


0 25 50 100 150 200 Feet

P2014-035 - SANGER BROTHERS ADDITION
REPLAT - LOCATION MAP = 

PD-30

GR

SF-7

C



City of Rockwall

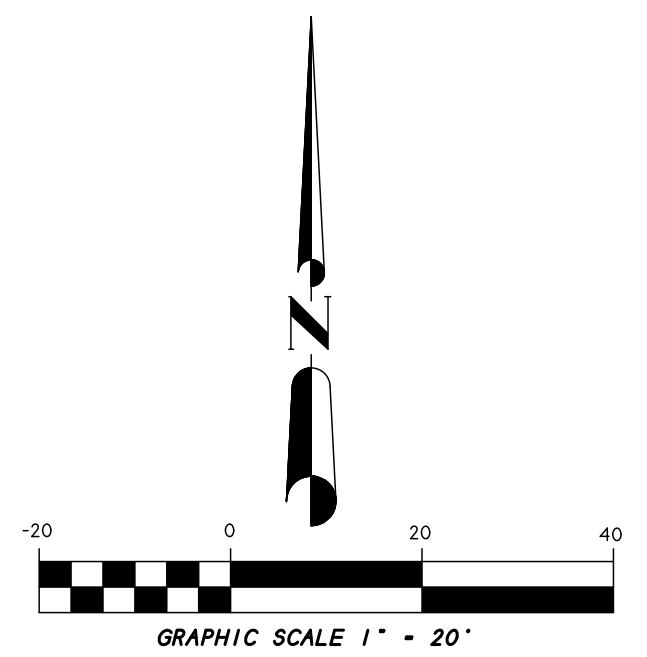
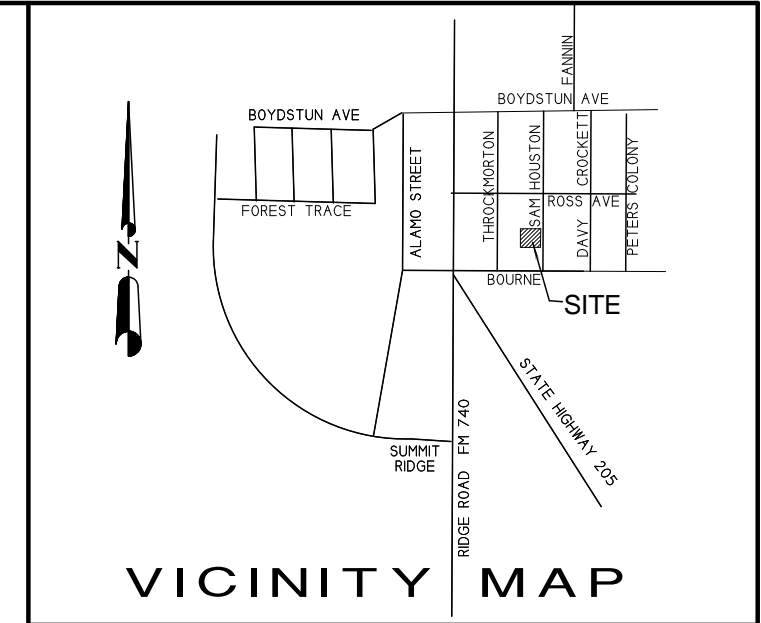
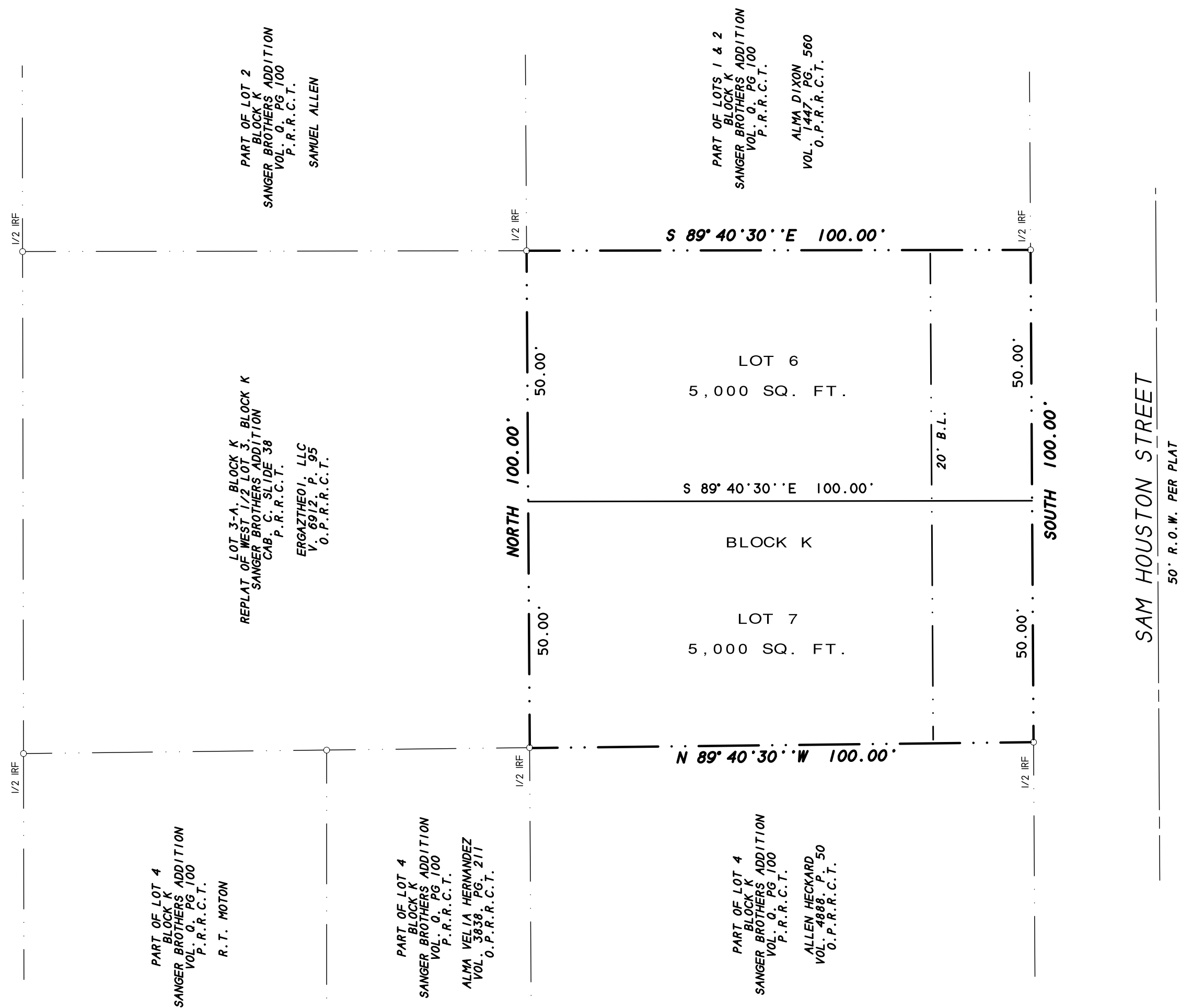
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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1:1,000

THROCKMORTON STREET
50' R.O.W. PER PLAT



FINAL PLAT
SANGER BROTHERS ADDITION
LOT 6 & 7, BLOCK K

BEING A REPLAT OF
THE EAST 1/2 LOT 3, BLOCK K
SANGER BROTHERS ADDITION

10000 S.F. OR 0.23 ACRES
(2 LOTS)

B.J. T. LEWIS SURVEY, A-255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: MICHAEL CLARK
c|oTERESA DABNEY
469-831-1095
8305 CONCORD
ROWLETT, TX 75089

SHEET 1 OF 2

SYMBOL LEGEND			
TV	GAS	TEL	FH
TELEVISION	SAS	PHONE	PP
CABLE ROSE	METER	ROSER	HYDRANT
▲	ELEC	⊙	LP
▲	ELECTRIC	⊙	1/2\"
▲	PETER	⊙	IRON ROD FOUND
▲	BOX	⊙	POLE
▲	SUBSURFACE	⊙	AN COND.
▲	JUNCTION BOX	⊙	PROpane TANK
—	EXEMPTION LINE	—	
—	PROPERTY LINES	—	

SURVEY DATE OCTOBER 17, 2014
SCALE 1" = 20'
CLIENT CLARK FILE # 20140396-RP

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

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."

STATE OF TEXAS
 COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
 (Public Dedication)

WHEREAS, MICHAEL CLARK, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being the East 1/2 of Lot 3, Block K of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of Sam Houston Street, a 50 foot right-of-way, said point being at the northeast corner of said Lot 3, Block K;

THENCE SOUTH, along the west right-of-way line of Sam Houston Street, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 40 min. 30 sec. W. a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 3-A, Block K, of REPLAT OF WEST 1/2 LOT 3, BLOCK K, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 38 of the Plat Records of Rockwall County, Texas;

THENCE NORTH along the east line of Lot 3-A, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 40 min. 30 sec. E. along the north line of Lot 3, Block K, a distance of 100.00 feet to the POINT OF BEGINNING and containing 10,000 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as SANGER BROTHERS ADDITION, LOTS 6 & 7, BLOCK K, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, 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 subdivision have been notified and signed this plat.

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

We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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, maintenance, 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.

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 we may have as a result of the dedication of exaction's made herein.

MICHAEL CLARK _____

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MICHAEL CLARK 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 _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of SANGER BROTHERS ADDITION, LOTS 6 & 7, BLOCK K, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

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

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____

City Secretary City of Rockwall _____

City Engineer _____

Date _____

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10000 S.F. OR 0.23 ACRES
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: MICHAEL CLARK
 c/o TERESA DABNEY
 469-831-1095
 8305 CONCORD
 ROWLETT, TX 75089

SYMBOL LEGEND									
⊙	⊗	⊠	⊕	⊚					
TV	GAS	TEL	FI	FF					
CABLE	PODE	PODE	FIRE	POWER					
RODER	METER	RODER	HYDRANT	POLE					
▲	⊙	⊙	⊙	⊙					
ELEC	ELEC	NY	LP	A/C					
METER	BOX	WATER	POLE	ROD FOUND					
ELECTRIC	SUBSURFACE	JUNCTION BOX	W/2	CORNER					
—X—	—	—	—	—					
FENCE	EASEMENT LINE	ALL COND.	A/C	PROVANE TANK					
	—	—	—	—					
	—	—	—	—					

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, as required under Ordinance 83-54.

H.D. Fetty Land Surveyor, LLC

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