

HORACE BOWEN
VOLUME 70, PAGE 89
D.R.R.C.T.

LOUISE PICKENS

SHIRLEY T. EDWARDS
VOLUME 631, PAGE 130
D.R.R.C.T.

REBECCA ANN COLLINS TO
DIANNA COLLINS & MARGARET SVOBODA
VOLUME 1149, PAGE 59
D.R.R.C.T.

LOT 1
BLOCK A
17,966 S.F.
0.41 ACRES

LOT 2
BLOCK A
9,634 S.F.
0.22 ACRES

JEFFERY SCOTT PETTIGREW
VOLUME 1260, PAGE 32
D.R.R.C.T.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

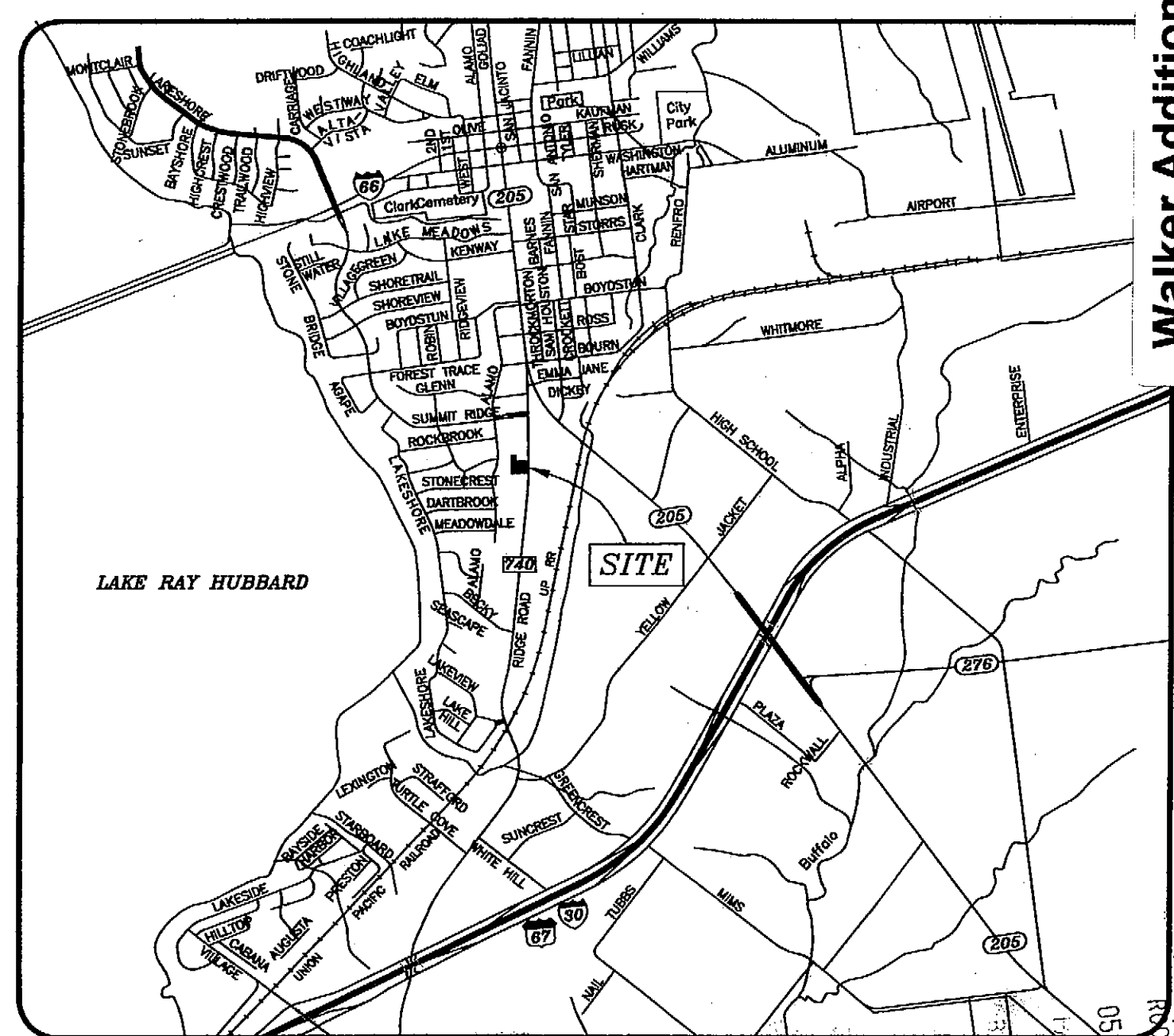
Bearings based on Right-of-Way Deed
recorded in Volume 1369, Page 312
Deed Record, Rockwall County, Texas.

POINT OF
BEGINNING

RIDGE ROAD (F.M. 740)
VARIABLE WIDTH R.O.W.

REFERENCE BEARING

04045P/LT



Walker Addition

FILED FOR RECORD
ROCKWALL CO., TEXAS
05 MAR 18 PM 12:12
LAURETTE BURKS
CO. CLERK
DEPUTY

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	30.94	60.00	29°32'29"	15.82	S80°37'21"W	30.59
C2	18.73	40.00	26°50'00"	9.54	N79°16'07"E	18.56
C3	34.78	30.00	66°25'36"	19.64	S59°20'27"W	32.87
C4	27.76	10.00	159°02'25"	54.06	S74°21'09"E	19.67
C5	23.53	15.00	89°53'01"	14.97	S50°06'34"W	21.19
C6	23.59	15.00	90°06'59"	15.03	S39°53'26"E	21.23
C7	40.09	30.00	76°33'33"	23.68	S33°06'43"E	37.17
C8	23.45	20.00	67°11'03"	13.28	N37°47'58"W	22.13
C9	8.35	30.00	15°57'17"	4.20	S12°11'05"E	8.33
C10	15.71	10.00	90°00'00"	10.00	S40°36'59"E	14.14
C11	15.39	10.00	88°10'13"	9.69	S48°28'08"W	13.91
C12	27.96	60.00	26°42'08"	14.24	N79°12'10"E	27.71
C13	20.62	40.00	29°32'29"	10.55	S80°37'21"W	20.40

REVISION 3/2/05

F-185

FINAL PLAT

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355

2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 20'	10/27/04	04045

LOT 1 AND LOT 2, BLOCK A
WALKER ADDITION

B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

LOT 1

Being a tract of land situated in the B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, Rockwall County, Texas, and being all of that tract of land conveyed in Warranty Deed by Thelma Kennett Woods Trust to Bobby L. Collins and Wife, Belinda K. Collins as recorded in Volume 1480, Page 278 of the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for a corner in the West Right-of-Way line of Ridge Road (F.M. 740)(a variable width R.O.W.), said point being the Northeast corner of said Collins tract and the Southeast corner of a tract of land conveyed to Dianna Collins and Margaret Svoboda;

THENCE, South 05°31'01" West, along said Right-of-Way line, a distance of 69.63 feet to a 1/2" iron rod set for a corner, said point also being the Northeast corner of a tract of land conveyed to Tom H. Walker and wife, Sue Ann Walker as recorded in Volume 941, Page 25 of the Deed Records, Rockwall County, Texas;

THENCE, North 84°28'13" West, departing said Right-of-Way line and along the common line of said Collins tract and Walker tract, a distance of 138.09 feet to a 1/2" iron rod found for a corner, said point being the Northwest corner of said Walker tract;

THENCE, South 09°19'42" West, a distance of 69.84 feet to a 1/2" iron rod found for a corner, said point being the Northwest corner of a tract of land conveyed to Jeffery Scott Pettigrew and Pamela J. Pettigrew as recorded in Volume 1260, Page 32 of the Deed Records, Rockwall County, Texas;

THENCE, North 88°17'12" West, a distance of 40.00 feet to a 1/2" iron rod found for a corner;

THENCE, North 05°10'04" East, passing at a deed call of 128.81 feet the Southeast corner of a tract of land described in Deed to Horace Bowen in Volume 70, Page 89 of the Deed Records, Rockwall County, Texas, and continuing a total distance of 209.81 feet to a 1/2" iron rod set for a corner, said point also being the Southwest corner of a tract of land conveyed to Shirley T. Edwards as recorded in Volume 631, Page 130 of the Deed Records, Rockwall County, Texas;

THENCE, South 86°06'58" East, a distance of 40.68 feet to a 1/2" iron rod set for a corner, said point also being the Northwest corner of said Dianna Collins and Margaret Svoboda tract;

THENCE, South 05°21'09" West, along the West line of said Dianna Collins and Margaret Svoboda tract, a distance of 70.00 feet to a 1/2" iron rod found for a corner;

THENCE, South 84°56'55" East, a distance of 138.19 feet to the POINT OF BEGINNING and containing 17,961 square feet or 0.41 acres of land.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

LOT 2

Being a tract of land situated in the B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, Rockwall County, Texas, and being all of that tract of land conveyed to Tom H. Walker and Sue Ann Walker as recorded in Volume 941, Page 25 of the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for a corner in the West Right-of-Way line of Ridge Road (F.M. 740)(a variable width R.O.W.), said point being the Northeast corner of said Walker tract;

THENCE, South 05°31'01" West, along said Right-of-Way line, a distance of 69.81 feet to an "X" set for a corner, said point also being the Northeast corner of a tract of land conveyed to Jeffery Scott Pettigrew and Pamela J. Pettigrew as recorded in Volume 1260, Page 32 of the Deed Records, Rockwall County, Texas;

THENCE, North 84°28'59" West, along the common line of said Walker tract and Pettigrew tract, a distance of 137.86 feet to a 1/2" iron rod found for a corner;

THENCE, North 05°19'42" East, a distance of 69.84 feet to a 1/2" iron rod found for a corner, said point being the Northwest corner of said Walker tract;

THENCE, South 84°28'13" East, a distance of 138.09 feet to the POINT OF BEGINNING and containing 9,634 square feet or 0.22 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Tom Walker, being owner, does hereby adopt this plat designating the hereinabove described 0.63 acres as Lot 1 and Lot 2, Walker Addition, an addition to the City of Rockwall and easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described
 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, herein.
- 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.
- 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.

We 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; 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.

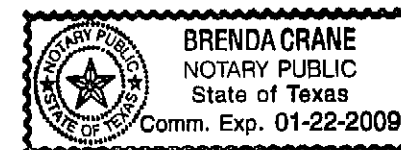
Tom Walker Sue Ann Walker
Owner

WITNESS OUR HANDS, at Rockwall Texas, this 3rd day of March, 2005.

BY: Tom Walker

STATE OF TEXAS Rockwall
COUNTY OF
This instrument was acknowledged before me on the 3rd day of March, 2005,
by Sue Ann Walker

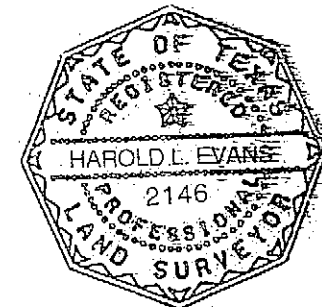
Brenda Crane
Notary Public



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, 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 L. Evans
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



RECOMMENDED FOR FINAL APPROVAL

Ray Shaw 3-8-2005
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of Lot 1 and Lot 2, Walker Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of November, 2004.

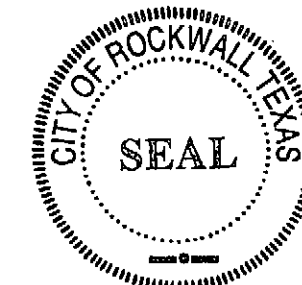
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 7th day of March, 2005.

Ray Shaw
Mayor, City of Rockwall

Dorothy Brooks
City Secretary,
City of Rockwall



Chuck Todd 3-3-2005
City Engineer

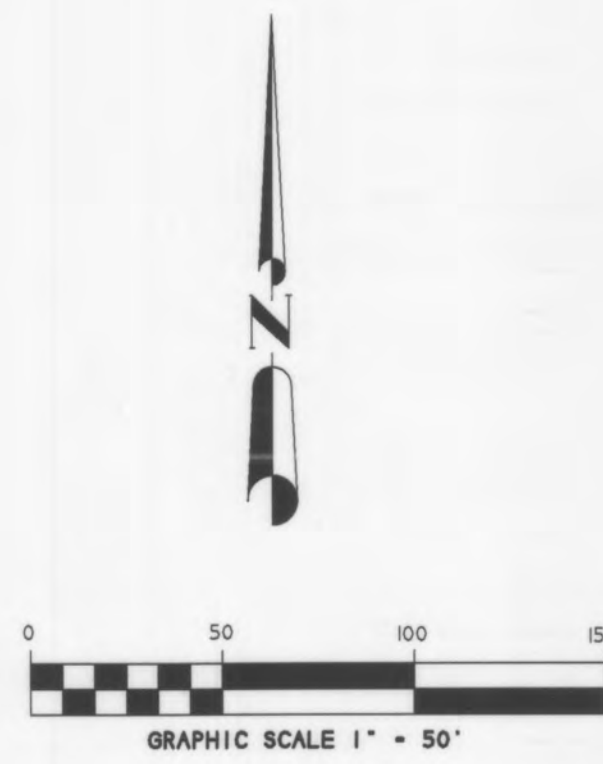
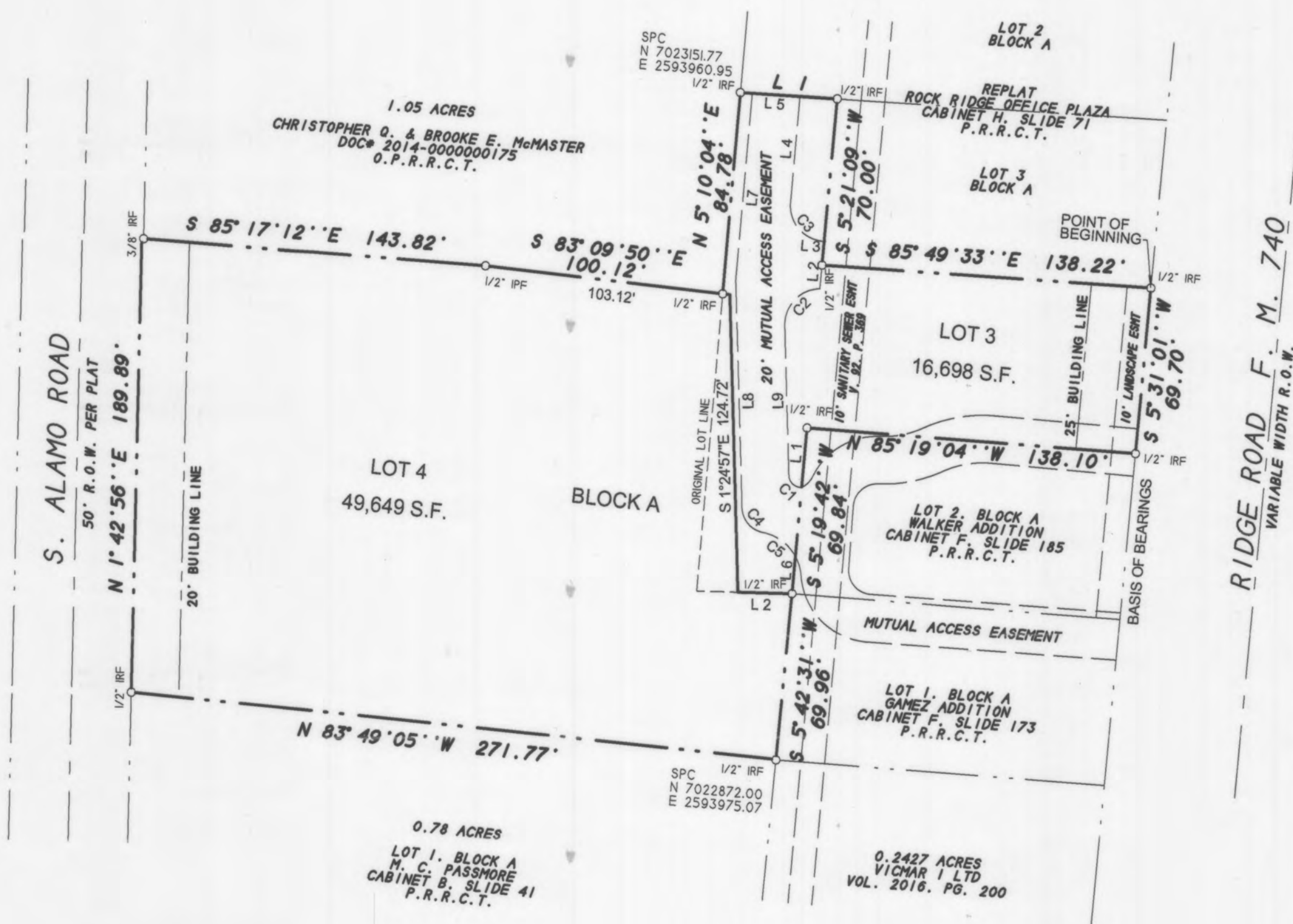
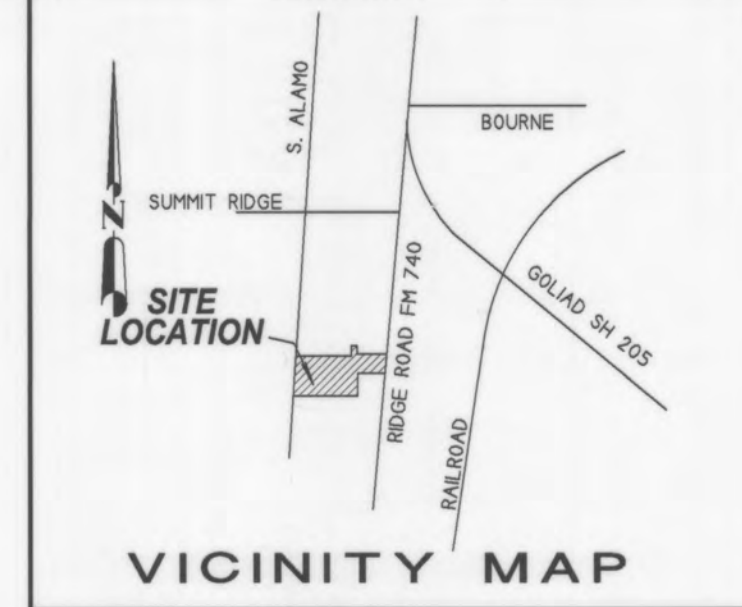
F-186

FINAL PLAT

HAROLD L. EVANS CONSULTING ENGINEER P.O. BOX 28355 2331 CUS THOMASSON ROAD, SUITE 102 DALLAS, TEXAS 75228, (214) 328-8133		
SCALE	DATE	JOB No.
1" = 20'	10/27/04	04045

LOT 1 AND LOT 2, BLOCK A WALKER ADDITION	
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	

REVISION 3/2/05
04045PJT



BOUNDARY LINE TABLE

Line	Bearing	Distance
1	S 86°06'58"E	40.68'
2	S 88°17'12"E	22.67'

ACCESS ESMT LINE TABLE

Line	Bearing	Distance
1	S 5°19'42"W	25.16'
2	N 5°21'09"E	20.00'
3	N 84°56'09"W	0.45'
4	N 5°10'04"E	44.65'
5	N 86°06'58"W	20.01'
6	S 5°19'42"W	15.73'
7	S 5°10'50"W	78.72'
8	S 1°24'57"E	95.30'
9	N 1°24'57"W	62.86'

ACCESS ESMT CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	90°00'00"	5.20	8.17	5.20	7.35	N 46°23'49"W
2	90°29'01"	15.00	23.69	15.13	21.30	N 43°53'11"E
3	90°05'27"	15.00	23.59	15.02	21.23	N 39°53'26"W
4	77°04'27"	10.89	14.65	8.67	13.57	S 39°57'09"E
5	50°03'23"	20.00	17.47	9.34	16.92	S 53°27'42"E

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

OWNER:
JOEL AND SHOLANA WELLS
1303 SOUTH ALAMO STREET
ROCKWALL, TEXAS 75087

OWNER:
TOM AND SUE ANN WALKER
902 LAKE MEADOWS
ROCKWALL, TEXAS 75087

J 059
FINAL PLAT

WALKER ADDITION LOTS 3 AND 4, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A
WALKER ADDITION AND A 1.11 ACRES
TRACT OF LAND BEING IN THE
B.J.T. LEWIS SURVEY, ABST. 255

1.52 ACRES OR 66,348 S.F.
(2 LOTS)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

SYMBOL LEGEND

TV	OX	TEL	PH	PP
TELEVISION	OX	TEL	PH	PP
CABLE	OX	TEL	PH	PP
WATER	OX	TEL	PH	PP
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JUNCTION	OX	TEL	PH	PP
BOX	OX	TEL	PH	PP
WATER	OX	TEL	PH	PP

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, JOEL A. WELLS, SHOLANA K. WELLS, TOM WALKER AND SUE A. WALKER, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, Walker Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Slide 185 of the Plat Records of Rockwall County, Texas, and all of a tract of land as described in a Warranty deed from John P. Chance Investments, LLC to Joel A. Wells and Sholana K. Wells, dated March 17, 2015 and being recorded in Document no. 2015000003684, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of Ridge Road F.M. 740, at the northeast corner of Lot 1, Block A, and also at the southeast corner of Lot 3, Block A, Rock Ridge Office Plaza, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 71 of the Plat Records of Rockwall County, Texas;

THENCE S. 05 deg. 31 min. 01 sec. W. along said right-of-way line, a distance of 69.70 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 1 and northeast corner of Lot 2;

THENCE N. 85 deg. 19 min. 04 sec. W. a distance of 138.10 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 19 min. 42 sec. W. a distance of 69.84 feet to a 1/2" iron rod found for corner at the east most northeast corner of said Wells tract;

THENCE S. 05 deg. 42 min. 31 sec. E. a distance of 69.96 feet to a 1/2" iron rod found for corner;

THENCE N. 83 deg. 49 min. 05 sec. W. a distance of 271.77 feet to a 1/2" iron rod found for corner in the east right-of-way line of S. Alamo Road;

THENCE N. 01 deg. 42 min. 56 sec. E. along east right-of-way of S. Alamo Road and west line of said Wells tract, a distance of 189.89 feet to a 1/2" iron rod found for corner at the northwest corner of Wells tract;

THENCE S. 85 deg. 17 min. 12 sec. E. a distance of 143.82 feet to a 1/2" iron pipe found for corner;

THENCE S. 83 deg. 09 min. 50 sec. E. a distance of 100.12 feet to a 1/2" iron rod found for corner;

THENCE N. 05 deg. 10 min. 04 sec. E. a distance of 84.78 feet to a 1/2" iron rod found for corner;

THENCE S. 86 deg. 06 min. 58 sec. E. a distance of 40.68 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 21 min. 09 sec. W. a distance of 70.00 feet to a 1/2" iron rod found for corner;

THENCE S. 85 deg. 49 min. 33 sec. E. along the north line of Lot 1, a distance of 138.22 feet to the POINT OF BEGINNING and containing 66,348 square feet or 1.52 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as WALKER ADDITION, LOTS 3 AND 4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, 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 subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

- No buildings shall be constructed or placed 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 the 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.
- 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 required with the 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 exaction's made herein.

JOEL A. WELLS

SHOLANA K. WELLS

TOM WALKER

SUE A. WALKER

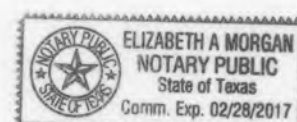
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOEL A. WELLS 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 8 day of December, 2016.

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

02-28-16
My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SHOLANA K. WELLS 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 8 day of December, 2016.

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

02-28-16
My Commission Expires:



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/22/2016 10:26:41 AM
\$100.00
20160000022721

COPY



Shelli

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TOM WALKER 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 9 day of December, 2016.

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

02-28-16
My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUE A. WALKER 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 9 day of December, 2016.

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

02-28-16
My Commission Expires:



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

12/13/2016
Date

APPROVED

I hereby certify that the above and foregoing plat of WALKER ADDITION, LOTS 3 AND 4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14 day of Dec, 2016.

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 Dec., 2016.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

12-22-2016
Date



J 060
FINAL PLAT

WALKER ADDITION LOTS 3 AND 4, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A
WALKER ADDITION AND A 1.11 ACRES
TRACT OF LAND BEING IN THE
B.J.T. LEWIS SURVEY, ABST. 255

1.52 ACRES OR 66,348 S.F.
(2 LOTS)

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JOEL AND SHOLANA WELLS
1303 SOUTH ALAMO STREET
ROCKWALL, TEXAS 75087

OWNER:
TOM AND SUE ANN WALKER
902 LAKE MEADOWS
ROCKWALL, TEXAS 75087

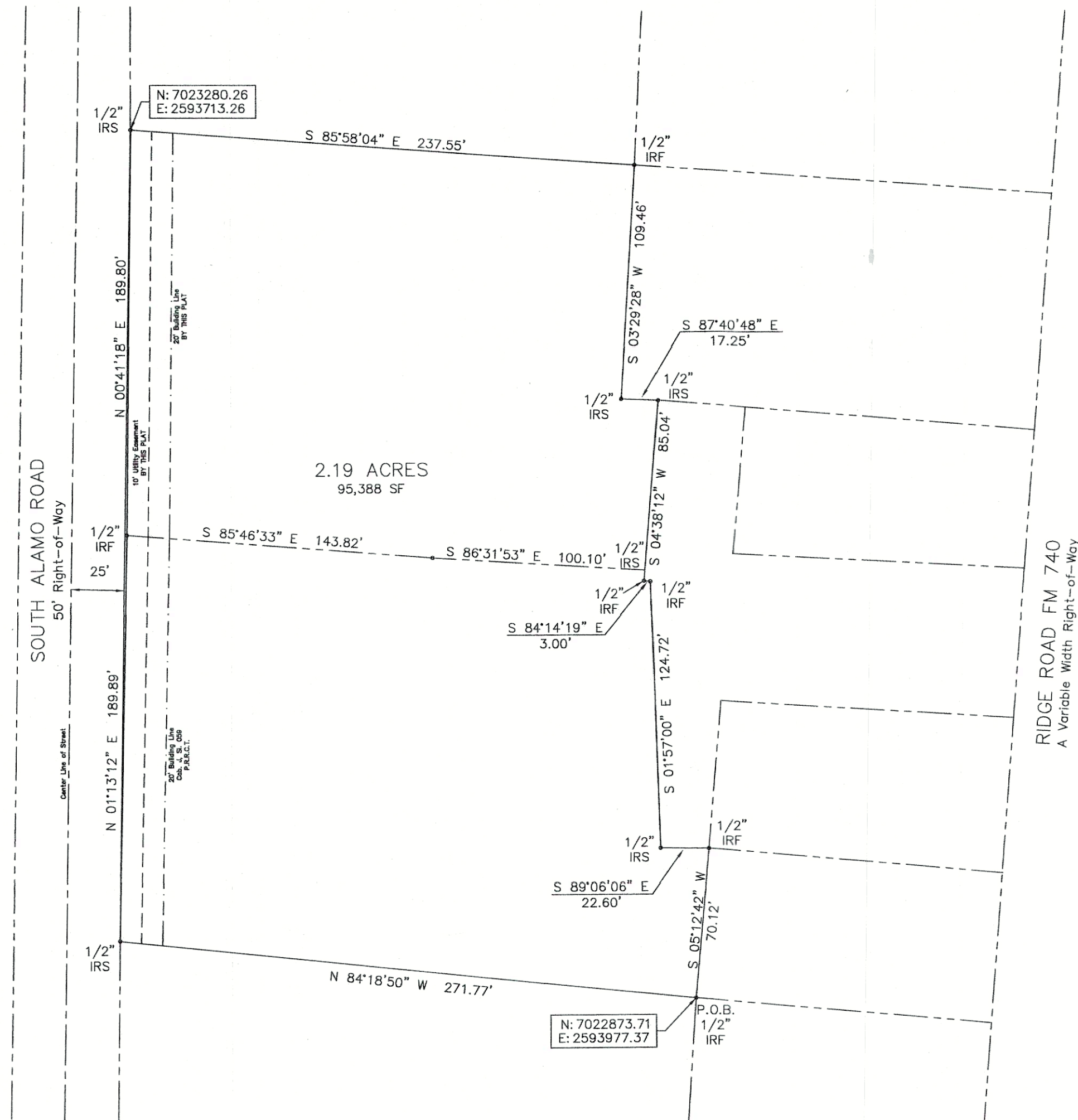
H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 31, 2016
SCALE 1" = 50' FILE # 20041074RP
CLIENT WELLS

CITY CASE NO. P2016-050

Walker Addition
Lots 3 & 4, Block A
Final Plat



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, Kenton Allard & Jennifer Marie Allard & Christopher Reilly & Megan Reilly, the undersigned owners of the land shown on this plat, and designated herein as the **FINAL PLAT OF WALKER ADDITION LOTS 5 & 6** 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 **WALKER ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, 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.

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, my (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: KENTON ALLARD AND JENNIFER MARIE ALLARD

By: KENTON ALLARD

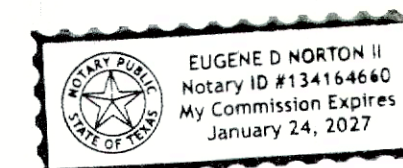
By: JENNIFER MARIE ALLARD

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENTON ALLARD & JENNIFER MARIE ALLARD, known to me to be the persons 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 27th day of June, 2024

Notary Public in and for the State of Texas



By: CHRISTOPHER REILLY

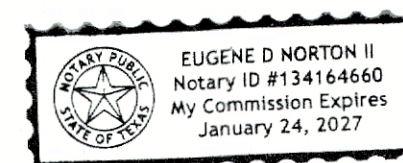
By: MEGAN REILLY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHRISTOPHER REILLY & MEGAN REILLY, known to me to be the persons 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 27th day of June, 2024

Notary Public in and for the State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Kenton Allard & Jennifer Marie Allard & Christopher Reilly & Megan Reilly, Being the owners of a Tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.19 acre tract of land situated in the BJT LEWIS SURVEY, ABSTRACT NO. 255 in the City of Rockwall, Rockwall County, Texas and being all of LOT 4R1 of the WALKER ADDITION as recorded in Volume 20210000009 Page 267 Deed Records, Rockwall County, Texas and LOT 5 BLOCK A as recorded in Document Number 2014-000000175 Official Public Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 4R1 and being the South East corner of a tract of land to Vicinar 1 LTD as recorded in Volume 2016, Pg. 200, D.R.R.C.T.;

THENCE NORTH 84°18'50" WEST a distance of 271.77 feet to a 1/2 inch iron rod set for corner and being the north line of Lot 1, Block A of M.C. Passmore tract as recorded in Cab. B. Slide 41, P.R.R.C.T. and being located in the east line of South Alamo Road a 50' Right-of-Way;

THENCE along the east line of said South Alamo Road NORTH 01°13'12" EAST a distance of 189.89 feet to a 1/2 inch iron rod set for corner;

THENCE NORTH 00°41'18" EAST a distance of 189.80 feet to a 1/2 inch iron rod set for corner and being located in the south line of Lot 4, Block D of Ridge Road Village as recorded in Cabinet A. Slide 36, P.R.R.C.T.

THENCE departing the east line of said South Alamo Road, SOUTH 85°58'04" EAST a distance of 237.55 feet to a 1/2 inch iron rod found for corner and being the southwest corner of Lot 1, Block A of Gussio Addition as recorded in Cabinet G. Slide 317-318, P.R.R.C.T. and being the northwest line of said Gussio Addition SOUTH 03°29'28" WEST a distance of 109.46 feet to a 1/2 inch iron rod set for corner;

THENCE SOUTH 87°40'48" EAST a distance of 17.25 feet to a 1/2 inch iron rod set for corner and being the northwest corner of Lot 1, Block A of Walker Addition according to the plat recorded in Cabinet F, Slide 185, P.R.R.C.T.

THENCE departing the south line of said Lot 2, Block A of Ridge Office Plaza according to the plat recorded in Cabinet H, Slide 71, P.R.R.C.T., SOUTH 04°38'12" WEST a distance of 85.04 feet to a 1/2 inch iron rod found for corner and being located in the west line of said Lot 1, Block A of Walker Addition;

THENCE SOUTH 84°14'19" EAST a distance of 3.00 feet to a 1/2 inch iron rod found for corner;

THENCE continuing along the west line of said Lot 1, Block A of Walker Addition; SOUTH 01°57'00" EAST a distance of 124.72 feet to a 1/2 inch iron rod set for corner;

THENCE along the south line of said Lot 1, Block A Walker Addition; SOUTH 89°06'06" EAST a distance of 22.60 feet to a 1/2 inch iron rod found for corner and being the southeast corner of Lot 2, Block A of said Walker Addition according to the plat recorded in Cabinet F, Slide 185, P.R.R.C.T. and being the northeast corner of Lot 1, Block A of Gamez Addition according to the plat recorded in Cabinet F, Slide 173, P.R.R.C.T.

THENCE SOUTH 05°12'42" WEST a distance of 70.12 feet to the POINT OF BEGINNING;

CONTAINING WITHIN THESE METES AND BOUNDS 2.19 acres or 95,388 square feet more or less.

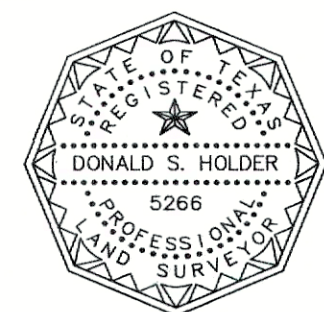
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Donald S. Holder, 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.

Donald S. Holder

Donald S. Holder
Registered Professional Land Surveyor No. 5266
sholder@eyncon.com
Eyncon Engineering & Surveying
PO Box 1025
Greenville, Texas 75403



FINAL PLAT
LOTS 5 & 6, BLOCK A,
THE WALKER ADDITION
BEING TWO (2) RESIDENTIAL LOTS
2.19-ACRES OR 95,388 SF
SITUATED IN THE CITY OF ROCKWALL,
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
Kenton Allard & Jennifer Marie Allard
1303 S. Alamo Rd.
Rockwall, TX. US 75087

Christopher Reilly and Megan Reilly
1301 S. Alamo Road
Rockwall, TX. US 75087

Scale: 1" = 50'
Date: April 17, 2024
Technician: Spradling
Drawn By: Spradling

Checked By: DSH
P.C.: Fitzgerald
File: 20424058olved
Job. No. 20424058
GF No.

P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

Sheet:
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Of: 2

Eyncon
ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400

Case No.: P2024-019

1. SURVEYOR'S STATEMENT

Selling a portion of the addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building installation thereof within the time slated in the bond, which time shall be fixed by the City Council of the City of Rockwall.

GENERAL NOTES

1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall to withholding issuing buildings permits until al streets, water, sewer and storm drainage systems have been accepted by the City. The Aproval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

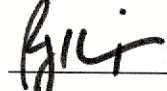
2. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.

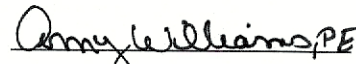
3. Drainage and Detention Easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

4. Fire Lanes: All fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil engineering Plans for both on-site and off-site Fire Lane improvements.

5. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment any existing right of way to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

APPROVED: I hereby certify that the above and foregoing *subdivision plat* - being an addition to the City of Rockwall, Texas - was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the 27th day of June, 2024.


DIRECTOR OF PLANNING & ZONING


CITY ENGINEER

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/03/2024 08:19:42 AM
\$98.00
20240000011675





FINAL PLAT
LOTS 5 & 6, BLOCK A,
THE WALKER ADDITION
BEING TWO (2) RESIDENTIAL LOTS
2.19-ACRES OR 95,388 SF
SITUATED IN THE CITY OF ROCKWALL,
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
Kenton Allard & Jennifer Marie Allard
1303 S. Alamo Rd.
Rockwall, TX, US 75087
Christopher Reilly and Megan Reilly
1301 S. Alamo Road
Rockwall, Tx, US 75087

Scale: 1" = 50'
Date: April 17, 2024
Technician: Spradling
Drawn By: Spradling

Checked By: DSH
P.C.: Fitzgerald
File: 20424058
Job. No. 20424058
GF No.

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Sheet:
2
Of: 2


ENGINEERING & SURVEYING

FIRM REG. CERT. #10022400

Case No.: P2024-019