIHNO TOVAR, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Lot 665 and the Northwest one-half of Lot 666, Block C, of ROCKWALL LAKE SUBDIVISION, in Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 29, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the intersection of the northeast right-of-way line of Althea Road and the southeast right-of-way line of Perch Road, at the west corner of said Lot 665;

THENCE N. 45 deg. 50 min. 50 sec. E. along the southeast right-of-way line of Perch Road, a distance of 113.07 feet to a 1/2" iron rod found for corner at the north corner of Lot 665 and the west corner of Lot 664;

THENCE S. 43 deg. 51 min. 03 sec. E. along the northeast boundary line of Lot 665 and Lot 666, a distance of 74.20 feet to a 1/2" iron rod found for corner;

THENCE S. 46 deg. 19 min. 55 sec. W. across Lot 666, a distance of 124.86 feet to a 1/2" iron rod found for corner in the northeast right-of-way line of Althea Road;

THENCE N. 34 deg. 42 min. 22 sec. W. along said right-of-way line, a distance of 74.14 feet to the POINT OF BEGINNING and containing 0.20 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 FINAL PLAT LOT 1, BLOCK D, ROCKWALL ESTATES WEST ADDITION, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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;

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 occasional 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 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 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.

Luisihno Tovar
LUISIHNO TOVAR

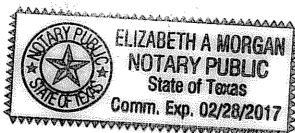
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LUISIHNO TOVAR known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 6th day of May, 2013.

Elizabeth A Morgan
Notary Public in and for the State of Texas

02-28-17
My 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
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet
Planning and Zoning Commission

4/9/2013
Date

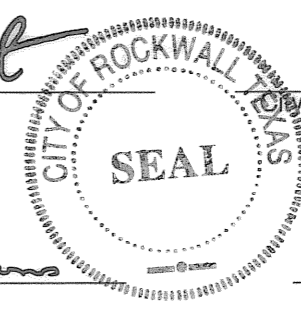
APPROVED

I hereby certify that the above and foregoing plat of FINAL PLAT LOT 1, BLOCK D, ROCKWALL ESTATES WEST ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of April, 2013.

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 10th day of May, 2013.

Paul Sweet
Mayor, City of Rockwall



Kristy Ashberry
City Secretary City of Rockwall

Amey Williams
City Engineer

5-15-13
Date

FINAL PLAT
LOT 1, BLOCK D
ROCKWALL LAKE ESTATES
WEST ADDITION

BEING A REPLAT OF N 1/2 LOT 666
AND ALL OF LOT 665, BLOCK C
ROCKWALL LAKE SUBDIVISION

0.20 ACRES 8766 S.F. (1 LOT)

WELLS SURVEY, A-219
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
LUISIHNO TOVAR
245 ALTHEA ROAD
ROCKWALL, TX 75032
214-453-9811

SHEET 2 OF 2

H312

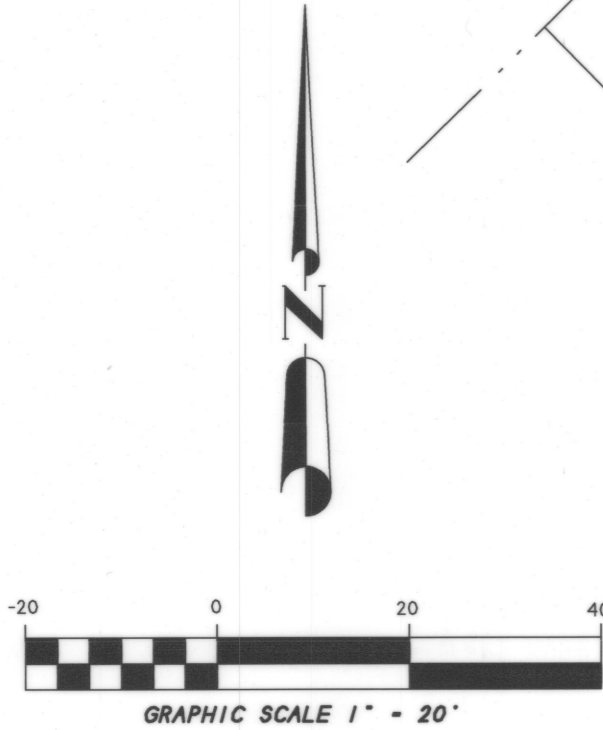
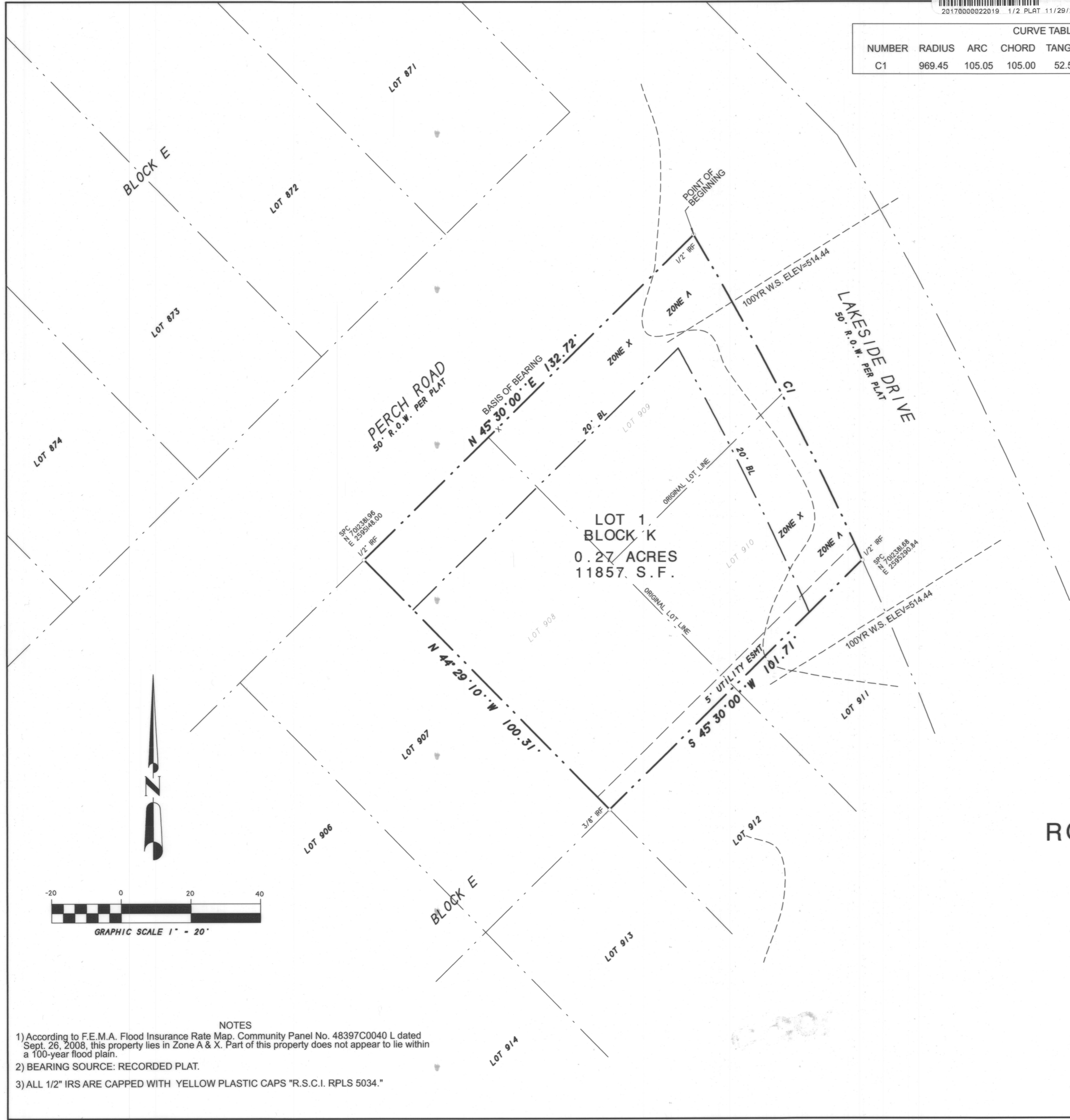
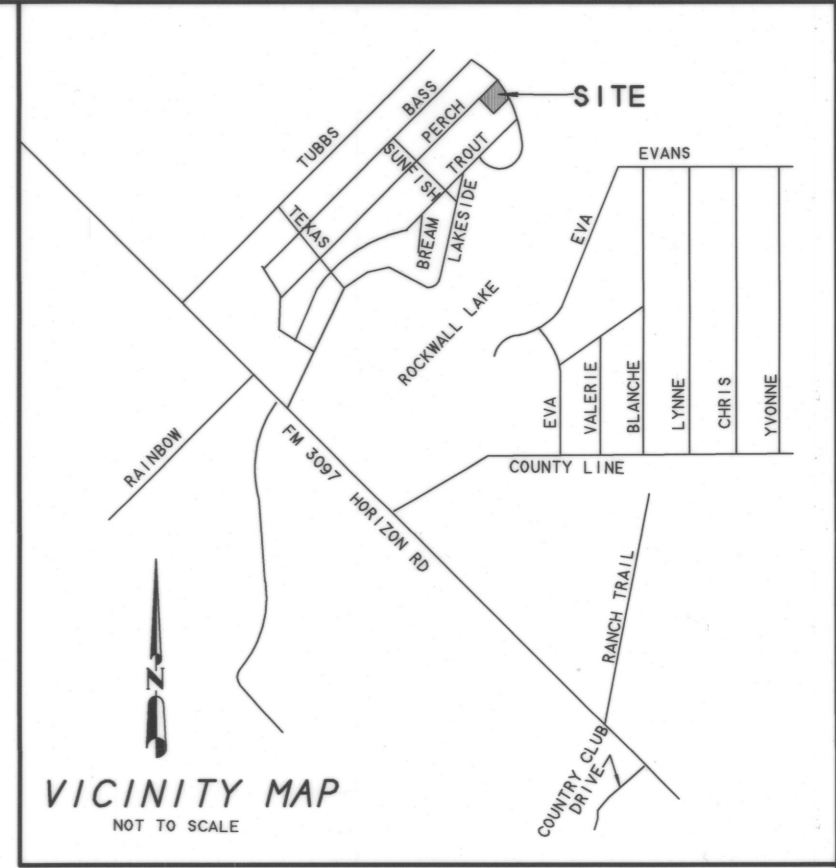
H.D. Fetty Land Surveyor, LLC

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

SURVEY DATE MARCH 15, 2013
SCALE 1" = 20' FILE # 20120111-RP
CLIENT TOVAR

CITY CASE NO. P2013-007

CURVE TABLE						
NUMBER	RADIUS	ARC	CHORD	TANGENT	BEARING	CENTRAL ANGLE
C1	969.45	105.05	105.00	52.58	S 27°18'43"E	6°12'32"



J 245
FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOT 1, BLOCK K

BEING A REPLAT OF
LOTS 908, 909 & 910
BLOCK E
AN ADDITION TO THE
CITY OF ROCKWALL
BEING 0.27 ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
MARIO RAMIREZ
908 LAKESHORE DRIVE
ROCKWALL, TEXAS 75032
214-463-1146

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2
SURVEY DATE MAY 18, 2017
SCALE 1" = 20' FILE # 20010514-RP
CLIENT RAMIREZ

- 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 Zone A & X. Part of this property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, MARIO RAMIREZ, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING known as Lots 908 through Lot 910 in Block E, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the South right-of-way of Perch Road (50' right-of-way) and at the Northwest corner of Lot 908 and the Northeast corner of Lot 907;

THENCE N. 45 deg. 30 min. 00 sec. E. (BASIS OF BEARING) along the South right-of-way of Perch Road passing at 50 feet the Northeast corner of Lot 908 and the Northwest corner of Lot 909 and continuing a total distance of 132.72 feet to the intersection of said Perch Road and the South right-of-way of Lakeside Drive (50' right-of-way) 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 6 deg. 12 min. 32 sec., a radius of 969.45 feet, a tangent of 52.58 feet, a chord of S. 27 deg. 18 min. 43 sec. E. 105.00 feet along the curving South boundary line of said Lakeside Drive, an arc distance of 105.05 feet to a 1/2" iron rod found at the Southeast corner of Lot 910 and at the Northeast corner of Lot 911;

THENCE S. 45 deg. 30 min. 00 sec. W. along the Northwest line of Lots 911 and 912 and the Southeast line of Lots 910 and 908, a distance of 101.71 feet to a 1/2" iron rod found at the common corner of Lots 912, 913, 907 and 908;

THENCE N. 44 deg. 29 min. 10 sec. W. along the common line of Lots 907 and 908, a distance of 100.31 feet to the POINT OF BEGINNING and containing 11,857 square feet or 0.27 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 ROCKWALL LAKE ESTATES WEST, LOT 930, BLOCK E, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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:

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 occasional 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 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 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.

Mario Ramirez

MARIO RAMIREZ

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARIO RAMIREZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 16 day of November, 2017.

Elizabeth A. Morgan
Notary Public in and for the State of Texas

02-28-2021
My Commission Expires:



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/29/2017 11:51:43 AM
\$100.00
2017000022019



COPY
Shelli

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

[Signature]
Chairman, Planning and Zoning Commission

10/10/17
Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOT 1, BLOCK K, 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 14 day of Oct, 2017.

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 20th day of November, 2017.

[Signature]
Mayor, City of Rockwall

Kristy Cole
City Secretary, City of Rockwall



Amy Williams
City Engineer

11-28-2017
Date

J 246
FINAL PLAT

ROCKWALL LAKE ESTATES WEST
LOT 1, BLOCK K

BEING A REPLAT OF
LOTS 908, 909 & 910
BLOCK E

AN ADDITION TO THE
CITY OF ROCKWALL
BEING 0.27 ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
MARIO RAMIREZ
908 LAKESHORE DRIVE
ROCKWALL, TEXAS 75032
214-463-1146

SHEET 2 OF 2

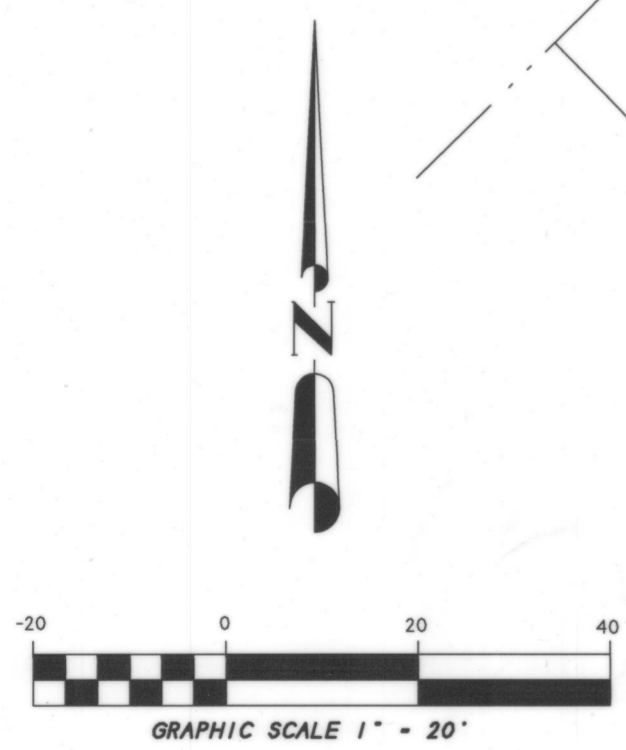
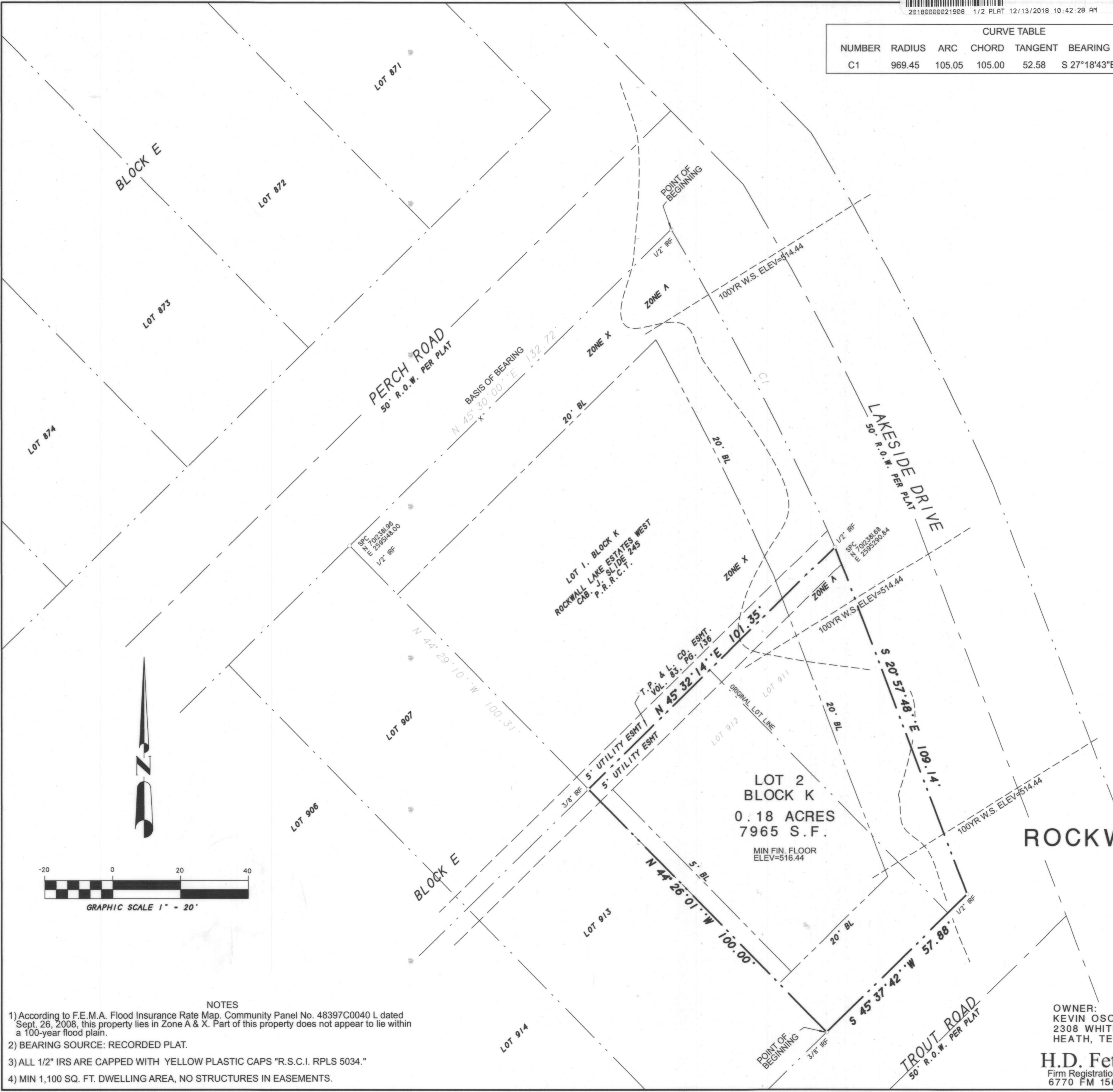
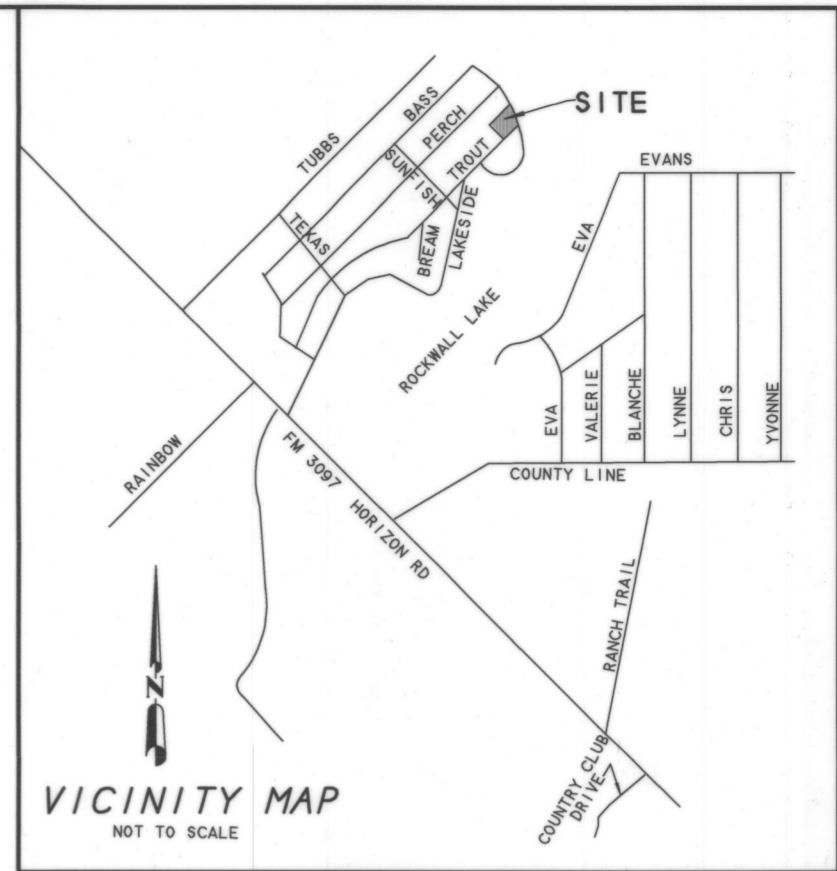
H.D. Fetty Land Surveyor, LLC

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

SURVEY DATE MAY 18, 2017
SCALE 1" = 20'
CLIENT RAMIREZ

CITY CASE NO P2017-033

CURVE TABLE						
NUMBER	RADIUS	ARC	CHORD	TANGENT	BEARING	CENTRAL ANGLE
C1	969.45	105.05	105.00	52.58	S 27°18'43"E	6°12'32"



FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K

BEING A REPLAT OF
LOTS 911 & 912
BLOCK E
AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
KEVIN OSORNIO
2308 WHITE ROAD
HEATH, 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

SHEET 1 OF 2

SURVEY DATE: JULY 30, 2018
SCALE: 1" = 20' FILE # 20050147-RP
CLIENT: OSORNIO

- 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 Zone A & X. Part of this property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) MIN 1,100 SQ. FT. DWELLING AREA, NO STRUCTURES IN EASEMENTS.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, KEVIN OSORNIO, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING known as Lots 911 and Lot 912 in Block E, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 29 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the North right-of-way of Trout Road (50' right-of-way) and at the southwest corner of Lot 912 and the southeast corner of Lot 913;

THENCE N. 44 deg. 26 min. 01 sec. W. along the common line between Lot 912 and Lot 913, a distance of 100.00 feet to a 3/8" iron rod found for corner at the west corner of Lot 912 and at the south corner of Lot 1, Block K, Rockwall Lake Estates West, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 245 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 32 min. 14 sec. E. along the southeast line of said Lot 1, Block K, a distance of 101.35 feet to a 1/2" iron rod found for corner in the southwest right-of-way of Lakeside Drive, a 50' right-of-way;

THENCE S. 20 deg. 57 min. 48 sec. E. along the southwest right-of-way line of said Lakeside Drive, a distance of 109.14 feet to a 1/2" iron rod found at the southeast corner of Lot 911 and at the intersection of said right-of-way with the north right-of-way line of Trout Road;

THENCE S. 45 deg. 37 min. 42 sec. W. along said right-of-way line of Trout Road, a distance of 57.88 feet to the POINT OF BEGINNING and containing 7,965 square feet or 0.18 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 ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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:

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 occasional 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 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 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.

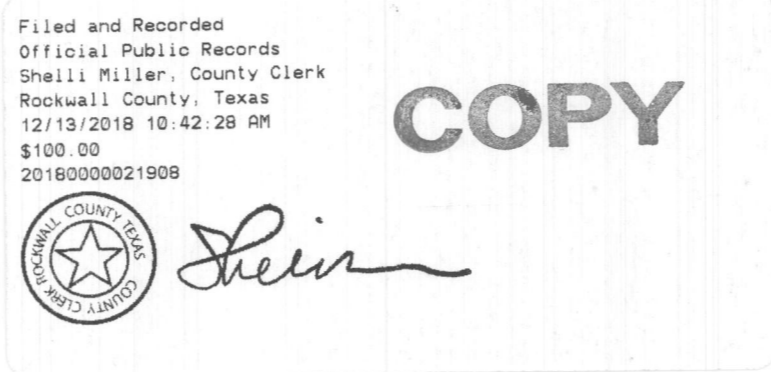
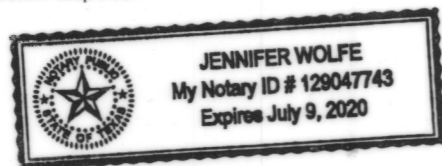
Kevin Osornio
KEVIN OSORNIO

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEVIN OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 14th day of December, 2018

Jennifer Wolfe
Notary Public in and for the State of Texas My Commission Expires: 7-9-2020



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 85-54.

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
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Chairman, Planning and Zoning Commission

8/28/18
Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOT 2, BLOCK K, 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 4 day of Sept, 2018.

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 16th day of December, 2018.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall

[Signature]
City Engineer

12-16-2018
Date



FINAL PLAT
ROCKWALL LAKE ESTATES WEST
LOT 2, BLOCK K

BEING A REPLAT OF
LOTS 911 & 912
BLOCK E

AN ADDITION TO THE
CITY OF ROCKWALL
BEING 7965 S.F. OR 0.18ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
KEVIN OSORNIO
2308 WHITE ROAD
HEATH, 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

SHEET 2 OF 2

SURVEY DATE JULY 30, 2018
SCALE 1" = 20' FILE # 20050147-RP
CLIENT OSORNIO