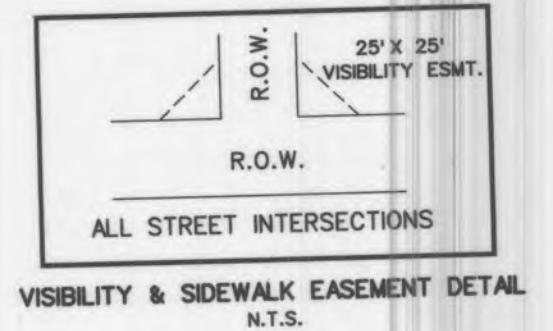


CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	89°10'11"	60.00'	283.61'	67.09'	84.24'	N43°30'02"W
2.	25°37'24"	295.00'	131.93'	126.24'	130.83'	N13°58'10"E
3.	44°58'05"	305.00'	239.38'	41.56'	233.28'	N04°17'49"E
4.	18°52'33"	250.00'	82.36'	84.24'	81.99'	N08°44'57"W
5.	89°10'11"	60.00'	283.61'	363.79'	412.08'	S44°43'35"W
6.	111°00'18"	250.00'	484.35'	14.27'	12.82'	S70°40'43"E
7.	90°49'49"	9.00'	9.13'	9.13'	12.82'	N45°16'25"E
8.	90°49'49"	9.00'	9.13'	34.38'	63.42'	N46°29'58"E
9.	45°29'46"	82.00'	65.11'	46.06'	88.16'	N32°22'35"W
10.	33°43'03"	152.00'	89.45'			N71°59'00"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 46°05'03" E	58.86'
2.	N 46°05'03" E	73.50'
3.	N 58°36'31" E	13.85'
4.	N 00°41'20" E	26.35'
5.	N 00°41'20" E	1.35'
6.	S 88°50'32" E	47.59'
7.	S 01°09'28" W	28.62'
8.	N 88°50'32" W	28.62'
9.	S 33°05'46" E	39.85'

0 50 100 200  
SCALE: 1" = 100'

VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.LOCATION MAP  
N.T.S.

FINAL PLAT OF  
J 063

# RIDGECREST

45 LOTS, BEING 28.941 ACRES

BEING A REPLAT

LOT 1 & 2 BLOCK A

OF  
ROCKWALL LAKESIDE CHURCH

OF CHRIST ADDITION

SITUATED IN THE

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

OWNER

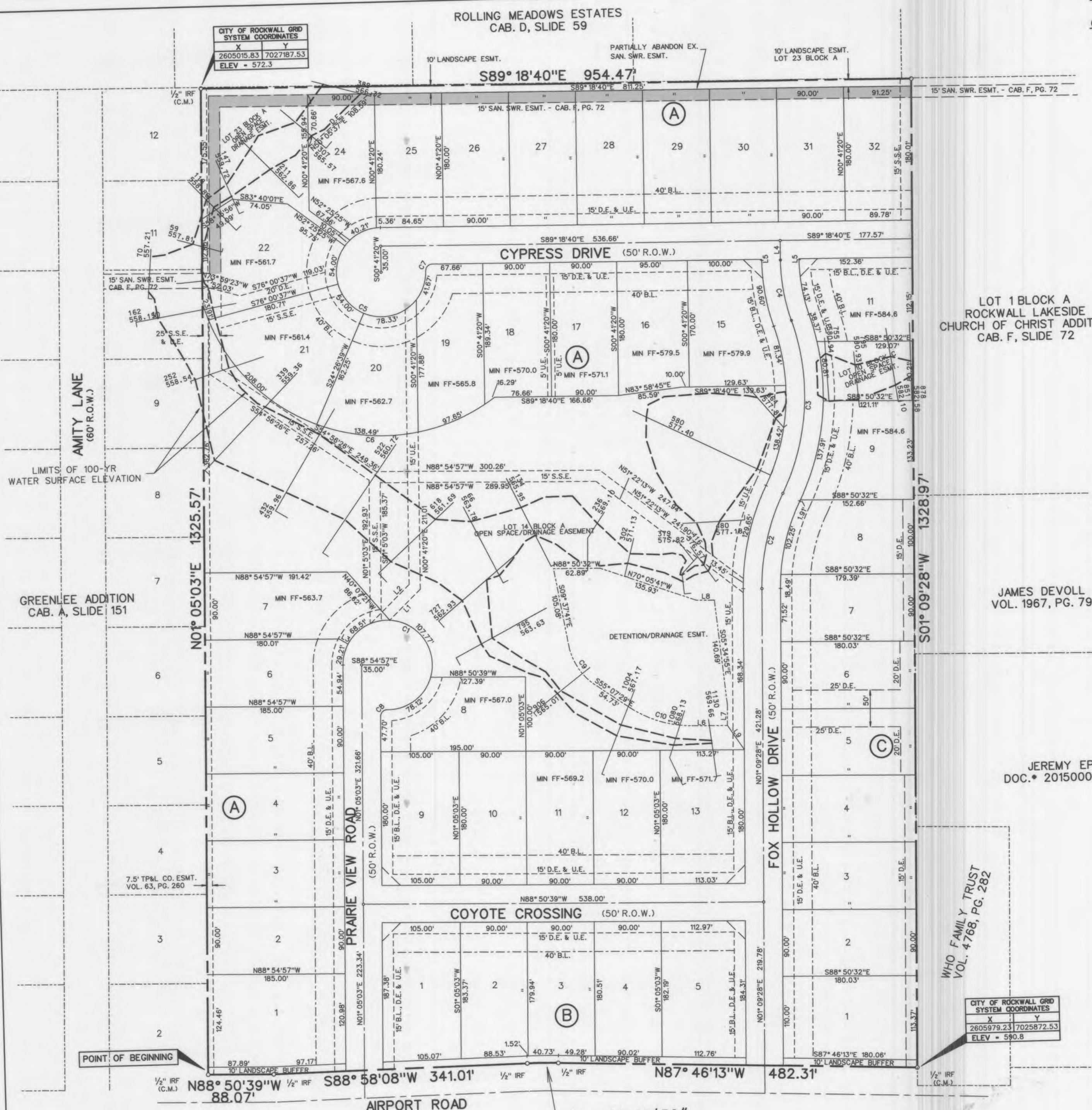
RIDGECREST SF, LTD.

8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

DECEMBER 2016 SCALE 1" = 100'

CASE \* P2016-045

Ridgecrest  
Lots & 2, Block A



Δ = 03°15'38"  
R = 732.50'  
T = 20.85'  
L = 41.69'  
C = 41.68'  
B = N89°24'02"W

JEREMY EPTON  
DOC. # 20150000014429

JAMES DEVOLL  
VOL. 1967, PG. 79

## NOTES

- Bearing are referenced to Greenlee Addition (Cab. A, Slide 151).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
F.F. - Finished Floor  
S.S.E. - Sanitary Sewer Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- No fences or structures allowed in any Drainage Easements.
- H.O.A. to maintain all Drainage Easements.

WHO FAMILY TRUST  
VOL. 4768, PG. 282

CITY OF ROCKWALL GRID  
SYSTEM COORDINATES  
X = 2605979.23 Y = 7025872.53  
ELEV = 590.8



## OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
We the undersigned owners of the land shown on this plot, and designated herein as the RIDGECREST, 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. We further certify that all other parties who have a mortgage or lien interest in the RIDGECREST, subdivision have been notified and signed this plot.

We understand and do hereby reserve the easement strips shown on this plot 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. The detention drainage system is to be maintained, repaired and owned by the subdivision/HOA. The drainage easements shall be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

We further acknowledge that the dedications and/or 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.

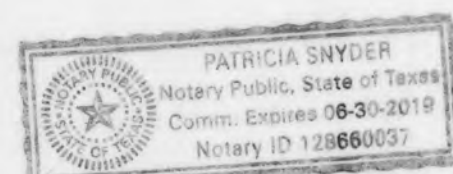
RIDGECREST, SF, LTD.  
a Texas limited partnership  
By: RIDGECREST SF, GP Corporation,  
a Texas corporation, its General Partner

*Richard M. Skorbarg*  
Richard M. Skorbarg  
President

STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this 15th day of December, 2016.

Notary Public in and for the State of Texas My Commission Expires: 6-30-2019

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plot by the City does not constitute any representation, assurance or guarantee that any building within such plot 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 plot, as required under Ordinance 83-54.



## LEGAL DESCRIPTION

WHEREAS, RIDGECREST SF, LTD., is the owner of a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee Addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records:

THENCE, North 01° 05' 03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a 1/2 inch iron rod found at the northwest corner of said Rockwall Lakeside Church Addition, being in the south line of Rolling Meadows Estates, an addition to the City of Rockwall, as described in Cab. D, Slide 59 in said Plat Records:

THENCE, South 89° 18' 40" East, along the north line of said Rockwall Lakeside Church Addition and the south line of said Rolling Meadows Estates, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 01° 09' 28" West, departing said north and south lines, for a distance of 1328.97 feet, to a 3/8 inch iron rod found being in the north line of Airport Road (75' R.O.W.), and being the most southerly southeast corner of said Lot 1 Block A:

THENCE, North 87° 46' 13" West, along the south line of said Lot 1 Block A at 60.00 feet, passing the most southerly southwest corner of said Lot 1 Block A and the southeast corner of said Lot 2 Block A and with the north line of Airport Road, and continuing for a total distance of 482.31 feet, to a 1/2 inch iron rod found, at the point of curvature of a curve to the left, having a radius of 732.50 feet, a central angle of 03° 15' 38", and a tangent of 20.85 feet:

THENCE, along the north line of said Airport Road and the south line of said Lot 2 Block A with said curve to the left for an arc distance of 41.69 feet (Chord Bearing North 89° 24' 02" West - 41.68 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 88° 58' 08" West, continuing along said lines, for a distance of 341.01 feet, to a 1/2 inch iron rod found:

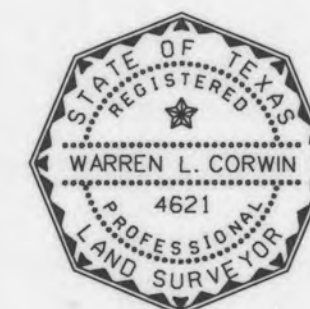
THENCE, North 88° 50' 39" West, continuing along said lines, for a distance of 88.07 feet, to the POINT OF BEGINNING and containing 28.941 acres of land.

## SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plot shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plot has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 15 day of Dec., 2016.

*Warren L. Corwin*  
WARREN L. CORWIN  
R.P.L.S. No. 4621

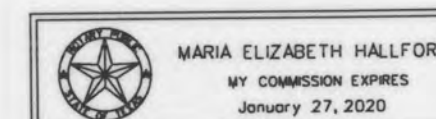


THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 15 day of Dec., 2016.

*Maria E. Hallford*  
Notary Public in and for the State of Texas



*Patricia Snyder*  
Planning & Zoning Commission

11/15/2016  
Date

APPROVED

I hereby certify that the above and foregoing plot of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 11 day of Nov, 2016.

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

WITNESS OUR HANDS, this 20th day of Dec., 2016.

*John P. Smith*  
Mayor, City of Rockwall

*Kristy Cole*  
City Secretary

*Amey Williams*  
City Engineer

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
12/22/2016 01:37:15 PM  
\$100.00  
2016000022744



COPY



FINAL PLAT OF J 064  
**RIDGECREST**  
45 LOTS, BEING 28.941 ACRES  
BEING A REPLAT  
LOT 1 & 2 BLOCK A  
OF  
ROCKWALL LAKESIDE CHURCH  
OF CHRIST ADDITION  
SITUATED IN THE  
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

OWNER  
RIDGECREST SF, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

DECEMBER 2016 SCALE 1" = 100'

CASE • P2016-045

Ridgecrest  
Lots & 2, Block A  
Final Plat



## OWNER'S CERTIFICATE

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 the LOT 1 BLOCK C out of RIDGECREST, 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 other 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 LOT 12 BLOCK C out of RIDGECREST, 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. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

WINDSOR HOMES CUMBERLAND, LLC.  
a Texas limited liability company

*Adam J. Buczek*  
Adam J. Buczek  
Authorized Signer



STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK 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 22 day of JANUARY, 2020.

Notary Public in and for the State of Texas My Commission Expires: 1-3-23 *Sallen*

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & Zoning Commission

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 23rd day of January, 2020.

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

WITNESS OUR HANDS, this 23rd day of January, 2020.

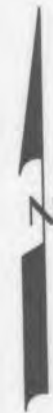
*Joe Smith*  
Mayor, City of Rockwall

*Kristy Cole*  
City Secretary

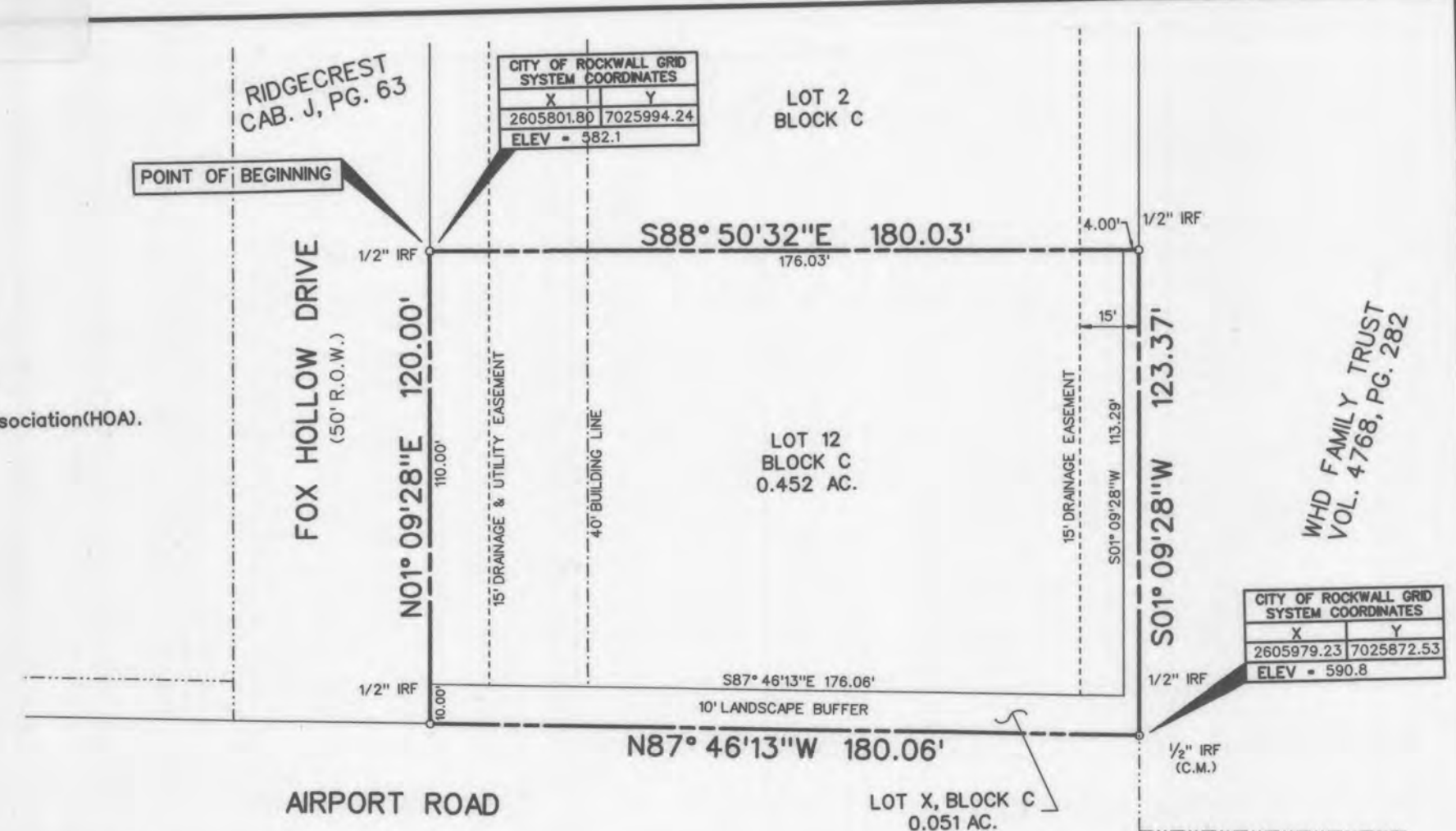
*Amey Williams, P.E.*  
City Engineer

## NOTES

1. Bearing are referenced to Ridgcrest (Cab. J, Slide 63).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. No fences or structures allowed in any Drainage Easements.
5. H.O.A. and property owner to maintain all Drainage Easements.
6. Open space (Lot X) shall be maintained by the Homeowner's Association (HOA).



0 20 40 80  
SCALE: 1" = 40'



Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
01/31/2020 02:29:55 PM  
\$50.00  
20200000001975



*Shelli*

## LEGAL DESCRIPTION

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 1 Block C, out Ridgcrest, an addition to the City of Rockwall, as described in Cabinet J, Slide 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said Lot 1 being in the east line of Fox Hollow Drive (50' R.O.W.);

THENCE, South 88° 50' 32" East, along the north line of said Lot 1, for a distance of 180.03 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 1;

THENCE, South 01° 09' 28" West, along the east line of said Lot 1, for a distance of 123.37 feet, to a 1/2 inch iron rod found at the southeast corner of said Ridgcrest, being in the north line of Airport Road;

THENCE, North 87° 46' 13" West, along the south line of said Ridgcrest and the north line of said Airport Road, for a distance of 180.06 feet, to a 1/2 inch iron rod found intersection of the east line of said Fox Hollow Drive and the north line of said Airport Road;

THENCE, North 01° 09' 28" East, departing said north line and along the east line of said Fox Hollow Drive, for a distance of 120.00 feet, to the POINT OF BEGINNING and containing 0.503 acres of land.

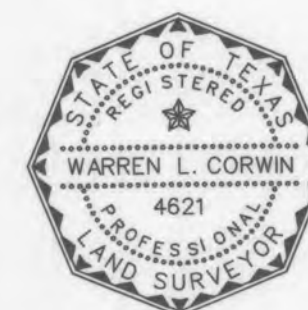
THE PURPOSE OF THIS REPLAT  
IS TO CREATE LOT X, BLOCK C.

## SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 22 day of Jan, 2020.

*Warren L. Corwin*  
WARREN L. CORWIN  
R.P.L.S. No. 4621



THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 22 day of Jan, 2020.



*Maria Hallford*  
Notary Public in and for the State of Texas



LOCATION MAP  
N.T.S.

FINAL PLAT  
OF

LOT 12 BLOCK C

BEING 0.503 ACRES

BEING A REPLAT

LOT 1 BLOCK C

OF

RIDGECREST

SITUATED IN THE

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

OWNER

WINDSOR HOMES CUMBERLAND, LLC.

8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

JANUARY 2020 SCALE 1" = 40'

CASE • P2020-001



## CASE # P2020-027



## OWNER'S CERTIFICATE

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 the LOT 13 BLOCK C out of RIDGECREST 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. We further certify that all other parties who have a mortgage or lien interest in LOT 13 BLOCK C out of RIDGECREST 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; or

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

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

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

WILLARD HESTER

CHRISTY HESTER

RIDGECREST HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared WILLARD HESTER 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 20th day of February, 2022.

Notary Public in and for the State of Texas My Commission Expires: February 24, 2022

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHRISTY HESTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this 26th day of February, 2022.

Notary Public in and for the State of Texas My Commission Expires: February 24, 2022

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Troy Orfan 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 purpose and consideration therein stated. Given upon my hand and seal of office this 26th day of February, 2022.

Notary Public in and for the State of Texas My Commission Expires: February 24, 2022

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

## NOTES

1. Bearing are referenced to Ridgcrest (Cab. J, Slide 63).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. No fences or structures allowed in any Drainage Easements.
5. Property owner to maintain all Drainage Easements.
6. The detention drainage system is to be maintained, repaired and owned by the subdivision/HOA. The drainage easements shall be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA.

## LEGAL DESCRIPTION

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in City of Rockwall, Rockwall County, Texas, being all of Lot 1 Block C, out Ridgcrest, an addition to the City of Rockwall, as described in Cabinet J, Slide 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said Lot 1 being in the east line of Fox Hollow Drive (50' R.O.W.);

THENCE, South 88° 50' 32" East, along the north line of said Lot 1, for a distance of 180.03 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 1;

THENCE, South 01° 09' 28" West, along the east line of said Lot 1, for a distance of 123.37 feet, to a 1/2 inch iron rod found at the southeast corner of said Ridgcrest, being in the north line of Airport Road;

THENCE, North 87° 46' 13" West, along the south line of said Ridgcrest and the north line of said Airport Road, for a distance of 180.06 feet, to a 1/2 inch iron rod found intersection of the east line of said Fox Hollow Drive and the north line of said Airport Road;

THENCE, North 01° 09' 28" East, departing said north line and along the east line of said Fox Hollow Drive, for a distance of 120.00 feet, to the POINT OF BEGINNING and containing 0.503 acres of land.

Planning & Zoning Commission

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 3 day of January, 2022.

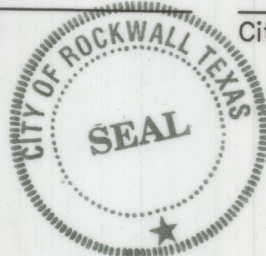
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 21st day of March, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer



Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
03/22/2022 01:17:15 PM  
\$50.00  
2022000006319



## SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 17th day of Feb, 2022.

WARREN L. CORWIN  
R.P.L.S. No. 4621

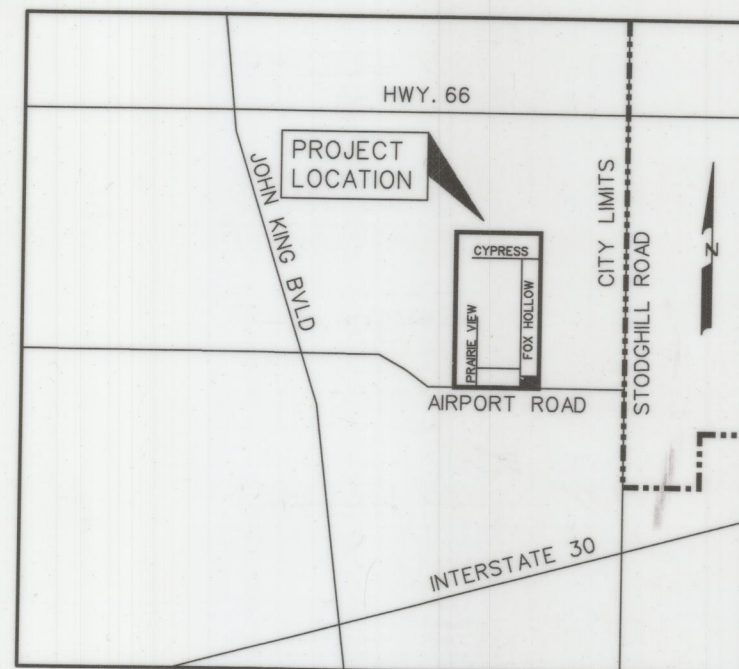
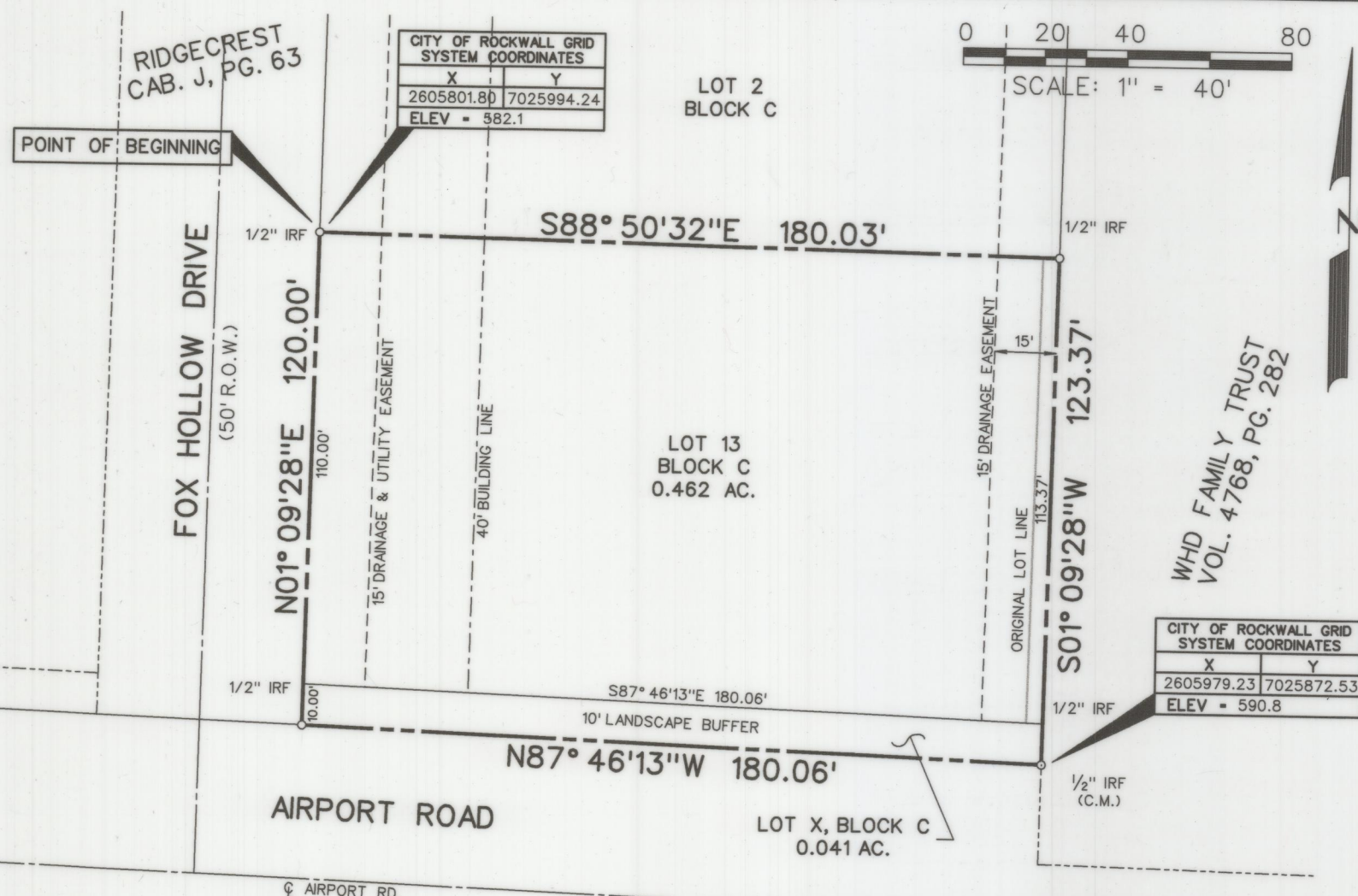
THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 17th day of Feb, 2022.



Notary Public in and for the State of Texas



LOCATION MAP  
N.T.S.

FINAL PLAT  
OF  
LOT 13, BLOCK C  
RIDGECREST ADDITION

BEING A REPLAT  
LOT 12 BLOCK C  
RIDGECREST ADDITION  
CONTAINING A TOTAL OF 0.503 AC.

SITUATED IN THE  
RIDGECREST ADDITION  
OUT OF  
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

OWNERS  
WILLARD & CHRISTY HESTER  
405 FOX HOLLOW DRIVE  
ROCKWALL, TEXAS 75087

RIDGECREST HOMEOWNERS ASSOCIATION, INC.  
1024 S. GREENVILLE AVE., STE. 230  
ALLEN, TEXAS 75002

FEBRUARY 2022 SCALE 1" = 40'

CASE \* P2021-066