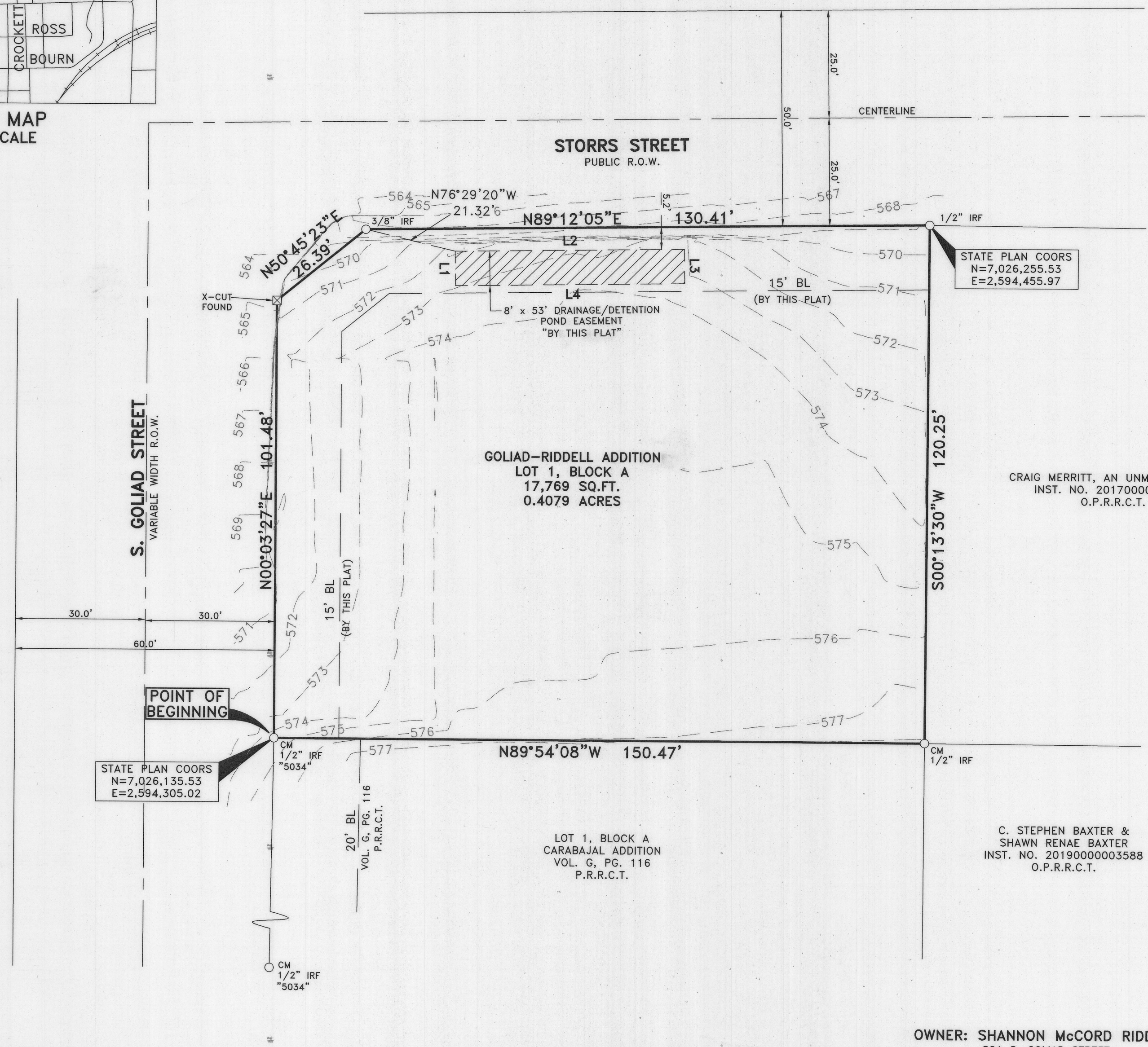
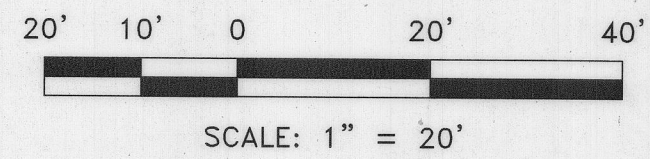
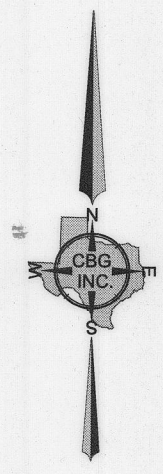


VICINITY MAP
NOT TO SCALE



- 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 1 LOT.
 - 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. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
 - 5) DRAINAGE/DETENTION EASEMENT SHALL BE OWNED, MAINTAINED, REPAIRED BY PROPERTY OWNER.
 - 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS.

DETENTION POND EASEMENT		
LINE	BEARING	DISTANCE
L1	N 00°51'58" W	8.00'
L2	N 89°08'02" E	53.00'
L3	S 00°51'58" E	8.00'
L4	S 89°08'02" W	53.00'

- LEGEND:**
- | | |
|------------|--------------------------------------|
| IRS | IRON ROD SET WITH YELLOW PLASTIC CAP |
| 1/2 IRF | STAMPED "CBG SURVEYING" |
| CM | 1/2 INCH IRON ROD FOUND |
| N | CONTROLLING MONUMENT |
| E | NORTHING |
| VOL | EASTING |
| PG | VOLUME |
| R.O.W. | PAGE |
| CAB. | RIGHT-OF-WAY |
| SQ.FT. | CABINET |
| D.R.R.C.T. | SQUARE FEET |
| R.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| | PLAT RECORDS, ROCKWALL COUNTY, TEXAS |

(SHEET 1 OF 2)

FINAL PLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079-ACRES
BEING A REPLAT OF LOT C, BLOCK 117, BF BOYDSTON ADDITION
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
P2019-038

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: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLETIPSYBOUTIQUE.COM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Shannon McCord Riddell, a married woman, being the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 and being that same tract of land conveyed to Shannon McCord Riddell by General Warranty Deed recorded in Instrument No. 20140000018421, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "5034" found at the Northwest corner of Lot 1, Block A of Carabajal Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume G, Page 116, Map Records, Rockwall County, Texas, said point being on the East right-of-way line of S. Goliad Street (variable width right-of-way);

THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 20190000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17,769 square feet or 0.4079 of an acre 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 **GOLIAD-RIDDELL 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. We further certify that all other parties who have a mortgage or lien interest in the **GOLIAD-RIDDELL 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 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: Shannon McCord Riddell
Shannon McCord Riddell, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shannon McCord Riddell, 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.

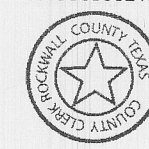
Given upon my hand and seal of office this 15th day of November, 2019.

By: Johanna York
printed name: Johanna York
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
Shelli Miller, County Clerk
Rockwall County, Texas
12/06/2019 03:39:47 PM
\$100.00
20190000021941



Shelli

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLEPIPSYBOUTIQUE.COM

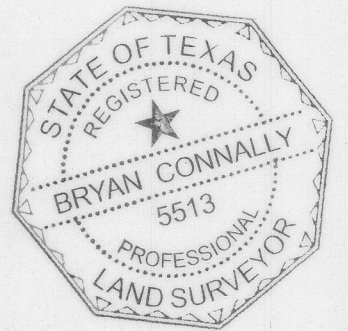
SURVEYOR'S CERTIFICATE

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 15th day of November, 2019.

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



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date 9/24/2019

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the 1 day of Oct, 2019.

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 22nd day of November, 2019.

Jim Smith
Mayor, City of Rockwall

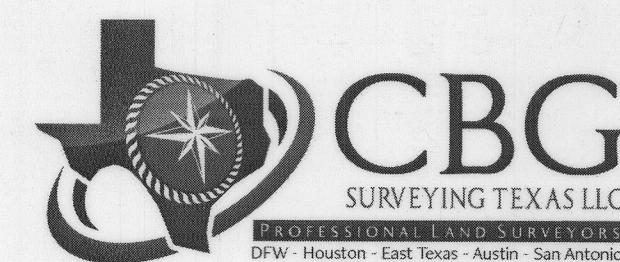
Kristy Cole
City Secretary

Chris Williams, P.E.
City Engineer



(SHEET 2 OF 2)

FINAL PLAT
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www.cbginctx.com

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. P2019-038