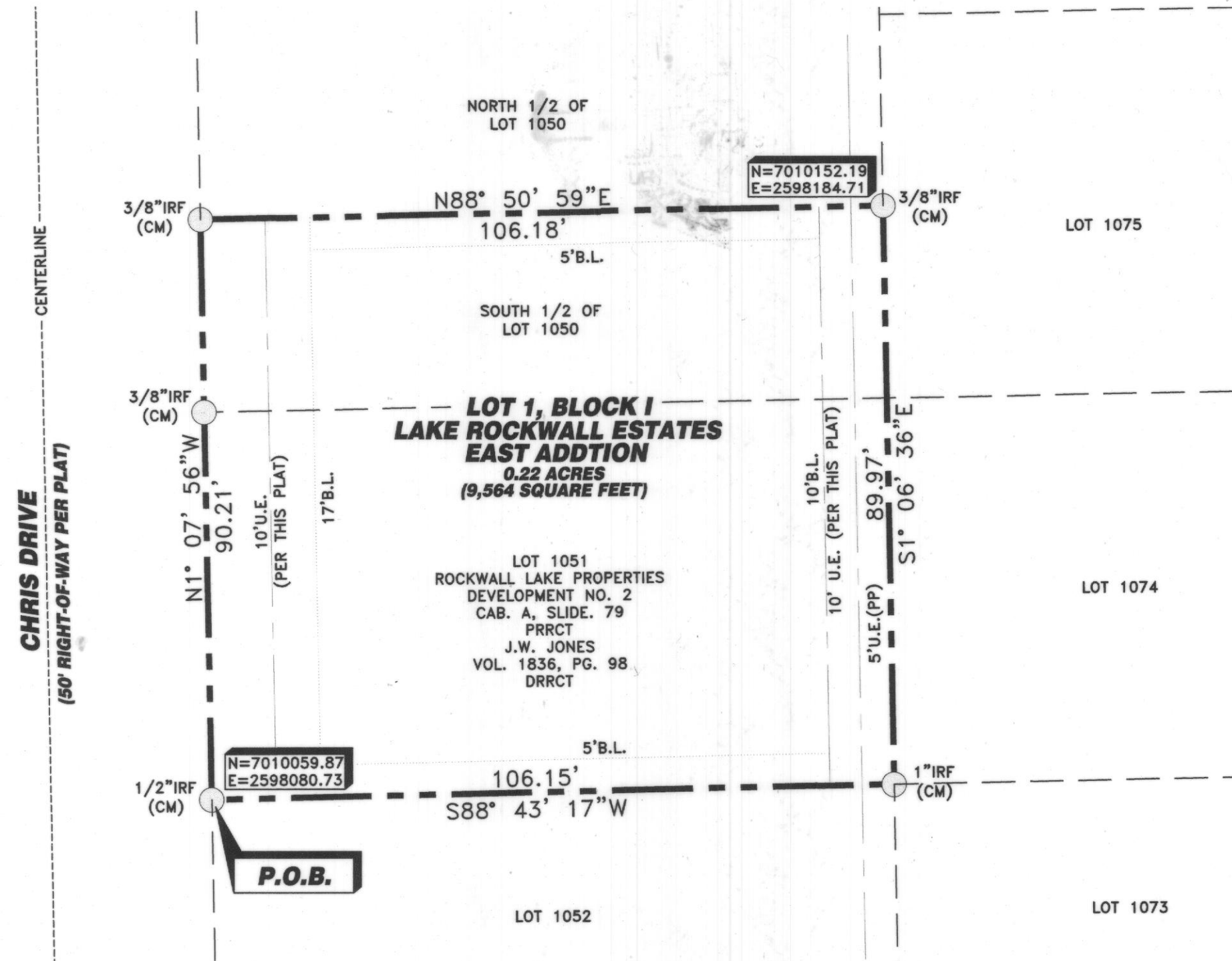
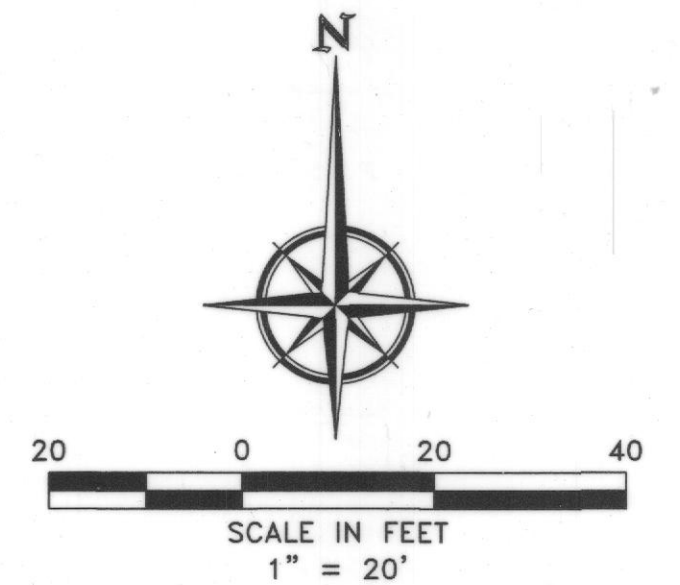


VICINITY MAP
N.T.S.

2021000002233 1/2 PLAT 01/28/2021 08:14:48 AM



STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

GENERAL NOTES

- Bearing are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011).
- Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2008, for Rockwall County, Texas.
- The City Council approved a 17 foot front yard setback on October 19, 2020 by Case No. MIs2020-011.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT CAB. A, SLIDE 79

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 1/04/2021

FINAL PLAT
LOT 1, BLOCK I
LAKE ROCKWALL
ESTATES
EAST ADDITION
A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
1 LOT PROPOSED
0.22 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
GROVER WELLS SURVEY,
ABSTRACT NO. 219
ROCKWALL, TEXAS

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, HWY GUADALUPE GUARDIOLA is the owner of a 0.220 acre tract of land out of the Grover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all Lot 1051 and the south half of Lot 1050 of the Rockwall Lake Properties, an Addition to the City of Rockwall, recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas (PRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Chris Drive (a 50' right-of-way per last mentioned Addition) at the southwest corner of said Lot 1051 common to the northwest corner of Lot 1052 of last mentioned Addition;

THENCE North 01°07'56" West, along the east right-of-way line of said Chris Drive and the west lines of said lot 1051 and Lot 1050, a distance of 90.21 feet, to a 3/8" iron rod found for corner thereof;

THENCE North 88°50'59" East, across said Lot 1050, a distance of 106.18 feet, to a 3/8" iron rod found for corner in the east line of said Lot 1050 common to the west line of Lot 1075 of last mentioned Addition;

THENCE South 01°06'36" East, along the east lines of said Lot 1050 and Lot 1051 common to the west lines of said Lot 1075 and Lot 1074 of last mentioned Addition, a distance of 89.97 feet, to a 1" iron rod found for corner at the southeast corner of said Lot 1051 common to the southwest corner of said Lot 1074, the northeast corner of said Lot 1052, and the northwest corner of Lot 1073 of last mentioned Addition;

THENCE South 88°43'17" West, along the south line of said Lot 1051 common to the north line of said Lot 1052, a distance of 106.15 feet, to the POINT OF BEGINNING and containing 9,564 square feet, or 0.22 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GUADALUPE GUARDIOLA, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK I LAKE ROCKWALL ESTATES, EAST ADDITION, 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 on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK I LAKE ROCKWALL ESTATES, EAST 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;

- 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 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

- Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: GUADALUPE GUARDIOLA
BY: GUADALUPE GUARDIOLA

BY: Guadalupe Guardiolo
BY: Guadalupe Guardiolo

FOR: J. W. Jones (LIEN HOLDER)

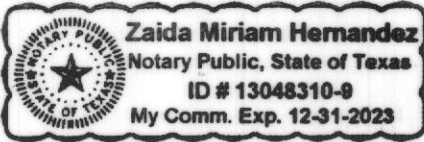
J. W. Jones
BY: NAME:
TITLE:

NOTARY CERTIFICATE

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 Guadalupe Guardiolo, 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 15th day of January, 2021.

Notary Stamp: 

[Signature]
Notary Signature

APPROVAL CERTIFICATE

[Signature]
Planning & Zoning Commission, Chairman

01-26-2021
Date

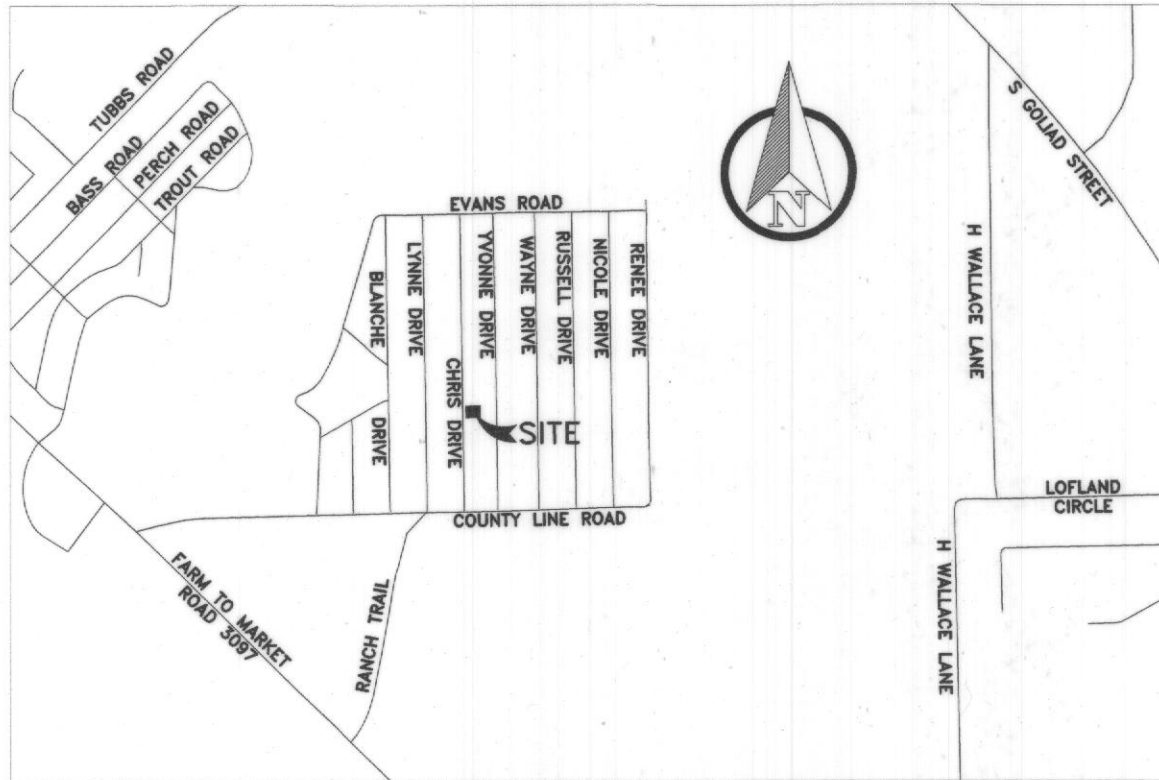
APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17 day of January, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 26 day of January, 2021.

[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] City Engineer, P.E.



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF January, 2021.

[Signature]
TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/28/2021 08:14:48 AM
\$100.00
20210000002233



[Signature]

STANDARD NOTE

- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

FINAL PLAT
LOT 1, BLOCK I
LAKE ROCKWALL
ESTATES
EAST ADDITION
A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
1 LOT PROPOSED
0.22 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
GROVER WELLS SURVEY,
ABSTRACT NO. 219
ROCKWALL COUNTY, TEXAS

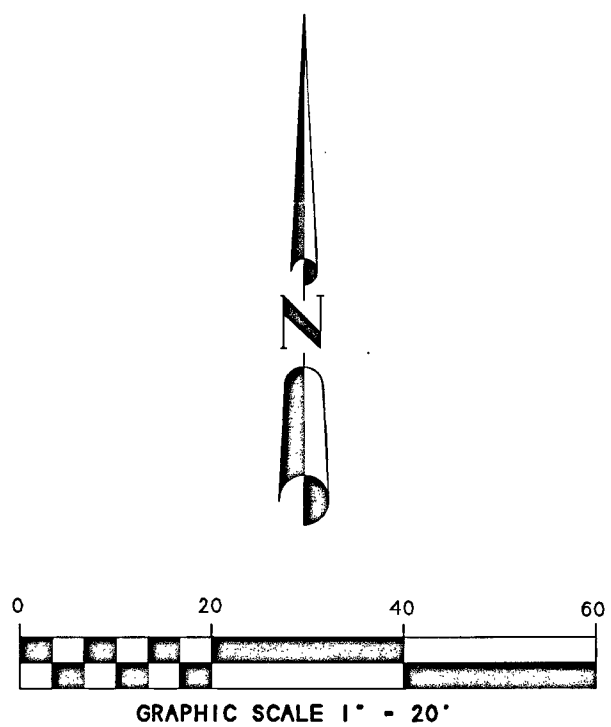
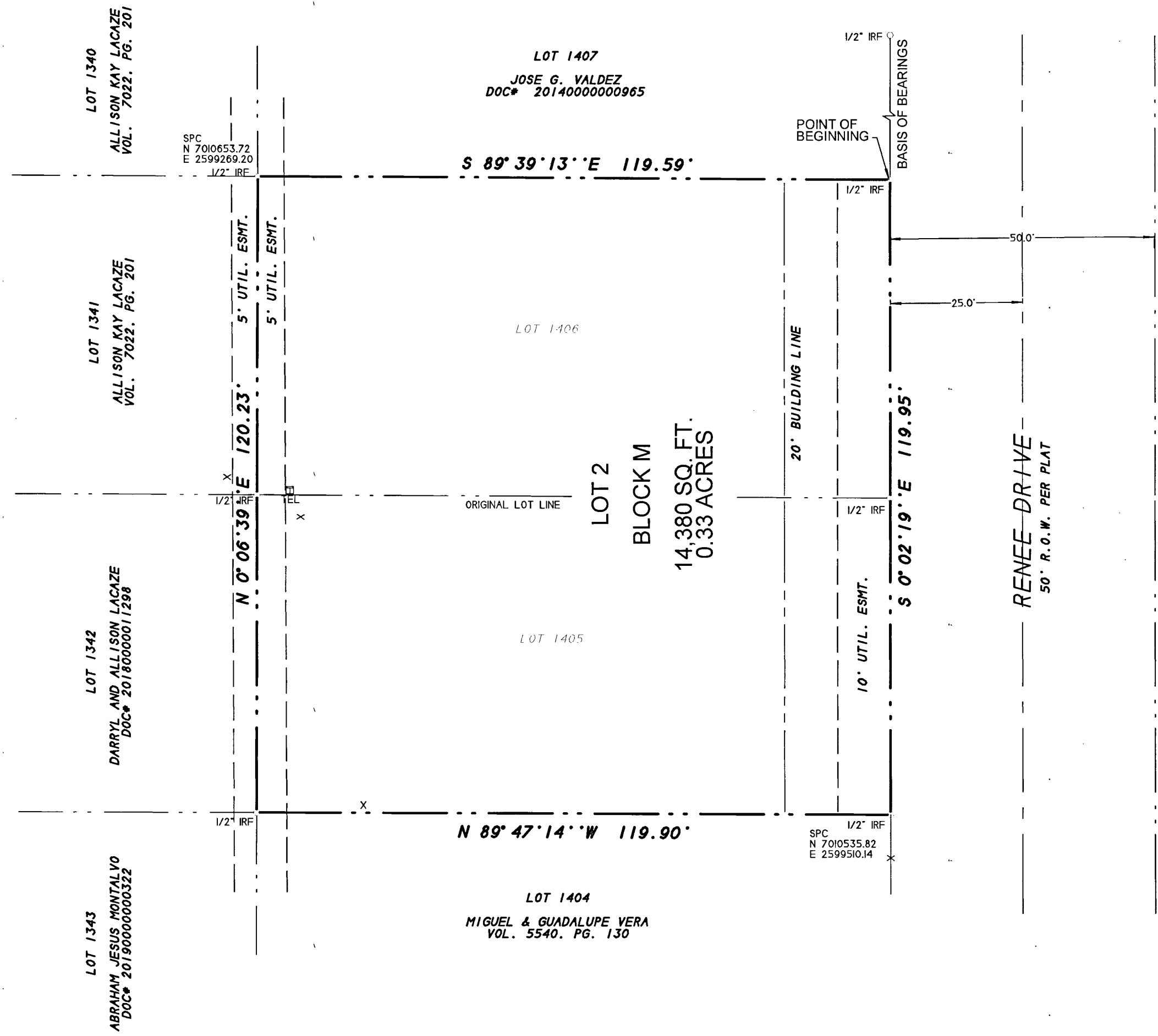
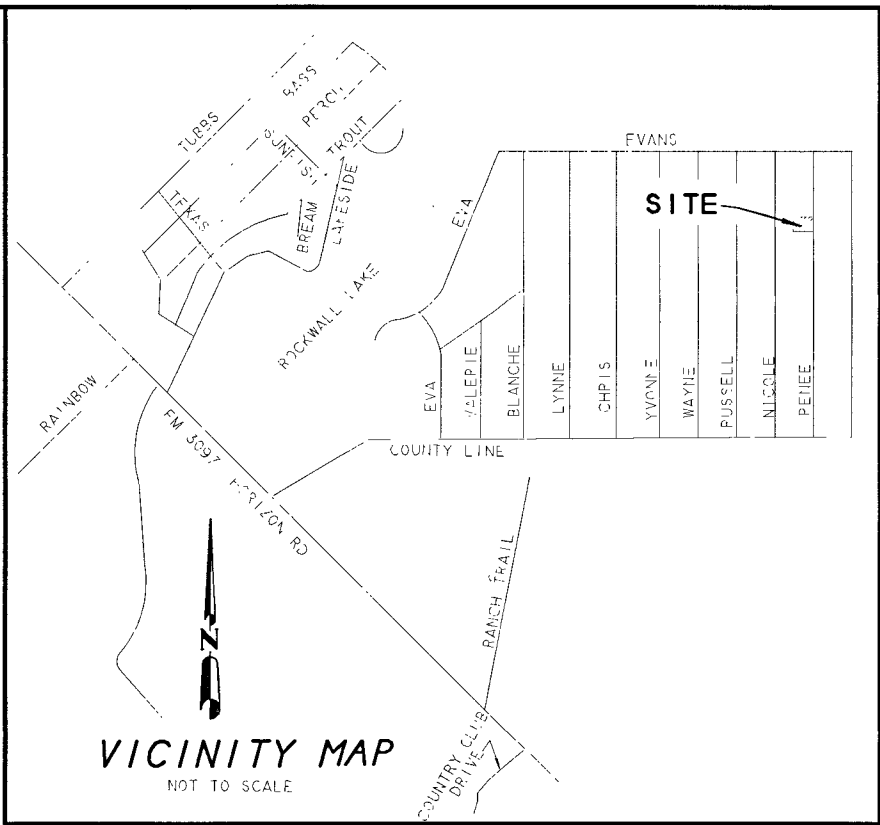
SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 1/04/2021



20210000019737 1/2 PLAT 07/22/2021 11:07:24 AM



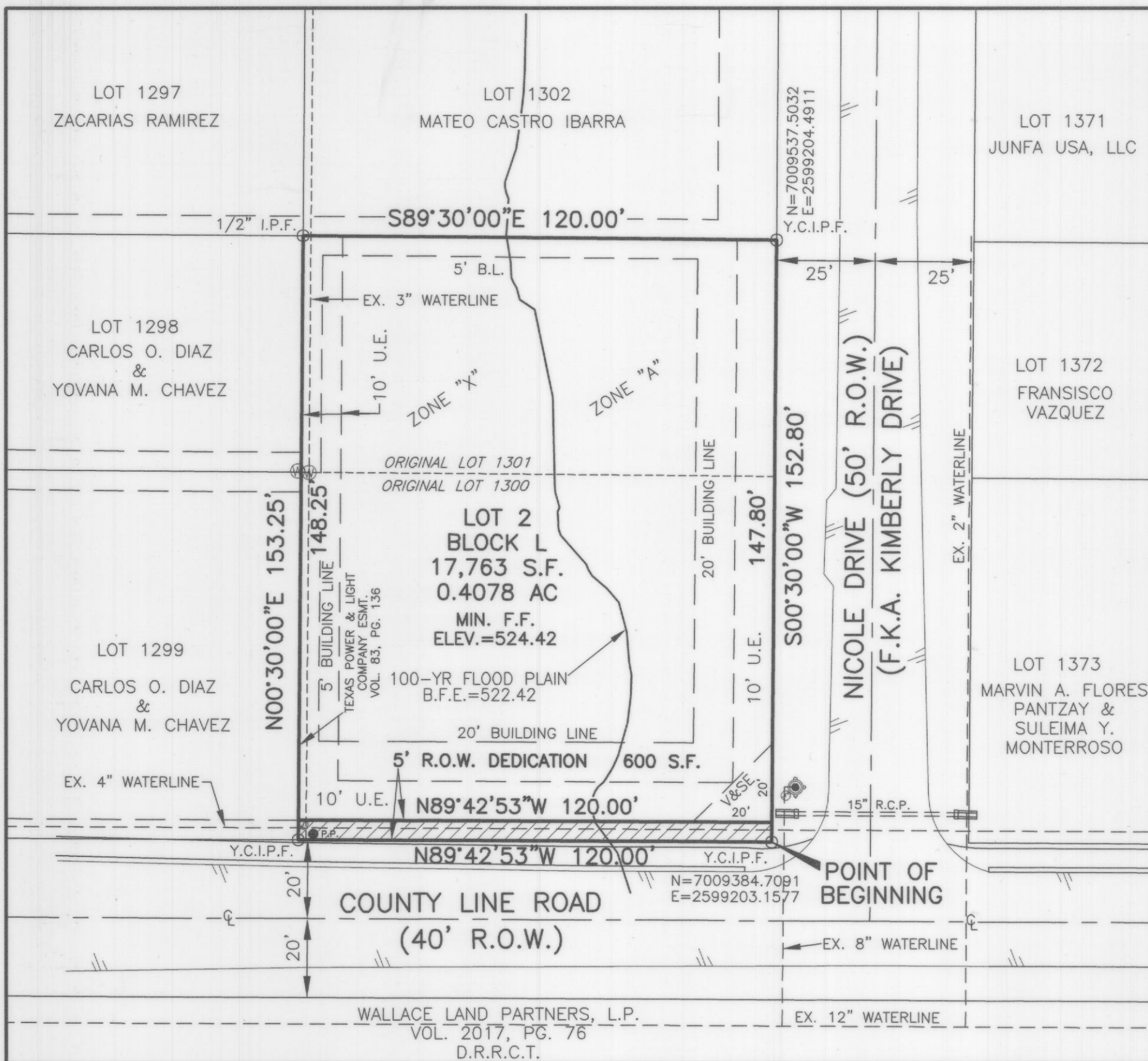
FINAL PLAT
LOT 2, BLOCK M
LAKE ROCKWALL ESTATES
EAST ADDITION
BEING A REPLAT OF LOTS 1405 AND 1406
ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2
0.33 ACRES OR 14,380 S.F.
(1 LOT)
SITUATED IN THE WELLS SURVEY, A-219
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- 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."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE AND DETENTION SYSTEMS ON SITE.

OWNER:
ALEJANDRO FLORES
1950 JOHN KING BLVD APT 3710
ROCKWALL, TEXAS 75032

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

SYMBOL LEGEND											
(C) TV	(G) GAS	(H) HYDRO	(I) IR	(J) JUMP	(K) KICK	(L) LIFT	(M) MOUNT	(N) NAIL	(O) OIL	(P) PUMP	(Q) QUOTE
TELEPHONE	PIPE	PIPE	PIPE	PIPE	PIPE	PIPE	PIPE	PIPE	PIPE	PIPE	PIPE
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STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE



2022000015610 1/1 PLAT 07/13/2022 12:29:45 PM

Whereas, Shepherd Place Homes, Inc., is the owner of a tract of land situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 1300 and Lot 1301 of Rockwall Lake Properties, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Slide 79, Plat Records, Rockwall County, Texas and as conveyed to Shepherd Place Homes, Inc. by deed recorded in Volume 5172, Page 121, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" at the intersection of the north right-of-way line of County Line Road (40' R.O.W.) and the west right-of-way line of Nicole Drive (50' R.O.W.) (a.k.a. Kimberly Drive) and for the southeast corner of said Lot 1300;

Thence, North 89°42'53" West, along the north right-of-way line of said County Line Road and the south line of said Lot 1300, a distance of 120.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 1300 and the southeast corner of Lot 1299 of said Rockwall Lake Properties;

Thence, North 00°30'00" East, along the west lines of said Lots 1300 and 1301, the east line of said Lot 1299 and the east line of Lot 1298 of said Rockwall Lake Properties, a distance of 153.25 feet to a 1/2" iron pin found for the northwest corner of said Lot 1301, the northeast corner of said Lot 1298, the southeast corner of Lot 1297 and the southwest corner of Lot 1302 of said Rockwall Lake Properties;

Thence, South 89°30'00" East, along the north line of said Lot 1301 and the south line of said Lot 1302, a distance of 120.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" on the west right-of-way line of said Nicole Drive and for the northeast corner of said Lot 1301 and the southeast corner of said Lot 1302;

Thence, South 00°30'00" West, along the west right-of-way line of said Nicole Drive and the east lines of said Lots 1300 and 1301, a distance of 152.80 feet to the Point of Beginning and containing 18,363 square feet or 0.4215 acres of land.

WITNESS, my hand, this 17 day of June, 2022.

Robbie Lee Hale, Owner
Shepherd Place Homes, Inc., Owner
By: Robbie Lee Hale

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robbie Lee Hale, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF June, 2022.

CINDY JONES
Notary Public, State of Texas
Comm. Expires 04-05-2026
Notary ID 764429-4

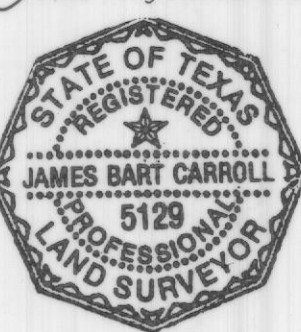


SURVEYOR CERTIFICATE

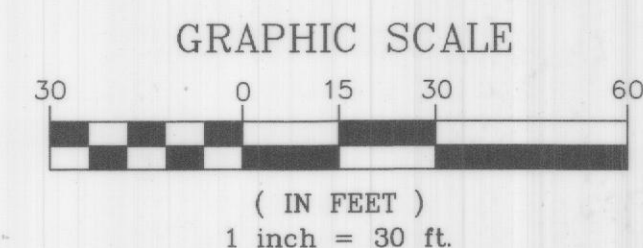
KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129



THE PURPOSE OF THIS PLAT IS TO
COMBINE TWO LOTS INTO ONE LOT.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE PROPERTIES LOT 1300R, 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 on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL LAKE PROPERTIES LOT 1300R 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 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

REPLAT

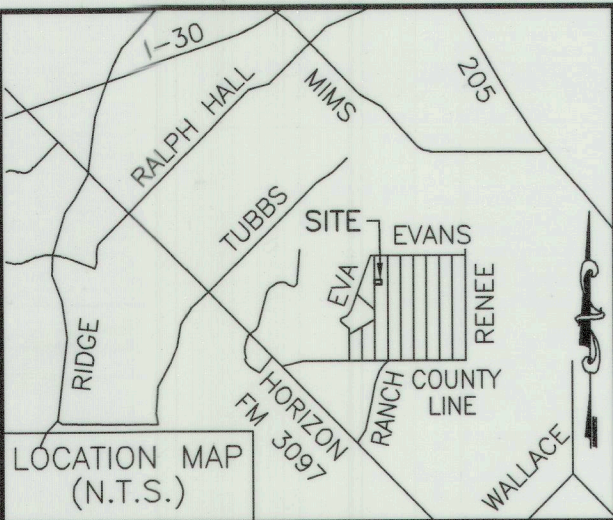
LOT 2, BLOCK L LAKE ROCKWALL ESTATES EAST ADDITION

Being a replat of Lots 1300 and 1301
Rockwall Lake Properties No. 2 Addition
Being a 0.4215-Acres (18,363 SF)
Cabinet A, Slide 79, P.R.R.C.T.
Situated within the Glover Wells Survey, Abstract No. 219
City of Rockwall, Rockwall County, Texas
Case No.: P2022-024

CARROLL CONSULTING GROUP, INC.

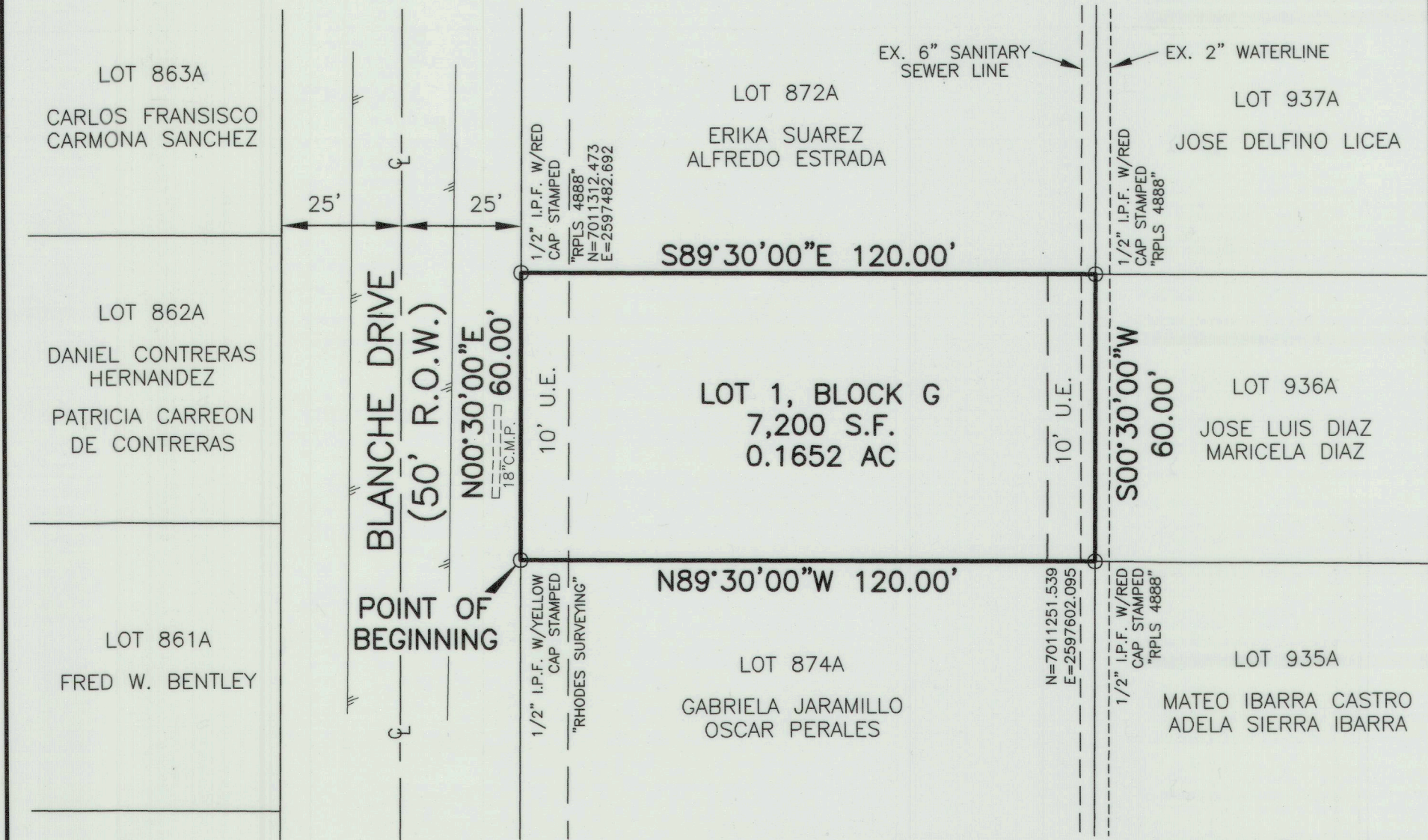
P.O. BOX 11 972-742-4411 TBPELS REGISTRATION NO.: F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3077-22	1"=30'	MAY 31, 2022	CP



LEGEND

B.L. - BUILDING LINE
I.P.F. - IRON PIN FOUND
U.E. - UTILITY EASEMENT
D.R.R.C.T. - DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



NOTES:

1. Located in the City of Rockwall, Texas
2. 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, as required under Ordinance 83-54.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. Bearings based on the east line of Rockwall Lake Properties, Cabinet A, Slide 79 (S00°30'00\"/>

Notice: 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.

FLOOD NOTE:

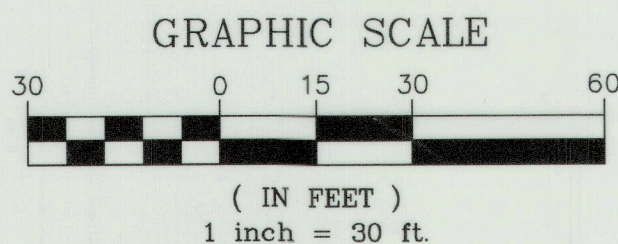
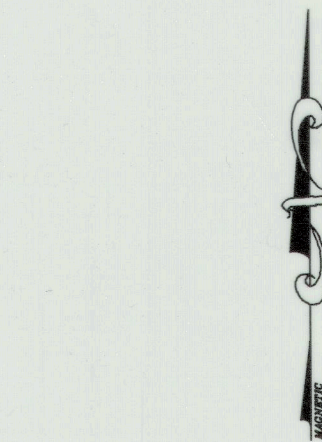
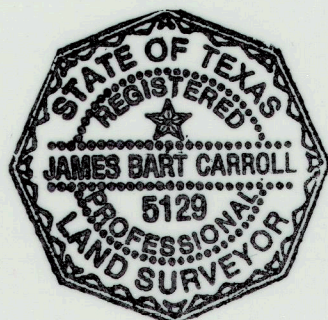
According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, all of the subject property lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Erick Cruz Mendoza, is the owner of a tract of land situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 873A of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Slide 79, Plat Records, Rockwall County, Texas and as conveyed to Erick Cruz Mendoza by deed recorded in Instrument No. 20220000000474, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2\"/>

WITNESS, my hand, this 9th day of November, 2022.

Erick Cruz Mendoza, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Erick Cruz Mendoza, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF November, 2022.

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 27th day of February, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 27th day of February, 2023.

Mayor, City of Rockwall
City Secretary
City Engineer

THE PURPOSE OF THIS PLAT IS TO ADD EASEMENTS TO THE EXISTING PLATTED LOT.

OWNER:
ERICK CRUZ MENDOZA
4100 ANDYS LANE
PARKER, TEXAS 75002

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK G, LAKE ROCKWALL ESTATES EAST ADDITION, 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 on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1, BLOCK G, LAKE ROCKWALL ESTATES EAST ADDITION, have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I 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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FINAL PLAT

LOT 1, BLOCK G

LAKE ROCKWALL ESTATES EAST ADDITION

Being a replat of Lot 873A
Rockwall Lake Properties No. 2 Addition
Being a 0.1652-Acres (7,200 S.F.)
Cabinet A, Slide 79, P.R.R.C.T.

Situated within the Glover Wells Survey, Abstract No. 219
City of Rockwall, Rockwall County, Texas

Case No.: P2022-051

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 972-742-4411 TBPCLS REGISTRATION NO.: F-21608
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3214-22	1"=30'	OCTOBER 24, 2022	CP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Shirley Soto Hernandez, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land situated in Rockwall County, Texas, being all Lot 1179 and part of Lot 1180 of ROCKWALL LAKE PROPERTIES DEVELOPMENT #2, an addition to Rockwall, Texas, according to the Map thereof recorded in Slide A at Pages 79-80 of the Plat Records of Rockwall County, Texas, being all of the property as described in a General Warranty Deed from Patricia Karen O'Shea to Shirley Soto Hernandez as recorded in/under Document No. 20230000017334 of the Official Public Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the southwest corner of Lot 1179 on the north line of Evans Road; THENCE N 01°04'49" W joining and along a fence and along the west line of Lot 1179, a distance of 119.03 feet to a 3/8 inch iron rod found for a corner at the northwest corner of Lot 1179, said corner being in the existing south line of 140.494 acre tract as conveyed to Qualico Developments (US), Inc as recorded in/under Document No. 20230000009142 of the Official Public Records of Rockwall County, Texas; THENCE S 89°59'25" E along the south line of said 140.494 acre tract, a distance of 89.21 feet to a 1/2 inch iron rod found for a corner; THENCE S 01°21'59" E a distance of 118.34 feet to a 1/2 inch iron rod found for a corner on the north line of Evans Road; THENCE S 89°33'39" W along the north line of Evans Road, a distance of 89.79 feet returning to the Point of Beginning and containing 0.24 acre tract of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat and designated herein as the Lot 1, Block 1, Lake Rockwall Estates East 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 the Lot 1, Block B, Lake Rockwall Estates East 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 (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 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.
- 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

FINAL PLAT
LOT 1, BLOCK 1
LAKE ROCKWALL ESTATES EAST
ADDITION

BEING A REPLAT OF A PORTION OF LOT 1180 AND ALL OF LOT 1179
LAKE ROCKWALL ESTATES #2 ADDITION
BEING ONE (1) RESIDENTIAL LOT
0.24 ACRES OR 10,620 SF
SITUATED IN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SEPTEMBER 2024

Owner:
Shirley Soto Hernandez
433 Lynn Drive
Rockwall, Texas 75082

Surveyor:
Eyncon Engineering & Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Shirley Soto Hernandez

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Donald S. Holder
Registered Public Land Surveyor No. 5266

STATE OF TEXAS: Hunt
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10 day of October, 2024

Notary Public in and for Hunt County, Texas

APPROVED:

I hereby certify that the above and forgoing subdivision plat Lot 1, Block 1, Lake Rockwall Estates East Addition being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the October day of October, 2024

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

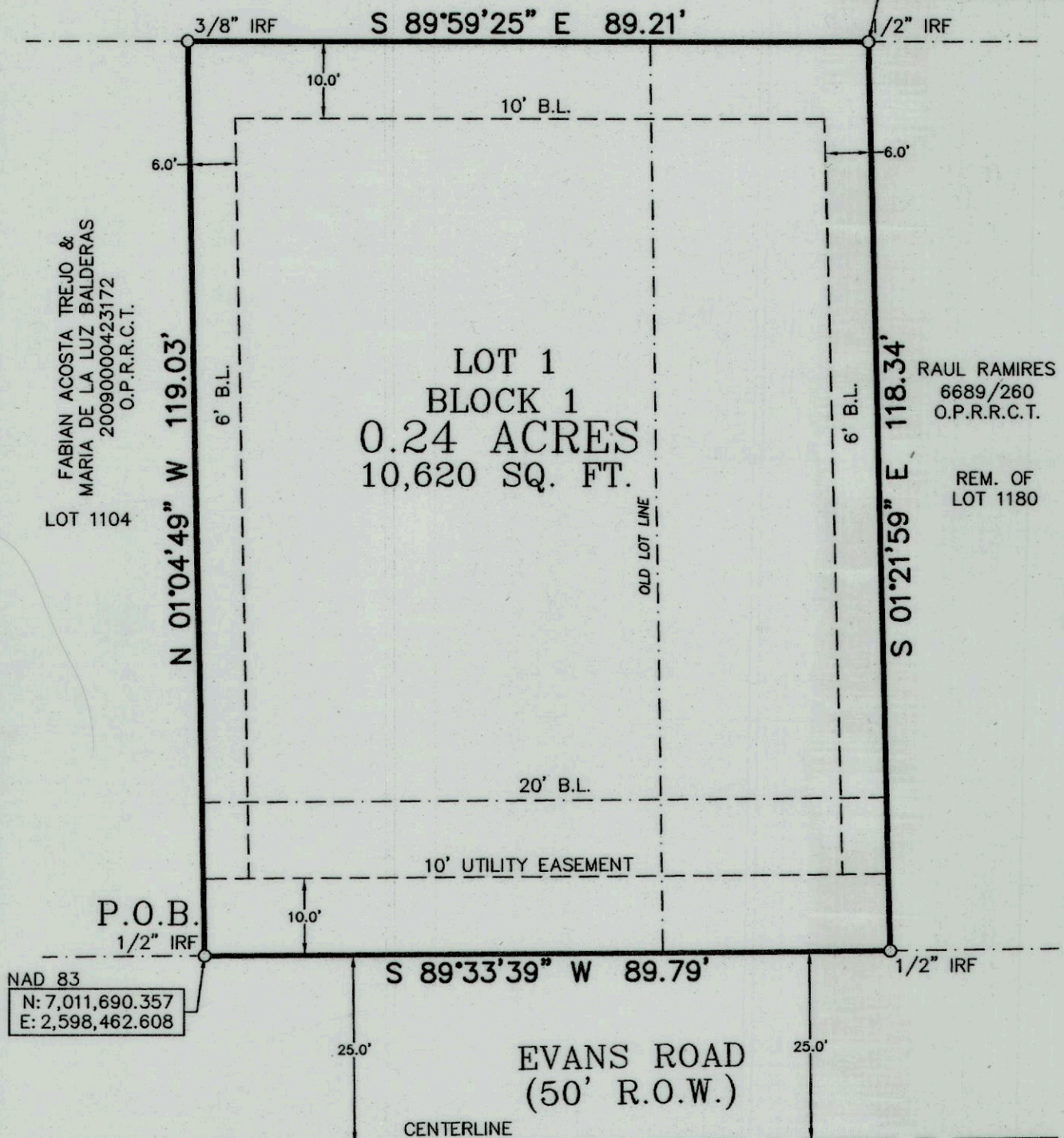
CITY ENGINEER

General Notes:

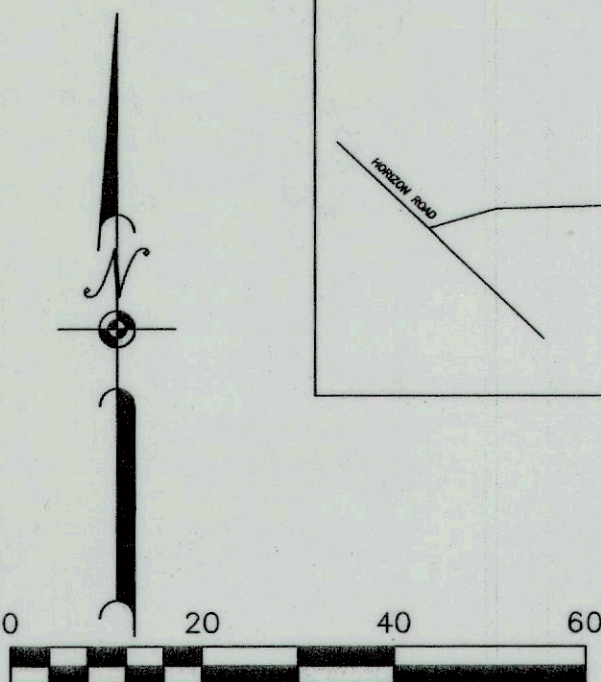
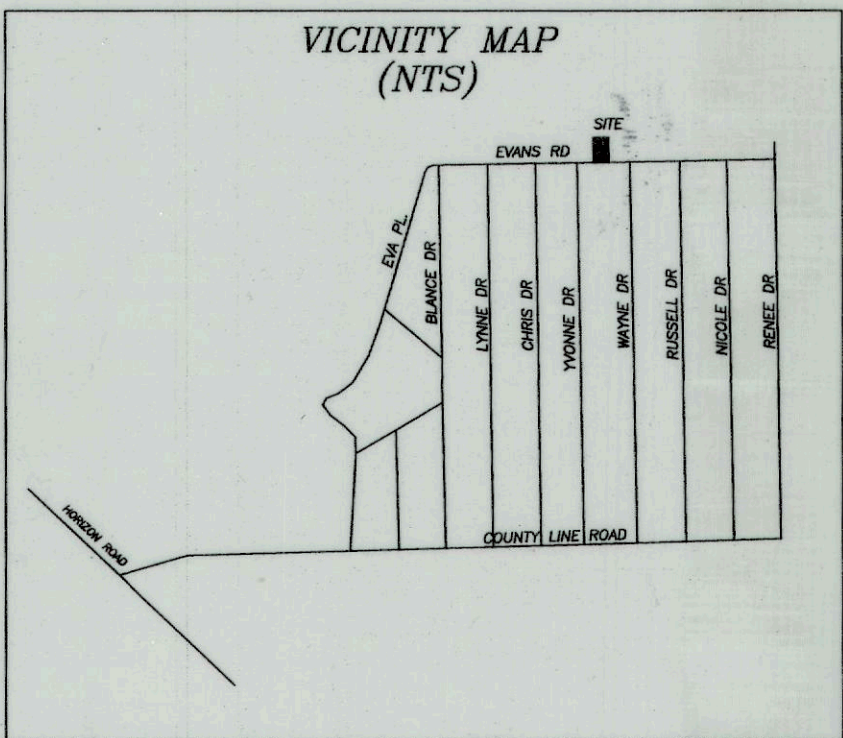
- Bearings are based North Central Texas State Plane 4202 NAD83.
- According to the Flood Insurance Rate Map No. 48397C0040LL dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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.
- 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.
- 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.
- 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.

140.494 ACRES
QUALICO DEVELOPMENTS(US), INC.
20230000009142

NAD 83
N: 7,011,809.353
E: 2,598,549.569



VICINITY MAP
(NTS)



LEGEND

○ PROPERTY CORNER	⊗ WATER VALVE	△ TELE. PEDESTAL	○ MAILBOX	—X— WIRE FENCE	—G— GAS
■ POWER POLE	⊕ FIRE HYDRANT	△ FO FIBER OPTIC MARKER	△ HVAC	—O— CHAINLINK FENCE	—W— WATER
— GUY WIRE	□ GAS METER	△ CATV CABLE TV PEDESTAL	△ TRAFFIC SIGN	—//— WOOD FENCE	—FO— FIBER OPTIC
⊗ ELEC. TRANS.	⊗ GL GAS LINE MARKER	△ CLEANOUT	○ SAN. SEWER MANHOLE	—□— IRON FENCE	—SS— SANITARY SEWER
⊗ ELECTRIC METER	⊗ GAS VALVE	⊗ SEP SEPTIC	⊗ STORM SEWER MANHOLE	—E— ELECTRIC	—ST— STORM SEWER
⊗ WATER METER	⊗ PL PIPELINE MARKER	⊗ AER AEROBIC	⊗ LIGHT POLE	—UG— UNDERGROUND ELEC.	

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

DATE: SEPT. 30, 2024	JOB NO.: 20524013
DRAWN BY: S. HOLDER	DWG: PLAT
SCALE: 1" = 20'	FIRM REG. CERT. #10022400

P2024-030

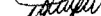

DATE: SEPT. 30, 2024	108 NO.: 2024+013
DRAWN BY: S. HOLDER	DWG: PLAT
SCALE: 1" = 20'	FIRM REG. CERT. #10052+00

Eyncon
ENGINEERING & SURVEYING
P.O. BOX 1052 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

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

20240000018808 PLAT
10/25/2024 02:45:15 PM Total Fees: \$98.00

Jennifer Fogg, County Clerk
Rockwall County, TX

Rockwall, Texas 75032
433 Lynn Drive
Shihay Soto Hernandez
Owner:

(2010) 2010

THE STATE OF TEXAS
COUNTY OF ROCKWALL

ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL,
SITUATED IN THE GLOVER WELLS SURVEY ABSTRACT NO. 219
0.24 ACRES OR 10,620 SF
BEING ONE (1) RESIDENTIAL LOT
LAKE ROCKWALL ESTATES #2 ADDITION
BEING A REPLAT OF A PORTION OF LOT 1180 AND ALL OF LOT 1179

**ADDITION
LAKE ROCKWALL ESTATES EAST
LOT 1, BLOCK 1
FINAL PLAT**

[illegible]

1. No building 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 building, fences, trees, shrubs, or other structures or improvements which in any way and in any manner interfere with the construction, maintenance, or operation of its facilities.

3. The City of Rockwall will not be responsible for any claims or any nature resulting from or occasioned by the establishment of grades in the subdivision.

4. The developer/property owner and subdivision engineer shall bear total responsibility for obtaining improvements.

and no accommodation or facilities designed to use or using same. I (we) also understand the following:

understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use interest in the Lot 1, Block B, Lake Rockwall Estates East Addition; subdivisions have been notified and signed this plat.

I (we) further certify that all other parties who have a mortgage or lien on the public tower, oil wells, poles, water courses, ditches, easements and public places thereon shown on the East Addition, subdivision to the City of Rockwall, Texas and whose name is subscribed hereof, hereby dedicate to the use of the undersigned owner of the land shown on this plat and designated herein as the Lot 1, Block 1, Lake Rockwall Estates County of Rockwall State of TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ALL that certain lot, tract or parcel of land situated in Rockwall County, Texas, being all of Lot 1179 and part of Lot 1180 of the ROCKWALL LAKE PROPERTIES DEVELOPMENT #2, an addition to Rockwall, Texas, according to the MOP thereon recorded in Subdivision Plat No. 20530000001425, being all of the property as described in a General Warranty Deed from Patricia Karen O'Brien to Shirley Gail Hernandez as recorded in Under Document No. 205300000017334 to the Official Public Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner of the southwest corner of Lot 1179 on the north line of Evans Road; THENCE N 01°04'43" W, joining and along a fence and along the west line of Lot 1179, a distance of 110.0 feet to a 3/8 inch iron rod found for a corner of the northwest corner of Lot 1179, said corner being in the existing south line of 140.444 acre tract as conveyed to Qualico Developments (U2), Inc as recorded in Under Document No. 2053000000041425 to the Official Public Records of Rockwall County, Texas;

THENCE S 89°38'23" E along the south line of said 140.444 acre tract, a distance of 88.21 feet to a 1/2 inch iron rod found for a corner;

THENCE S 01°17'29" E, a distance of 118.34 feet to a 1/2 inch iron rod found for a corner on the north line of Evans Road; and THENCE S 89°33'38" W, along the north line of Evans Road, a distance of 88.79 feet returning to the Point of Beginning and continuing on the south line of said 140.444 acre tract to the land.

WHEREAS Shirley Soto Hernandez, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

COUNTY OF ROCKWALL
STATE OF TEXAS

OWNER'S CERTIFICATE

Fire Lines shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site fire line improvements.

General Notes:

1. The proposed Flood Insurance Rate Map (FIRM) No. 4832C0040LL, dated September 26, 2008, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon are free from flooding damage. On rare occasions, "greater" floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
2. Subdividers' Statement: Sellall a portion to 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 to Subdividers and Property Development, to the Texas Local Government Code, and shall be subject to the City of Rockwall withholding building permits.
3. Public improvement statement: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, sewer, water and storm drainage systems have been accepted by the City. The City of Rockwall does not constitute any representation, warranty, assurance, or permit to build, improve, or alter any public utility within such subdivisions unless such subdivisions are approved, authorized, or permitted by the City to be improved, altered, or constructed.
4. Rockwall, to the best of its knowledge and belief, is not aware of any other and existing sewer for personal use and fire protection within such subdivisions unless such subdivisions are approved, authorized, or permitted by the City to be improved, altered, or constructed.

I hereby certify that the above and foregoing subdivision plat Lot 1, Block 1, Lake Rockswall
 East 2nd Addition being an addition to the City of Rockswall, Texas, was approved by the
 City Council of the City of Rockswall, Texas on the _____ day of _____, 2021.

 MAYOR OF THE CITY OF ROCKSWALL

 CITY SECRETARY

 CITY ENGINEER

 PLANNING AND ZONING COMMISSION CHAIRMAN

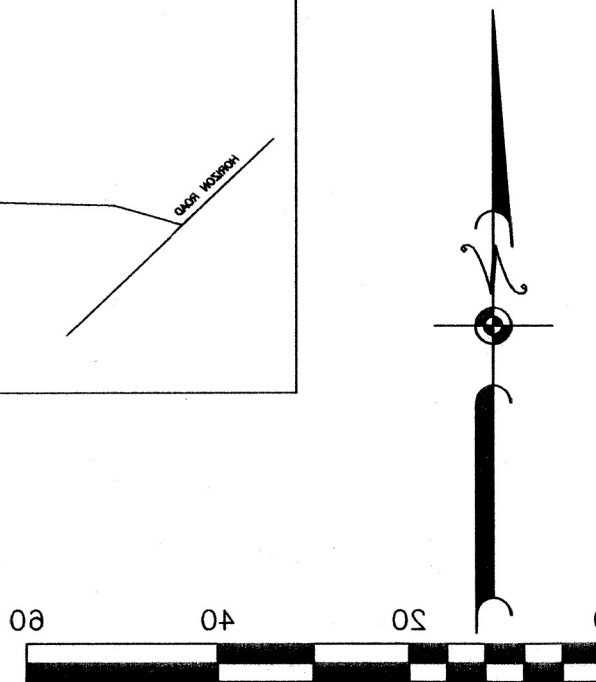
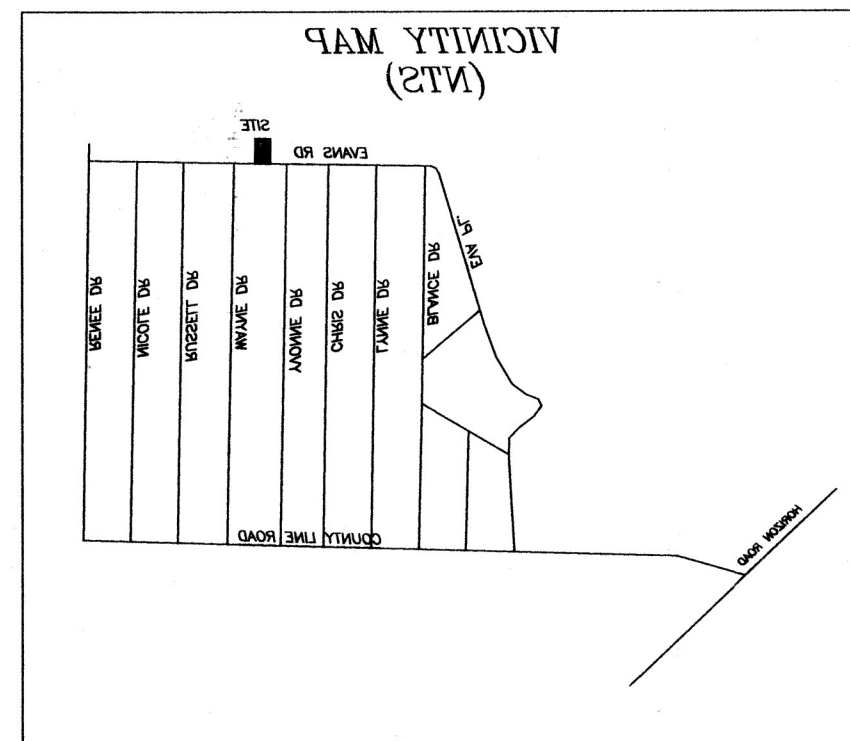
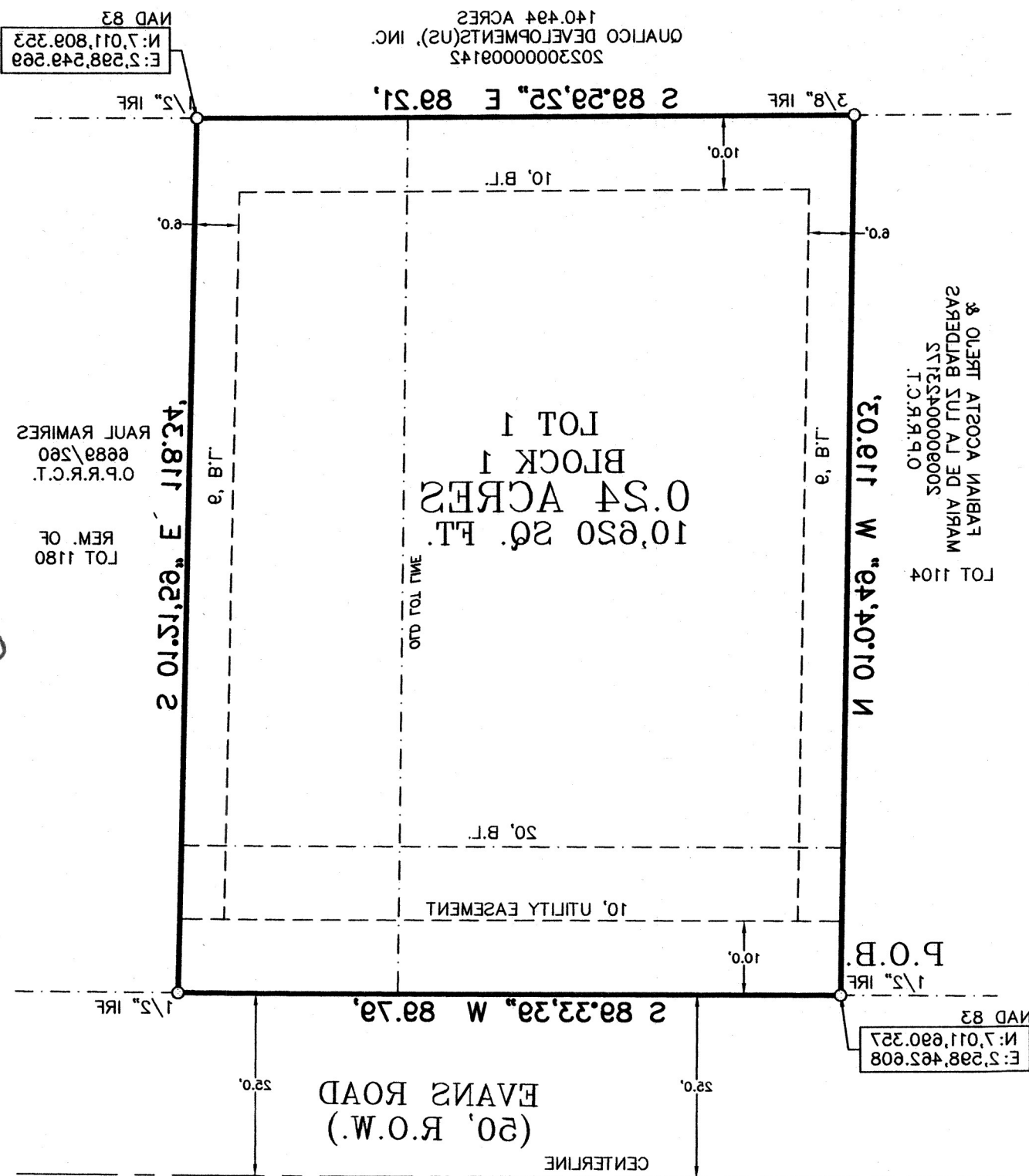
 9. E.

Notary Public in and for _____ County, Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 07 day of _____, 2020.

STATE OF TEXAS: Hwy
COUNTY OF _____

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

[illegible][illegible]

LEGEND