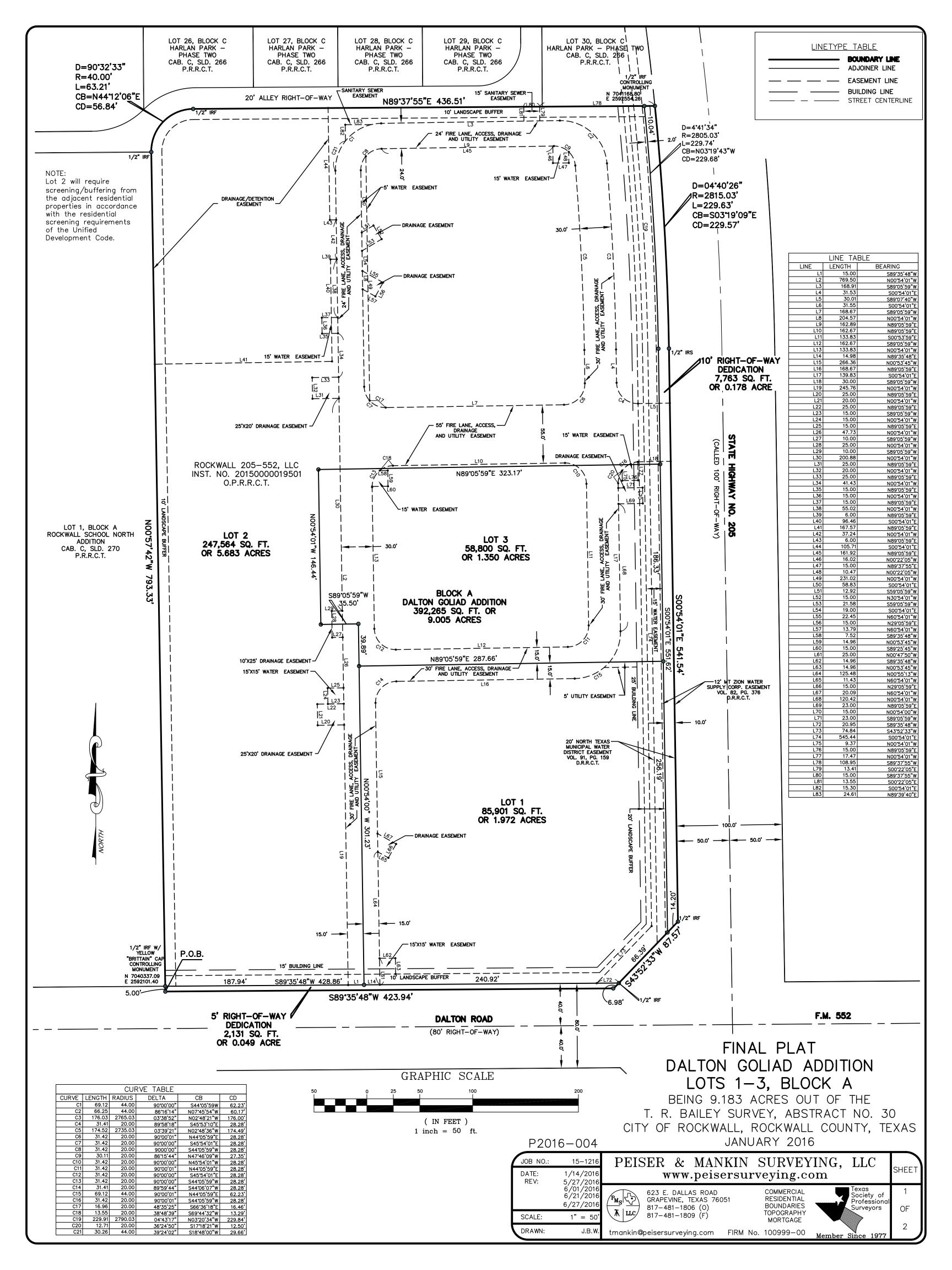




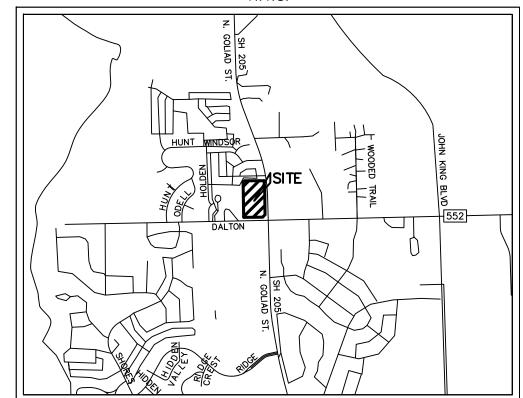
# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP N.T.S.



#### NOTES:

- 1. IRF Iron Rod Found
- 2. IRS Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
- 3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of
- utilities and building certificates. 4. P.O.B. — Point of Beginning.
- 5. O.P.R.D.C.T. Official Public Records. Collin County. Texas.
- 6. D.R.C.C.T. Deed Records, Collin County, Texas.
- 7. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
- 8. Lots 3 and 4 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development
- 9. SLD. SLIDF 10. CAB. - CABINET

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date	
APPROVED: I hereby certify that the above and foregoing plat of an addition to the City Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of, 2016.	
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.	

City Secretary

City Engineer

SURVEYOR'S CERTIFICATE

Mayor, City of Rockwall

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

06/27/2016 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED -FOR\_ANY\_PURPOSE AND SHALL NOT\_BE-USED OR VIEWED Timothy Port Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_ 2016.

Notary Public in and for the State of Texas

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 **DALTON GOLIAD 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 further certify that all other parties who have a mortgage or lien interest in the DALTON GOLIAD ADDITION subdivision have been notified and signed this plat. 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 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. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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 autter, 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 I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this day of, 2016 ROCKWALL 205-552, LLC	
By: OWNER	
STATE OF TEXAS:	
COUNTY OF:	
BEFORE ME, the undersigned authority, a Notary Public day personally appeared	

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

name is subscribed to the foregoing instrument and acknowledged to me that he executed the

same for the purpose and consideration thereof expressed.

NOTARY PUBLIC in and for the STATE OF TEXAS

**ENGINEER:** 

VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 CONTACT: JUAN VASQUEZ, P.E. OWNER:

ROCKWALL 205-552, LLC 1408 QUORUM DRIVE SUITE 160 DALLAS, TX 75254

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205-552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwal County, Texas, and being all of that certain tract of land conveyed to ROCKWALL 205-552, LLC in Warranty Deed recorded under Instrument Number 20150000019501, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point for the Southwest corner of said Rockwall 205 tract, same being in the North right-of-way line of Dalton Road (80 foot right-of-way);

THENCE North 00 deg. 57 min. 42 sec. West, along the west line of said Rockwall 205 tract, passing at a distance of 5.00 feet, a 1/2 inch iron rod with yellow "Brittain" cap found, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, and continuing along the common line of said Rockwall 205 tract and said Rockwall School North Addition, a total distance of 793.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Rockwall 205 tract, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park — Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet;

THENCE along the common line of said Rockwall 205 tract and said Block C as follows:

Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;

North 89 deg. 37 min. 55 sec. East, a distance of 436.51 feet to a 1/2 inch iron rod found for the Northeast corner of said Rockwall 205 tract, same being the Southeast corner of said Block C, same being in the westerly right-of-way line of State Highway No. 205 (called 100' right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 2815.03 feet, a central angle of 04 deg. 40 min. 26 sec., and a chord bearing and distance of South 03 dea. 19 min. 09 sec. East, 229.57 feet;

THENCE along the common line of said Rockwall 205 tract and said State Higwhay No. 205 as

Along said non-tangent curve to the right, an arc distance of 229.63 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

South 00 deg. 54 min. 01 sec. East, a distance of 541.54 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Rockwall 205 tract, same being the North end of a corner clip in the intersection of said State Highway No. 205 and aforesaid Dalton Road;

THENCE South 43 deg. 52 min. 33 sec. West, along the common line of said Rockwall 205 tract and said corner clip, passing at a distance of 80.59 feet, a 1/2 inch iron rod found, and continuing a total distance of 87.57 feet to a point for the most southerly Southeast corner of said Rockwall 205 tract, same being the South end of said corner clip;

THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Rockwall 205 tract and said Dalton Road, a distance of 423.94 feet to the POINT OF BEGINNING and containing 402,160 square feet or 9.232 acre of computed land, more or less.

## FINAL PLAT DALTON GOLIAD ADDITION LOTS 1-3, BLOCK A

BEING 9.183 ACRES OUT OF THE T. R. BAILEY SURVEY, ABSTRACT NO. 30 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS JANUARY 2016

P2016-004 JOB NO.: 15-1216 1/14/2016 5/27/2016 6/01/2016 6/21/2016 6/27/2016 1" = 50SCALE: DRAWN:

#### PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051

RESIDENTIAL **BOUNDARIES TOPOGRAPHY** MORTGAGE

Society of Profession Surveyors

SHEET

OF

∖∦ | rrc/ 817-481-1809 (F) FIRM No. 100999-00 tmankin@peisersurveying.com

817-481-1806 (0)

### FINAL PLAT DALTON GOLIAD ADDITION CLOSURE SHEET

-----

Parcel name: 17

North: 7040332.0944 East: 2592101.4807 Line Course: N 00-57-42 W Length: 793.330

North: 7041125.3128 East: 2592088.1697

Curve Length: 63.211 Radius: 40.000
Delta: 90-32-33 Tangent: 40.381
Chord: 56.836 Course: N 44-12-06 E

Course In: N 88-55-49 E Course Out: N 00-31-38 W RP North: 7041126.0595 East: 2592128.1627 East: 2592127.7947

Line Course: N 89-37-55 E Length: 436.514

Course In: S 84-20-39 W Course Out: N 89-01-04 E RP North: 7040891.4331 East: 2589762.9747 End North: 7040939.6889 East: 2592577.5911

Line Course: S 00-54-01 E Length: 541.542

North: 7040398.2137 East: 2592586.0999

Line Course: S 43-52-33 W Length: 87.570

North: 7040335.0894 East: 2592525.4053

Line Course: S 89-35-48 W Length: 423.938

North: 7040332.1052 East: 2592101.4778

Perimeter: 2575.738 Area: 402,160 SQ. FT. 9.232 AC.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0111 Course: N 15-08-10 W

Error North: 0.01073 East: -0.00290

Precision 1: 232,047.568