

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			GAMEZ Addition A Replat of Lot 1 & 2 of Rioell Subdivision City of Rockwall Rockwall County, Texas DAVID GAMEZ, et ux, JIMME GAMEZ and REFUGIO GAMEZ OWNERS P.O. Box 125 FATE, TX. 75032	
SCALE	DATE	JOB NO.		
1" = 20'	5-27-88	8859		

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, David Gamez and wife Maria Guadalupe Gamez, Jaime Gamez and Refugio Gamez are the owners of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, and being All of Lots 1 & 2 of the Ridgell Subdivision, an addition to the City of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the intersection of the South line of Boydston Street and the East line of Sherman Street, said iron rod also being the Northwest corner of said Lot 1 of Ridgell Subdivision;
THENCE: East a distance of 143.00 feet along the said South line of Boydston Street to an iron rod for a corner;
THENCE: South 13° 30' 00" East a distance of 51.40 feet to an iron rod for a corner, being the Southeast corner of said Lot 1 and the Northeast corner of said Lot 2;
THENCE: South 15° 45' 00" East a distance of 51.97 feet to an iron rod for a corner, being the Southeast corner of said Lot 2;
THENCE: West a distance of 169.11 feet to an iron rod for a corner, being the Southwest corner of said Lot 2 and on the East line of said Sherman Street;
THENCE: North, along said Sherman Street a distance of 100.00 feet to the Point of Beginning and Containing 15,553 Square Feet or 0.3570 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT David Gamez and wife, Maria Guadalupe Gamez, Jaime Gamez and Refugio Gamez are the owners, and does here-
by vacate Lots 1 & 2, Ridgell Subdivision, and does hereby adopt this plat designating the hereinabove
property as Gamez Addition, City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public
use forever the streets and alleys shown thereon, and does 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. 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 construc-
tion, maintenance or efficiency of their respective system on any of these easement strips; and any public
utility shall 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 at any time of 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;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or
any other person until such time as the developer has complied with all requirements of the Platting Ordinance
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, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifica-
tions 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 of water for personal use and fire protection within
such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS, this 22nd day of Sept, 1988.

David Gamez
Jaime Gamez
Maria Guadalupe Gamez
Refugio Gamez

STATE OF TEXAS
COUNTY OF ROCKWALL

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, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 19 day of September, 1988, by Harold L. Evans

Notary Public
My Commission Expires

RECOMMENDED FOR FINAL APPROVAL

City Manager
Chairman, Planning & Zoning Commission

APPROVED

Date 10/3/88

I hereby certify that the above and foregoing plat of Gamez Addition, an addition to the City of Rockwall,
Texas, was approved by the City Council of the City of Rockwall on the 1st day of August, 1988.
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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 20th day of October, 1988.

Mayor, City of Rockwall
City Secretary, City of Rockwall

SEAL

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 22nd day of Sept, 1988, by David Gamez.

Notary Public
My Commission Expires 5/16/89

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 22nd day of Sept, 1988, by Maria Guadalupe Gamez.

Notary Public
My Commission Expires 5/16/89

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 22nd day of Sept, 1988, by Jaime Gamez.

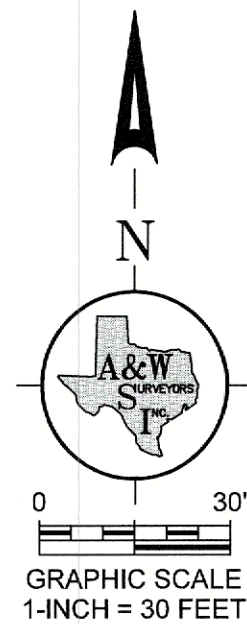
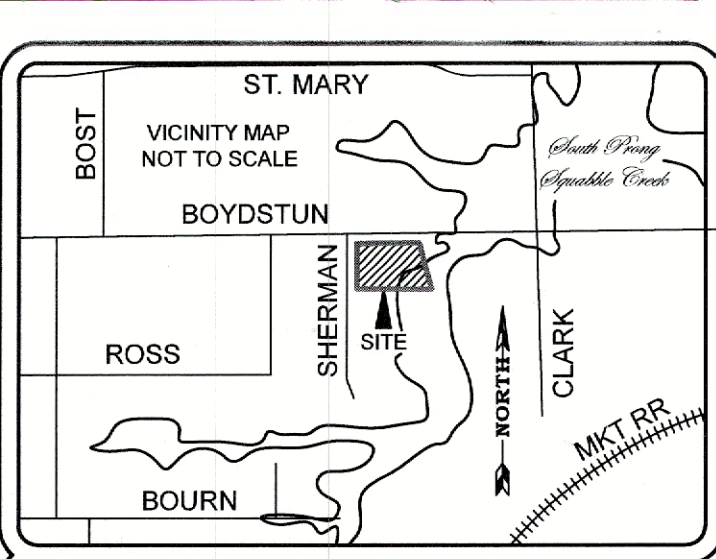
Notary Public
My Commission Expires 5/16/89

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 22nd day of Sept, 1988, by Refugio Gamez.

Notary Public
My Commission Expires 5/16/89

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			Gamez Addition A Replat of Lot 1 & 2 of Ridgell Subdivision City of Rockwall Rockwall County, Texas DAVID GAMEZ, et ux, JAIME GAMEZ and Refugio GAMEZ OWNERS P.O. Box 125 FATE, TX 75032	
SCALE	DATE	JOB NO.		
	5-27-88	8859		



2025000000236 PLAT Total Fees: \$49.00	
LEGEND	
● 1/2" IRF	1/2" IRON ROD FOUND
○ 1/2" IRS	1/2" IRON ROD SET w/ CAP STAMPED "RPLS 5310", UNLESS OTHERWISE NOTED.
D.R.R.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.C.M.R.C.T.	DALLAS COURT MINUTES, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS David Gamez is the sole owner of a tract of land located in the B.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, of Gamez Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume C, Page 42, Map Records, Rockwall County, Texas, and being the same tract of land described in Correction Instrument to David Gamez, recorded in Instrument No. 20230000006737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of Boydston Avenue, a 50' wide public right-of-way, at the East line of Sherman Street, a 45' wide public right-of-way, same being the Northwest corner of said Lot 1, Block A of Gamez Addition;

Thence North 89°22'27" East, along said South line, a distance of 141.63' to a 1/2" iron rod found at the Northwest corner of a tract of land described in deed to Kaufmann Properties, LLC, recorded in Document No. 2006-00359050, Deed Records, Rockwall County, Texas, same being the Northeast corner of said Lot 1, Block A of Gamez Addition;

Thence South 14°59'50" East, along the West line of said Kaufmann tract, a distance of 57.04' to a 1/2" iron rod found;

Thence South 15°41'07" East, along the West line of said Kaufmann tract, a distance of 50.98' to a 1/2" iron rod found at the Northeast corner of Lot 3, Block A of Rigell's Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 40, Page 148, Deed Records, Rockwall County, Texas, same being the Southeast corner of said Lot 1, Block A of Gamez Addition;

Thence North 89°52'39" West, along the common line of said Lot 1, Block A of Gamez Addition and said Lot 3, Block A of Rigell's Subdivision, a distance of 170.26' to a 1/2" iron rod found in said East line of Sherman Street, at the Southwest corner of said Lot 1, Block A and the Northwest corner of said Lot 3, Block A;

Thence North 00°02'56" East, along said East line of said Sherman Street, a distance of 102.27' to the PLACE OF BEGINNING and containing 16,088 square feet or 0.369 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

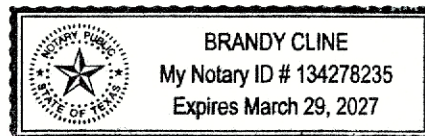
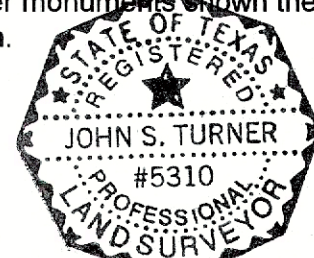
THAT I, John S. Turner, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This 18th day of November, 2024

Notary Public in and for the State of Texas



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as **LOTS 2 & 3, BLOCK A, GAMEZ II ADDITION**, 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 on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in **LOTS 2 & 3, BLOCK A, GAMEZ II ADDITION** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 by the owner or any other person until the developer and/or owner has 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 (we), my (our) 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.

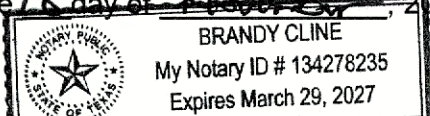
David Gamez
PROPERTY OWNER SIGNATURE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared David Gamez, 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 18th day of November, 2024

Notary Public in and for the State of Texas



- (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 withholding utilities and building permits.
- (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.

APPROVED: I hereby certify that the above and foregoing subdivision plat—being an addition to the City of Rockwall, Texas—was approved by the City Council of the City of Rockwall, Texas on the 18th day of November, 2024.

John S. Turner
MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

Kimberly L. Moore
CITY SECRETARY

Amber L. Moore
CITY ENGINEER

FINAL PLAT

LOTS 2 AND 3, BLOCK A GAMEZ II ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A
GAMEZ ADDITION
BEING 2 RESIDENTIAL LOTS AND 0.369 ACRES OR 16,088 SQUARE FEET
SITUATED IN THE
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
P2023-034

GENERAL NOTES

1. ALL 1/2" IRON ROD S SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. This is a request for the approval of a Replat for Lots 2 & 3, Block A, Gamez Addition being a 0.369-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 614 E. Boydston Avenue.
5. According to the Flood Insurance Rate Map, Community Panel No. 483970040L, dated 09-26-2008, a portion of the subject property is located in Zone "A". This information is derived from FEMA.org Map Center.

DRAINAGE EASEMENT LINE TABLE	
LINE	LENGTH BEARING
L1	6.16' S50°05'24"W
L2	15.89' S78°48'52"W
L3	7.18' S68°16'39"W
L4	6.38' S63°03'27"W
L5	15.68' S58°43'58"W
L6	6.51' S48°23'07"W
L7	6.16' S44°06'24"W
L8	4.78' S36°36'09"W
L9	3.59' S31°41'33"W
L10	4.29' S19°48'51"W
L11	3.36' S16°26'00"W

THE STATE OF TEXAS

COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

2025000000236 PLAT
01/07/2025 12:42:03 PM Total Fees: \$49.00

Jennifer Fogg, County Clerk
Rockwall County, TX



A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 614 E. BOYDSTUN AVENUE ~

Owner: DAVID GAMEZ
~ 614 E. Boydston Avenue, Rockwall, TX 75087 ~
~ 469-338-9683 ~

Job No. 22-1773 | Drawn by: 543 | Date: 03-15-23 | Revised:

"A professional company operating in your best interest"