

ROAD RUNNER ADDITION

CITY OF ROCKWALL
JAMES SMITH SURVEY ABSTRACT NO. 200
ROCKWALL COUNTY, TEXAS

OWNERS

BILLY W. PEOPLES AND DWIGHT BOOKOUT
P.O. BOX 35 (214-771-8481) ROCKWALL, TEXAS 75087

DEVELOPER

TRUMAN ARNOLD COMPANIES (214-838-8591) % MIKE CRAVEN
700 SOUTH ROBINSON ROAD P.O. BOX 973 TEXARKANA, TEXAS 75501

B.L.S. & ASSOCIATES, INC. SURVEYORS
RT. BOX 142-E SIDS ROAD P.O. BOX 65 (214-771-3036) ROCKWALL, TEXAS 75087

SCALE 1"=60' MAY 16, 1988

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, Billy W. Peoples and Dwight Bookout, being owners of a tract of land in the County of Rockwall, State of Texas, a tract being described as follows:
BEING, a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, also being that tract as recorded in Volume 235, Page 385, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at the point of intersection of the West line of F.M. Road No. 740 (Ridge Road) with the South line of Interstate Highway No. 30, a right-of-way marker for corner;
THENCE, S.8°18'W., along the West line of F.M. Road No. 740, (Ridge Road) a distance of 140.00 feet to an iron stake corner;
THENCE, N.81°13'W., leaving the said West line of F.M. Road No. 740 (Ridge Road) and along the North line of Billy Peoples No. 2 Addition, a distance of 155.31 feet to an iron stake for corner;
THENCE, N.26°21'W., along the East line of Carlisle Plaza, a distance of 138.54 feet to an iron stake for corner;
THENCE, along the Southerly line of Interstate Highway No. 30 the following:
N.63°39'E., a distance of 80.00 feet to a right-of-way marker for corner
S.74°40'E., a distance of 169.54 feet to the PLACE OF BEGINNING and containing 29,694 square feet or 0.682 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That Billy W. Peoples and Dwight Bookout being owners, does hereby adopt this plat designating the herein aboved described property as ROAD RUNNER ADDITION, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove 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 thier respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 any grades of streets in this addition A) 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, B) 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 of water for personal use and fire protection within such plat.

WITNESS our hand at Rockwall, Texas, this 29th day of June A.D. 1988.

By Billy W. Peoples By Dwight Bookout
Billy W. Peoples Dwight Bookout

STATE OF TEXAS

Before Me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Billy W. Peoples and Dwight Bookout, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this 29th day of June A.D. 1988.

Barbara Barber
Notary Public in and for the State of Texas

My Commission Expires 5/16/89

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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 placed under my personal supervision.

Bob O. Brown
Bob O. Brown Registered Public Surveyor # 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown 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 herein expressed.

Given under my hand and seal of office this 29th day of June A.D. 1988.

Marjorie Brown
Notary Public in and for the State of Texas

My Commission expires 3-23-91

RECOMMENDED FOR FINAL APPROVAL

APPROVED

City Manager

Thomas E. Davis
Chairman Planning and Zoning Commission

I hereby certify that the aboved foregoing plat of ROAD RUNNER ADDITION to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

20th day of June A.D. 1988.

WITNESS our hand this 6th day of September A.D. 1988.

Jack R. Miller
Mayor



Julie Court
City Secretary

1) Bearings are based on the recorded plat of Jack in the Box Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 109, Map Records, Rockwall County, Texas

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.

Elevation - 567.704

Elevation - 561.017'



L A K E
R A Y
H U B B A R D

SITE

NE
N
S
W

LAKE SHORE
STONECREST
DARTBROOK
MEADOWDALE
ALAMO
BECKY
LAKEVIEW
LAKE HILL
LEXINGTON
TURTLE COVE
GARLAND
BAYSIDE VILLAGE
LAKESIDE
HILLTOP
CABANA
AUGUSTA DRIVE
SUNCREST
GREENCREST
WHITE HILL
TUBBS
NAIL
RIDGE
ROCKWALL
MAPLE
TUBBS BASIN

740
67
30
740

LIMIT

IRF
IRS
M.R.R.C.T.
D.R.R.C.T.
O.P.R.R.C.T.
SQ.FT.

IRON ROD FOUND FOR CORNER
IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
MAP RECORDS, ROCKWALL COUNTY, TEXAS
DEED RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
SQUARE FEET

BEING A REPLAT OF LOT 1 ROAD RUNNER ADDITION
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PAGE 1 OF 2
DATE: 02/27/2015 / JOB # 1303948-4 / SCALE= 1" = 30' / DRAWN BY: MC

OWNER
2804 RIDGE, LLC
WESTCHESTER DR., SUITE 550
DALLAS, TX 75225

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, 2804 Ridge, LLC, a Texas limited liability company is the sole owner of two tracts of land situated in the James Smith Survey, Abstract No. 200 in the City of Rockwall, Rockwall County, Texas, being all of Lot 1, of Road Runner Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 37, Map Records, Rockwall County, Texas, being that same tract of land conveyed to 2804 Ridge, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20140000000023, Official Public Records, Rockwall County, Texas, and being that same tract of land conveyed to 2804 Ridge, LLC by Deed without Warranty recorded in Instrument No. 20150000000385, Official Public Records, Rockwall County, Texas and together being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner in the Northwest right-of-way line of F.M. Road 740 (Ridge Road) (variable width public right-of-way), said point being the Southeast corner of Lot 1, Block 1 of Jack in the Box Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 109, Map Records, Rockwall County, Texas;

Thence North 81 Degrees 13 Minutes 00 Seconds West, along the North line of said Jack in the Box Addition, and departing the Northwest right-of-way line of said F.M. Road 740, a distance of 155.43 feet to a 1/2 inch iron rod found for corner, said point being the most northerly West corner of said Jack in the Box Addition;

Thence North 26 Degrees 06 Minutes 33 Seconds West, a distance of 138.54 feet to a point for corner in the Southeast right-of-way line of Interstate Highway 30E (variable width public right-of-way);

Thence North 63 Degrees 21 Minutes 31 Seconds East, along the Southeast right-of-way line of said Interstate Highway 30E, a distance of 80.00 feet to a 1/2 inch iron rod found for corner;

Thence North 72 degrees 11 minutes 59 seconds East, along said new Southeast right-of-way line of Interstate Highway 30, a distance of 79.54 feet to a 1/2 inch iron rod found for corner with yellow plastic cap stamped "TXHS";

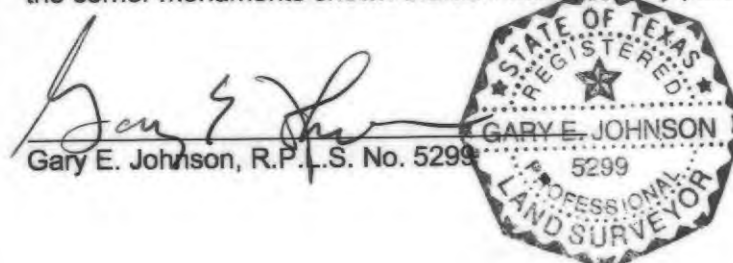
Thence North 73 degrees 49 minutes 26 seconds East, along said new Southeast right-of-way line of Interstate Highway 30, a distance of 67.19 feet to a 1/2 inch iron rod found for corner with yellow plastic cap stamped "TXHS";

Thence South 25 degrees 47 minutes 32 seconds East, along said new Southeast right-of-way line of Interstate Highway 30, a distance of 133.57 feet to a 1/2 inch iron rod found for corner with yellow plastic cap stamped "TXHS" and lying in new Northwest right-of-way line of F.M. Road 740 (Ridge Road);

Thence South 27 degrees 22 minutes 52 seconds West, along said new Northwest right-of-way line of F.M. Road 740 (Ridge Road), a distance of 120.25 feet to the POINT OF BEGINNING and containing 40,463 square feet or 0.9289 acre of land.

SURVEYORS CERTIFICATE:

THAT I, Gary E. Johnson, 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.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, 2804 Ridge, LLC, a Texas limited liability company, does hereby adopt this plat designating the hereinabove described property as **REPLAT ROAD RUNNER ADDITION, LOT 2**, a 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, water courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT ROAD RUNNER ADDITION, LOT 2, subdivision have been notified and signed this plat.

I understand and do hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed 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 building, 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 to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the 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 bears 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 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 developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence or 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; Our successors and assigns hereby waive any claim, damage, or cause of action the We may have as a result of the dedication of exactions made herein.

2804 Ridge, LLC
Robert L. Parks III (Manager)

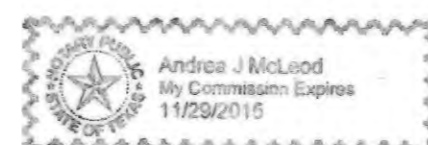
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared 2804 Ridge, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24TH day of MARCH, 2015.

Notary Signature

My commission expires: 11/29/2015



OWNER
2804 RIDGE, LLC
WESTCHESTER DR., SUITE 550
DALLAS, TX 75225

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



RECOMMENDED FOR FINAL APPROVAL

Director of Planning and Zoning

Date 3-25-2015

APPROVED

I hereby certify that that the foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this the 25th day of March, 2015.

WITNESS OUR HANDS, on this the 25th day of March, 2015.

City Engineer

GENERAL NOTES:

1) Bearings are based on the recorded plat of Jack in the Box Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 109, Map Records, Rockwall County, Texas

2) The purpose of this replat is to combine 1 lot and 1 tract.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark Reference:
(A) Monument Name - Reset #1
N: 7011544.252
E: 2590135.160
Elevation - 567.704

(B) Monument Name - R014
N: 7,007,583.687
E: 2,589,825.481
Elevation - 561.017

5) Coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
03/25/2015 09:27:19 AM
\$100.00
20150000003969



REPLAT
ROAD RUNNER ADDITION
LOT 2

BEING A REPLAT OF LOT 1 ROAD RUNNER ADDITION
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 2 OF 2

DATE: 02/27/2015 / JOB # 1303948-4 / SCALE= 1" = 30' / DRAWN BY: MC

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT OF WAY)

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT OF WAY)



Road Runner Addition
Lots 3
Final Plat

PANERA, LLC,
3630 SOUTH GEYER ROAD, SUITE 100
SUNSET HILLS, MO 63127
(314)994-2633

+ DALLAS
Frisco Square
6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 tel
www.coletx.com
COLE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Registered Engineering Firm, F-10253
Texas Board of Professional Land Surveying Corporate Registration #10193871
Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Missouri & Texas herein referred to as "Cole"

DRAWN BY BRK
CHECKED BY TDW
DRAWING SCALE 1"=20'
DATE 01/23/2017
Job Number 15-0157
Sheet Number 1 of 2

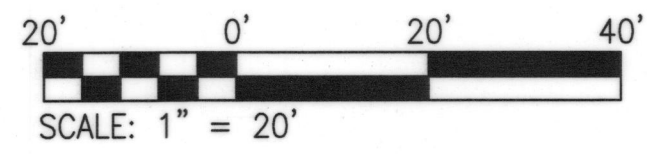
J 107
FINAL PLAT
LOT 3 ROAD RUNNER ADDITION
BEING A REPLAT OF
LOT 2 ROAD RUNNER ADDITION
JAMES SMITH SURVEY
ABSTRACT NO. 200
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

CASE NO. P2016-048

LINE TABLE		
Line #	Length	Direction
L1	23.12	N72°42'39"E
L2	5.83	S27°15'25"E
L3	28.70	S88°08'10"W
L4	12.34	N07°12'07"E
L5	17.04	N82°49'46"W
L6	24.24	N07°12'07"E
L7	15.00	S82°49'46"E
L8	9.24	S07°12'07"W
L9	24.53	S82°49'46"E
L10	3.53	S07°10'14"W
L11	95.47	S88°08'10"W
L12	23.76	N27°15'30"W
L13	20.25	S27°15'30"E

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1.99	4.75	24°02'59"	N60°41'09"E	1.98
C2	6.63	4.75	80°01'56"	S67°16'23"E	6.11
C3	8.11	4.75	97°49'06"	S21°39'07"W	7.16
C4	32.29	180.31	10°15'38"	S74°17'32"W	32.25
C5	11.60	18.50	35°55'54"	N80°44'07"E	11.41
C6	32.48	14.75	126°10'37"	S35°36'36"W	26.31

LEGEND	
●	SET RE-BAR W/CAP COLE
■	SET PERMANENT SURVEY MONUMENT
○	FOUND RE-BAR
⊕	FOUND ANCHOR
⊗	FOUND CROSS
○	FOUND IRON PIPE
⊙	FOUND RAIL ROAD SPIKE
■	FOUND CONCRETE MONUMENT



COLE AND ASSOCIATES, INC.
REGISTRATION NUMBER 10193871
PROJECT NO. 15-0157
TERRY D. WESTERMAN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6381
twesterman@coletx.com

LAYOUT:18X24 FINAL PLAT
DATE: Feb 08, 2017 - 8:55am
DRAWING: S:\JOBS\Jobs2015\15-0157\CADD\15-Work\V. REPLAT_15-0157.dwg

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, 2804 RIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY IS THE SOLE OWNER OF ONE TRACT OF LAND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 1, OF ROAD RUNNER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, SLIDE 157, MAP RECORDS, ROCKWALL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO 2804 RIDGE, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NO. 20140000000023, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO 2804 RIDGE, LLC BY DEED WITHOUT WARRANTY RECORDED IN INSTRUMENT NO. 20150000000385, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWEST RIGHT OF WAY LINE OF FM ROAD 740 (RIDGE ROAD) (VARIABLE WIDTH RIGHT OF WAY), WITH THE NORTH LINE OF LOT 1, BLOCK 1 OF JACK IN THE BOX ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 109, MAP RECORDS, ROCKWALL COUNTY, TEXAS WHERE A 1/2 INCH IRON ROD WAS FOUND AT NORTH 04 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 0.17 FEET;

THENCE NORTH 82 DEGREES 21 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID JACK IN THE BOX ADDITION, AND DEPARTING THE NORTHWEST RIGHT OF WAY OF SAID FM ROAD 740, A DISTANCE OF 155.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST NORTHERLY WEST CORNER OF SAID JACK IN THE BOX ADDITION;

THENCE NORTH 27 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 138.54 FEET TO A POINT FOR CORNER IN THE SOUTHEAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 30E (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 62 DEGREES 12 MINUTES 34 SECONDS EAST, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 30E, A DISTANCE OF 80.00 FEET TO A FOUND CROSS FOUND FOR CORNER;

THENCE NORTH 71 DEGREES 03 MINUTES 02 SECONDS EAST, ALONG SAID NEW SOUTHEAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 30, A DISTANCE OF 79.54 FEET TO A POINT FOR CORNER WHERE A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" WAS FOUND NORTH 49 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 0.20 FEET;

THENCE NORTH 72 DEGREES 40 MINUTES 29 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 30, A DISTANCE OF 67.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER WITH YELLOW PLASTIC CAP STAMPED "TXHS";

THENCE SOUTH 26 DEGREES 56 MINUTES 29 SECONDS EAST, ALONG SAID NEW SOUTHEAST RIGHT OF WAY OF INTERSTATE HIGHWAY 30, A DISTANCE OF 133.57 FEET TO A POINT FOR CORNER ON THE NORTHWEST RIGHT OF WAY LINE OF FM ROAD 740 (RIDGE ROAD) WHERE A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS" WAS FOUND NORTH 83 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.11 FEET;

THENCE SOUTH 26 DEGREES 13 MINUTES 55 SECONDS WEST, ALONG SAID NORTHWEST RIGHT OF WAY LINE OF FM ROAD 740 (RIDGE ROAD), A DISTANCE OF 120.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,463 SQUARE FEET OR 0.9289 ACRE OF LAND.

NOW, THEREOF, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

THAT, 2804 RIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS FINAL PLAT ROAD RUNNER ADDITION, LOT 3, A 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE FINAL PLAT ROAD RUNNER ADDITION, LOT 3, SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENTS STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED 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 BUILDING, 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 EASEMENTS STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT TO INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OR, 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 PATTERS 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 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 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 THE SAME OUT OF 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 BY OBLIGATE TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE DEVELOPER AND/OR OWNER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OR 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 EXACTIONS 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. OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THE WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

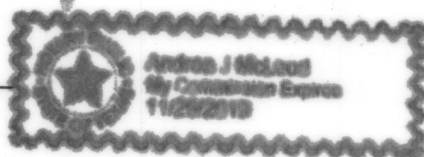
2804 RIDGE, LLC
ROBERT L PARKS III (MANAGER)

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT L. PARKS III, MANAGER OF 2804 RIDGE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 DAY OF JANUARY, 2017

Robert L. Parks III
NOTARY SIGNATURE

11/24/2017
MY COMMISSION EXPIRES



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
03/03/2017 12:19:33 PM
\$100.00
20170000003738



Shelli Miller

COPY

GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON EXAMPLE: N62°12'34"E ARE BASED ON STATE PLANE COORDINATES ESTABLISHED FROM THE TEXAS COORDINATE SYSTEM, NAD 1983, (TEXAS NORTH CENTRAL ZONE). THE COORDINATES WERE DETERMINED USING A TRIMBLE R6 GNSS RECEIVER, TRIMBLE TSC3 CONTROLLER, TRIMBLE ACCESS AND ASSOCIATED SOFTWARE, AND THE RTKNET 2011 REAL TIME NETWORK OF GNSS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) OBSERVED DURING MAY, 2016.
3. BASIS OF BEARING SHOWN HEREON IN PARENTHESIS: (N63°21'31"E) RECORDED PLAT OF JACK IN THE BOX ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 109, MAP RECORDS OF ROCKWALL COUNTY, TEXAS.
4. COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. TOTAL AREA OF BOUNDARY = 40,463 SQUARE FEET OR 0.9289 ACRES
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
7. AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 40 OF 145, MAP NUMBER 48397C0040L, EFFECTIVE DATE OF SEPTEMBER 26, 2008
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
10. PURPOSE OF THIS PLAT IS TO ESTABLISH NEW EASEMENTS.
11. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRING AND REPLACEMENT OF THE DETENTION SYSTEM

RECOMMENDED FOR FINAL APPROVAL:

[Signature]
DIRECTOR OF PLANNING & ZONING

11/15/16
DATE

APPROVED:

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THIS THE 21 DAY OF November, 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.

WITNESS OUR HANDS, ON THIS 15 DAY OF February, 2017.

[Signature]
MAYOR, CITY OF ROCKWALL

[Signature]
CITY SECRETARY

[Signature]
CITY ENGINEER

**SURVEYOR'S CERTIFICATION:**

THAT I, TERRY D. WESTERMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6381, TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL, TEXAS.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF JANUARY, 2017.

COLE AND ASSOCIATES, INC.
REGISTRATION NUMBER 10193871
PROJECT NO. 15-0157

[Signature]
TERRY D. WESTERMAN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6381
twesterman@coletx.com



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FINAL PLAT
LOT 3 ROAD RUNNER ADDITION
BEING A REPLAT OF
LOT 2 ROAD RUNNER ADDITION
JAMES SMITH SURVEY
ABSTRACT NO. 200
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

CASE NO. P2016-048

+ DALLAS

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