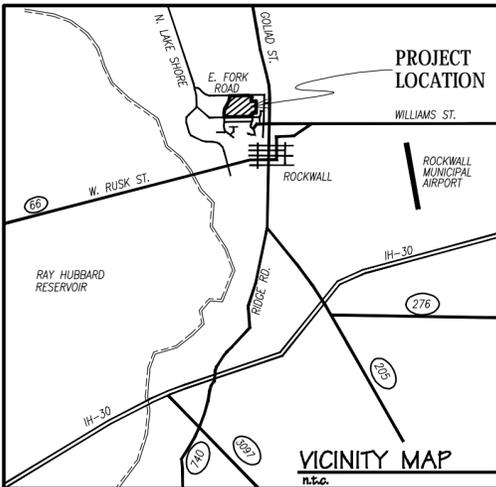
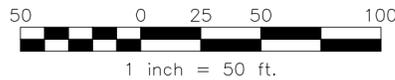


# City of Rockwall

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.





LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE; DEFINED BY PREVIOUS PLAT
UE	UTILITY EASEMENT; DEFINED BY PREVIOUS PLAT
Ⓐ	BLOCK DESIGNATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED:**

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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 the said date of final approval.

WITNESS OUR HANDS this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**NOTES:**

- Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
- The purpose of this replat is to remove floodplain from Lots 20, 21, Block E, and correct label of 15' drainage easement located on Lot 21, Block E.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	78.08'	50.00'	89°28'35"	S 76°35'13" W	70.39'

Line Table		
Line #	Bearing	Distance
BL1	S 00°25'30" W	39.87'

GANNON HEIGHTS LANE  
50' R.O.W.

FEMA Floodplain line created by LOMR Case No. 17-06-0142P

FEMA Floodplain line created by LOMR Case No. 17-06-0142P

5' utility esmt. 1/325 PRRCT

15' sanitary sewer esmt. 1/325 PRRCT

Drainage & detention esmt. 1/325 PRRCT

15' drainage esmt. (BY THIS PLAT)

FEMA Floodplain line created by LOMR Case No. 17-06-0142P

Lot 3  
Blk X

Lot 21R  
0.447 Ac.  
(19,470 S.F.)

Lot 20R  
0.289 Ac.  
(12,594 S.F.)

POINT OF BEGINNING

**SURVEYOR'S CERTIFICATE**

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

DARREN K. BROWN, R.P.L.S. NO. 5252



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 Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS Master Developers-SNB, LLC, is the owner of a tract of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, the subject tract being all of Lots 20 and 21, Block E, The Preserve Phase I according to the amending plat recorded in Cabinet J, Page 43 of the Plat Records, Rockwall County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the west line of Wildwood Lane for the southeast corner of Lot 20 and the northeast corner of Lot 19;

THENCE N 89°34'30" W, 134.35 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the east line of Lot 3, Block X;

THENCE N 15°04'55" E, 85.20 feet along the common line thereof to a 1/2" iron rod with plastic cap found;

THENCE N 08°04'39" E, 123.28 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap found;

THENCE S 89°28'51" E, 169.53 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap found for the northwest corner of Lot 22;

THENCE S 00°45'47" E, 121.58 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the north line of Cooper Court;

THENCE along the common line thereof, around a non-tangent curve to the left having a central angle of 120°54'01", a radius of 50.00 feet, a chord of S 60°52'30" W - 86.99 feet, an arc length of 105.51 feet, passing the intersection of Cooper Court and Wildwood Lane;

THENCE S 00°25'30" W, 39.87 feet along the west line of Wildwood Lane to the POINT OF BEGINNING with the subject tract containing 32,064 square feet or 0.737 acres of land.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That We, MASTER DEVELOPERS-SNB, LLC, do hereby adopt this plat designating the hereinabove described property as **THE PRESERVE PHASE I**, an Addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

Witness our hands at Rockwall County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

MASTER DEVELOPERS-SNB, LLC

By: \_\_\_\_\_  
William C. Shaddock, Manager

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 William C. Shaddock, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

CASE NO. \_\_\_\_\_  
REPLAT

**THE PRESERVE PHASE 1**

Being an replat of THE PRESERVE PHASE I  
recorded in Cabinet I, Page 325, Plat Records, Rockwall County, Texas  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121 / TBPLS No. F-10043100  
Contact: Greg Helsel

OWNER / APPLICANT  
MASTER DEVELOPERS-SNB, LLC  
2400 Dallas Parkway, Suite 500  
Plano, Texas 75093  
Telephone (972) 985-5505  
Contact: Will Shaddock