

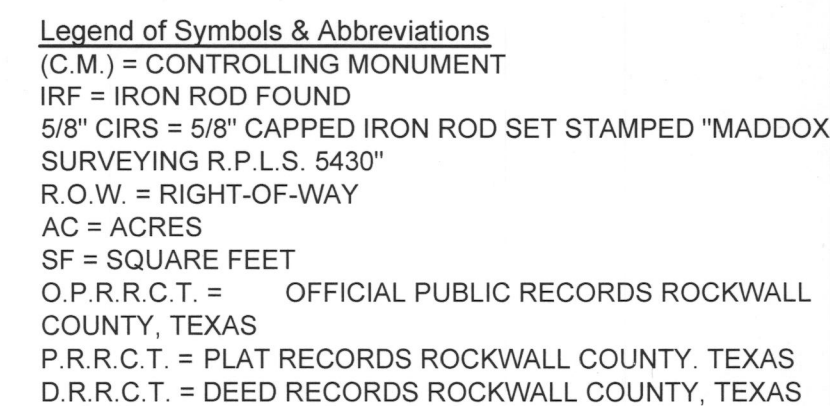


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
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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.

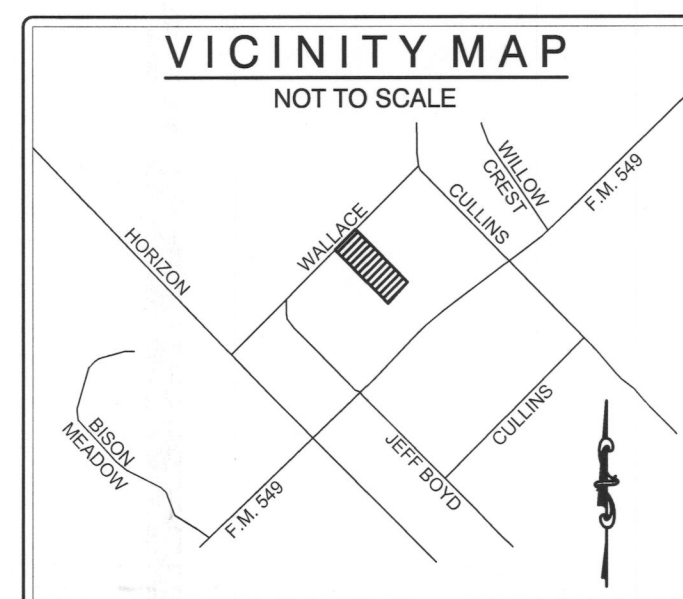
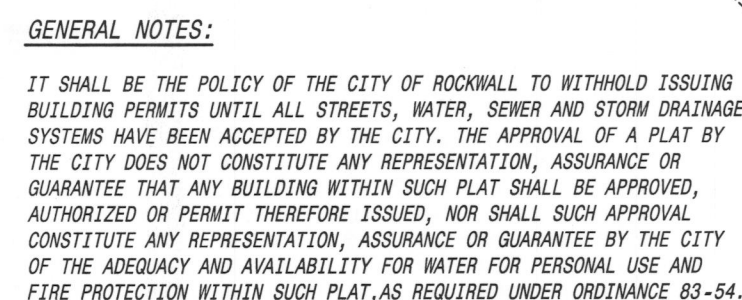




- FLOOD NOTE:**
1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0105 L, DATED SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
 2. ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
 3. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE 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.

FINAL PLAT
LOTS 1 AND 2, BLOCK A
WILCK ADDITION
2 LOTS, BEING 5.192 ACRES
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

01-28-2017 SHEET 1 OF 2



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

That we the undersigned owners of the land shown on this plat, and designated herein as LOTS 1 AND 2 BLOCK A, WILCK ADDITION to the City of Rockwall, Texas, and whose names are 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 LOTS 1 AND 2 BLOCK A, WILCK ADDITION 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 and 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.

PAUL J. WILCK
OWNER

NORMA J. WILCK
OWNER

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared PAUL J. WILCK, 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 _____, 201____.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared NORMA J. WILCK, 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 _____, 201____.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Paul J. Wilck, JR. and wife, Norma J. Wilck are the owners of a tract of land in the W.W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, being all of said tract as recorded in Volume 152, Page 922 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found in Wallace Lane for the west corner of said Wilck tract and the north corner of the Conover Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 93 of the plat records of Rockwall County, Texas, said point also lying on the southerly line of a tract of land to Wallace Land Partners, L.P. as recorded in Volume 2017, Page 76 of the Deed Records of Rockwall County, Texas;

THENCE North 44 degrees 45 minutes 33 seconds East along the northwest line of said Wilck tract and the interior of said Wallace Lane, a distance of 267.65 feet to a Mag Nail setfor the north corner of said Wilck tract and the west corner of a tract of land to Gordon Mccosh and wife Sherry! Mccosh as recorded in Volume 514, Page 174 of the Deed Records of Rockwall County, Texas ;

THENCE South 46 degrees 14 minutes 25 seconds East along the common line of said Wilck tract and said Mccosh tract, a distance of 851.77 feet to a 3/8 inch iron rod found for the east corner of said Wilck tract and the south corner of said Mccosh tract, said point also lying on the northwest line of a tract of land to Richard Lee and Yvonne R. Schifelbein as recorded in Volume 810, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 53 minutes 44 seconds West along the common line of said Wilck tract and said Schifelbein tract, a distance of 263.72 feet to a 1/2 inch iron rod found for the south corner of said Wilck tract, the west corner of said Schifelbein tract the north corner of a tract of land to James C. Crabtree, Jr. and wife Terry L. Crabtree as recorded in Volume 603, Page 128 of the Deed Records of Rockwall County, Texas and the east corner of Lot 2 of previously mentioned Conover Addition;

THENCE North 46 degrees 30 minutes 20 seconds West along the common line of said Wilck tract and said Conover Addition, a distance of 851.22 feet to the POINT OF BEGINNING containing 226,177 square Feet, or 5.192 acres of land.

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIAN J. MADDOX, 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.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 201____.

BRIAN J. MADDOX,
STATE OF TEXAS,
R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning & Zoning Commission

Date

I hereby certify that the above and foregoing plat of Final Plat of LOTS 1 AND 2 BLOCK A, WILCK ADDITION to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the _____ day of _____, 201____.

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 year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the _____ day of _____, 201____.

Mayor, City of Rockwall

Date


City Secretary, City of Rockwall

Date

City Engineer, City of Rockwall

Date

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2 LOTS, BEING 5.192 ACRES
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING &
MAPPING INC. 
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
PAUL J. WILCK, JR. AND
WIFE, NORMA J. WILCK
463 Wallace Lane
Rockwall, Texas 75032