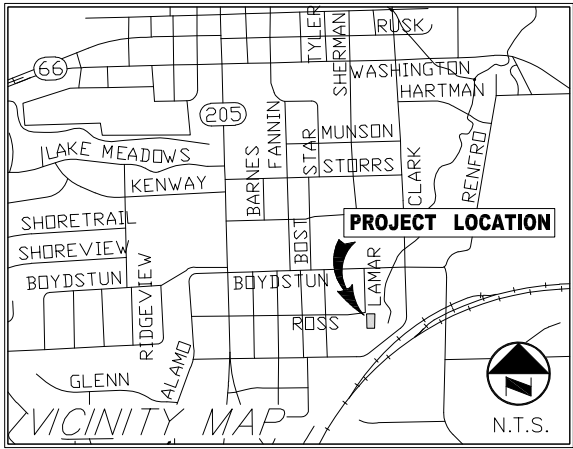


## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





ROSS STREET  
(50' RIGHT-OF-WAY)  
(CAB. Q, SL. 100)

ROCKWALL HABITAT FOR HUMANITY  
CC# 20080000403715

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.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) NORTH CENTRAL ZONE (4202) (NAD 1983, CORS 96, EPOCH 2002)

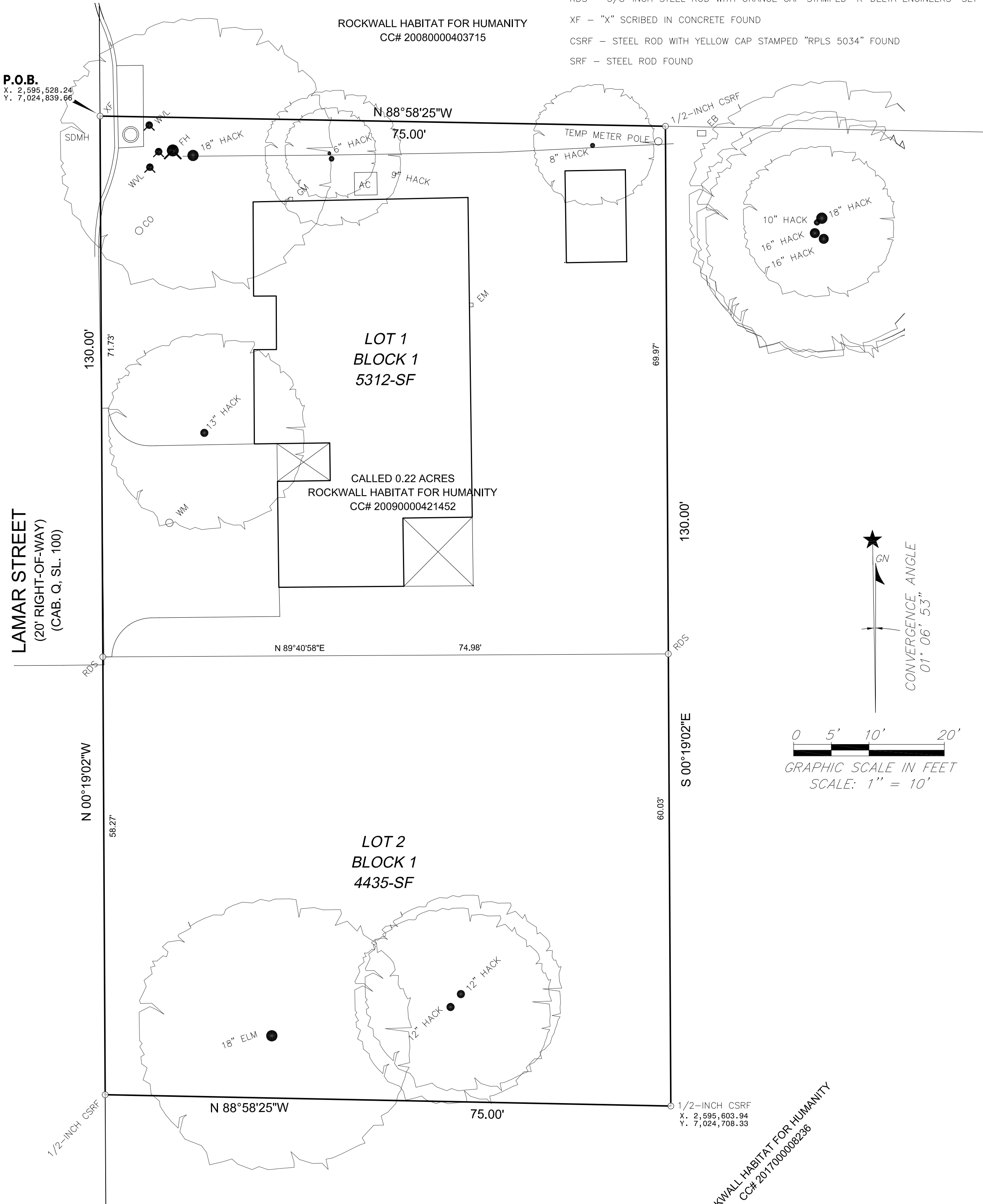
THE CONVERGENCE/MAPPING ANGLE AT THE P.O.B. IS 01°06'53" WITH A COMBINED FACTOR OF 0.9998538864

RDS - 5/8-INCH STEEL ROD WITH ORANGE CAP STAMPED "R-DELTA ENGINEERS" SET

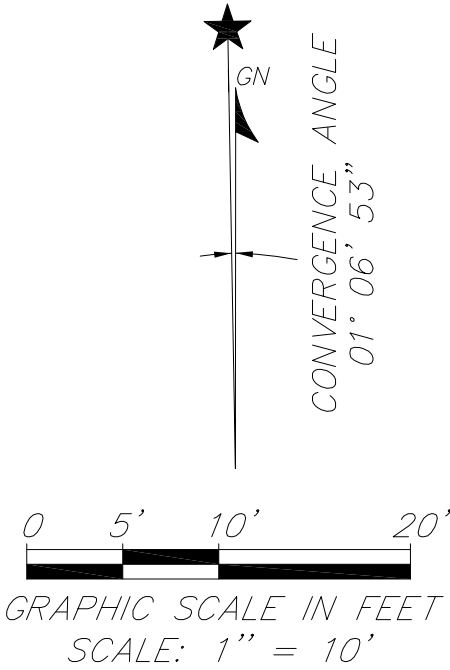
XF - "X" SCRIBED IN CONCRETE FOUND

CSRF - STEEL ROD WITH YELLOW CAP STAMPED "RPLS 5034" FOUND

SRF - STEEL ROD FOUND



SANGER BROS' ADDITION  
CAB. Q, SL. 100



MINOR PLAT  
of  
LOT 1 AND 2, BLOCK 1  
**LAMAR STREET HABITAT No. 1**

0.22 ACRES  
SITUATED IN THE  
N. M. BALLARD SURVEY - ABSTRACT NO. 48,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 of 2

R-DELTA ENGINEERS, INC.			ENGINEERS, LAND PLANNERS AND LAND SURVEYORS		
618 MAIN STREET, GARLAND, TEXAS 75040			TEL. (972) 494-5031 On the Web at WWW.RDELTA.COM		
DRAWN BY: WAL	CHECKED BY: WCT	SCALE: 1"=10'	DATE: DEC 2017	2384 PLAT.dwg	



OWNER’S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL HABITAT FOR HUMANITY, TEXAS, is the owner of a 0.22–acre tract of land situated within the City of Rockwall, in the N. M. Ballard Survey, Abstract No. 48, Rockwall County, Texas, and being all of the called 0.22–acre tract of land described in the Cash Warranty Deed executed on the 25th day of August, 2009, from Mary Madgelene Price, Individually and as Independent Executrix of the Estate of Ronnie Fulton Price Deceased, and accepted by Rockwall Habitat for Humanity, and filed under County Clerk File Number 20090000421452, in the County of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete on the easterly line of Lamar Street (20–foot right–of–way) dedicated in the Sanger Bras' Addition and recorded in Cabinet Q, at Page 100 of the Deed Records of Rockwall County, Texas, at the northwest corner of said Rockwall Habitat of Humanity Tract and at the southwest corner of a 0.14–acre tract land as described in a General Warranty Deed from Paul Ray Dabney to Rockwall Habitat for Humanity, dated August 15, 2008 and being recorded in County Clerk File Number 20080000403715, in the County of Rockwall, Texas, said "X" having coordinates of:  
X= 2,595,528.24  
Y= 7,024,839.66;

THENCE N 88°58'25"W with the common line between the said 0.14–acre tract and the said 0.22–acre tract a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the northeast corner of said 0.22–acre tract;

THENCE S 00°19'02"E a distance of 130.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the southeast corner of said 0.22–acre tract;

THENCE N 88°58'25"W a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found on the easterly right–of–way line of aforementioned Lamar Street;

THENCE N 00°19'02"W with the the said easterly right–of–way line of said Lamar Street for a distance of 130.00 feet to the PLACE OF BEGINNING and containing 0.22 acres of land.

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the LAMAR STREET HABITAT No. 1 subdivision 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have mortgage or lien interest in the LAMAR STREET HABITAT No. 1 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 accomidation of all utilities desiring to use or using same. I also understand the following;

- No buildings shall be constructed or paced upon, over, or across the utility easements as described herein.
- 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 systems on any of these easement strips; and any public utility shall at all times have the right of ingress and 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 exactions made herein.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 purposes and consideration therein stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public for and in the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR’S CERTIFICATE

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That I Wayne C. Terry, 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 places under my personal supervision.

Wayne C. Terry  
Registered Professional Land Surveyor  
Registration No. 4184

APPROVED

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 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.

Director of Planning & Zoning

City Engineer

ZONING: SF–7

OWNER: ROCKWALL HABITAT OF HUMANITY  
357 East Tripp Rd.  
Sunnyvale, TX 75182

MINOR PLAT  
of  
LOT 1 AND 2, BLOCK 1  
**LAMAR STREET HABITAT No. 1**  
0.22 ACRES  
SITUATED IN THE  
N. M. BALLARD SURVEY – ABSTRACT NO. 48,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 of 2

**R-DELTA ENGINEERS, INC.**

ENGINEERS, LAND PLANNERS  
AND LAND SURVEYORS

618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494–5031 On the Web at WWW.RDELTA.COM

DRAWN BY:  
WAL

CHECKED BY:  
WCT

SCALE:

1”=10’

DATE:

DEC 2017

2384 PLAT.dwg