

City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, GLEN COX and ROSIE COX, 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 J.M. GASS SURVEY ABSTRACT NO. 88, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Trustee's Deed to Sharon Van Fosson, dated March 14, 2016 and being recorded in Document no. 2016000002423 of the Official Public Records of Rockwall County, Texas, and being the same tract of land as described as Tract 2 in a Deed to Joe W. Gideon and Katherine Gideon, as recorded in Volume 35, Page 531 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 at the southwest corner of said Van Fosson tract and the southwest corner of said Gass Survey;

THENCE NORTH along the west line of said tract, at 1630.87 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1655.87 feet to a P-K nail found in pavement in the center of Quail Run Road;

THENCE S. 89 deg. 33 min. 17 sec. E. along the center of Quail Run Road, a distance of 788.87 feet to a P-K nail found in pavement for corner;

THENCE S. 00 deg. 06 min. 26 sec. W. a distance of 1660.11 feet to a 1/2" iron rod found for corner at the southwest corner of SADDLEBROOK ESTATES SECTION 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 238 of the Plat Records of Rockwall County, Texas;

THENCE N. 89 deg. 14 min. 37 sec. W. a distance of 785.80 feet to the POINT OF BEGINNING and containing 29.97 acres 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 COX ACRES, 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.

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 th eir 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, maint aining, 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, sto rm 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 an d/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 p rogress 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.

GLEN COX

ROSIE COX

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GLEN COX 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:

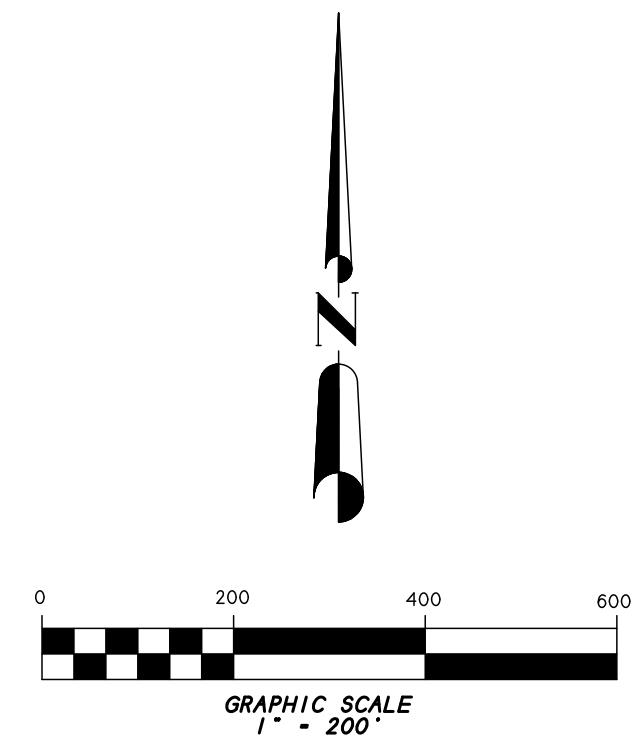
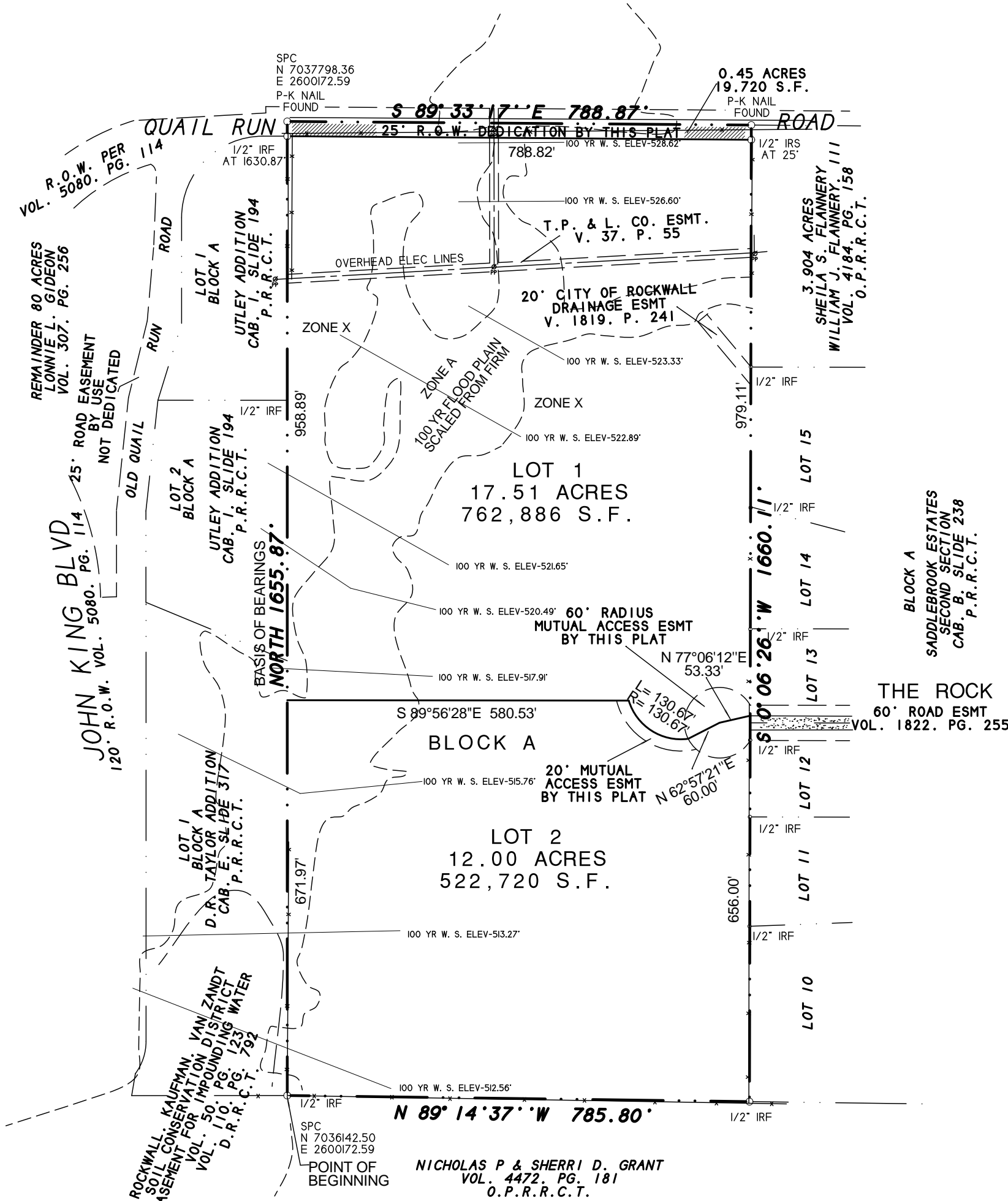
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROSIE COX 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 _____, _____.

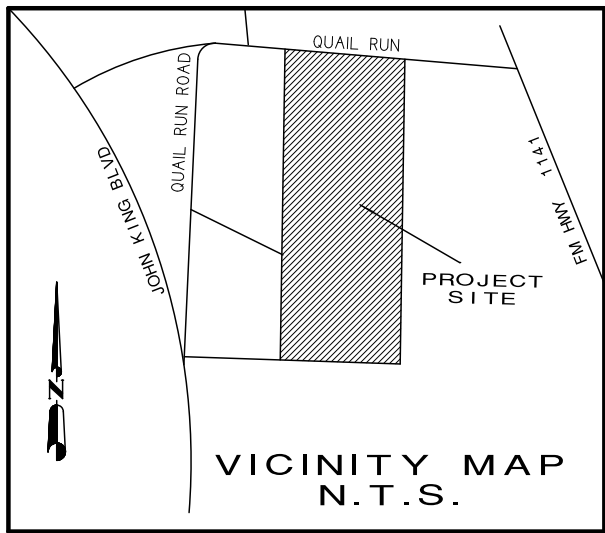
Notary Public in and for the State of Texas

My Commission Expires:



NOTES

- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
- BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."



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 representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

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 COX ACRES, 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 _____

FINAL PLAT COX ACRES LOTS 1 & 2, BLOCK A

TWO LOTS (2) BEING
29.97 ACRES OR 1,305,326 S.F.
SITUATED IN THE
J. M. GASS SURVEY, A-88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
GLEN COX
ROSIE COX
815 T.L. TOWNSEND BLVD
ROCKWALL, TEXAS 75087
972-672-3478
972-672-5888

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

SHEET 1 OF 1

SYMBOL LEGEND									
Ⓢ TELEVISION CABLE RISER	Ⓖ GAS METER	Ⓜ TEL. PHONE RISER	Ⓢ FIH FIRE HYDRANT	Ⓟ PP POWER POLE	1/2" IRF IRON ROD FOUND (CORNER)				
▲ ELEC. ELECTRIC METER	Ⓡ ELEC. BOX	Ⓢ WM WATER METER	Ⓛ LP LIGHT POLE						
EMERGENCY JUNCTION BOX									
PROPERTY LINES									
EASEMENT LINE						A/C AIR COND. UNIT			
FENCE						PROPANE TANK			

SURVEY DATE MARCH 20, 2017
SCALE 1" = 200' FILE # 20160173PP
CLIENT COX

CASE NO. P2017-