

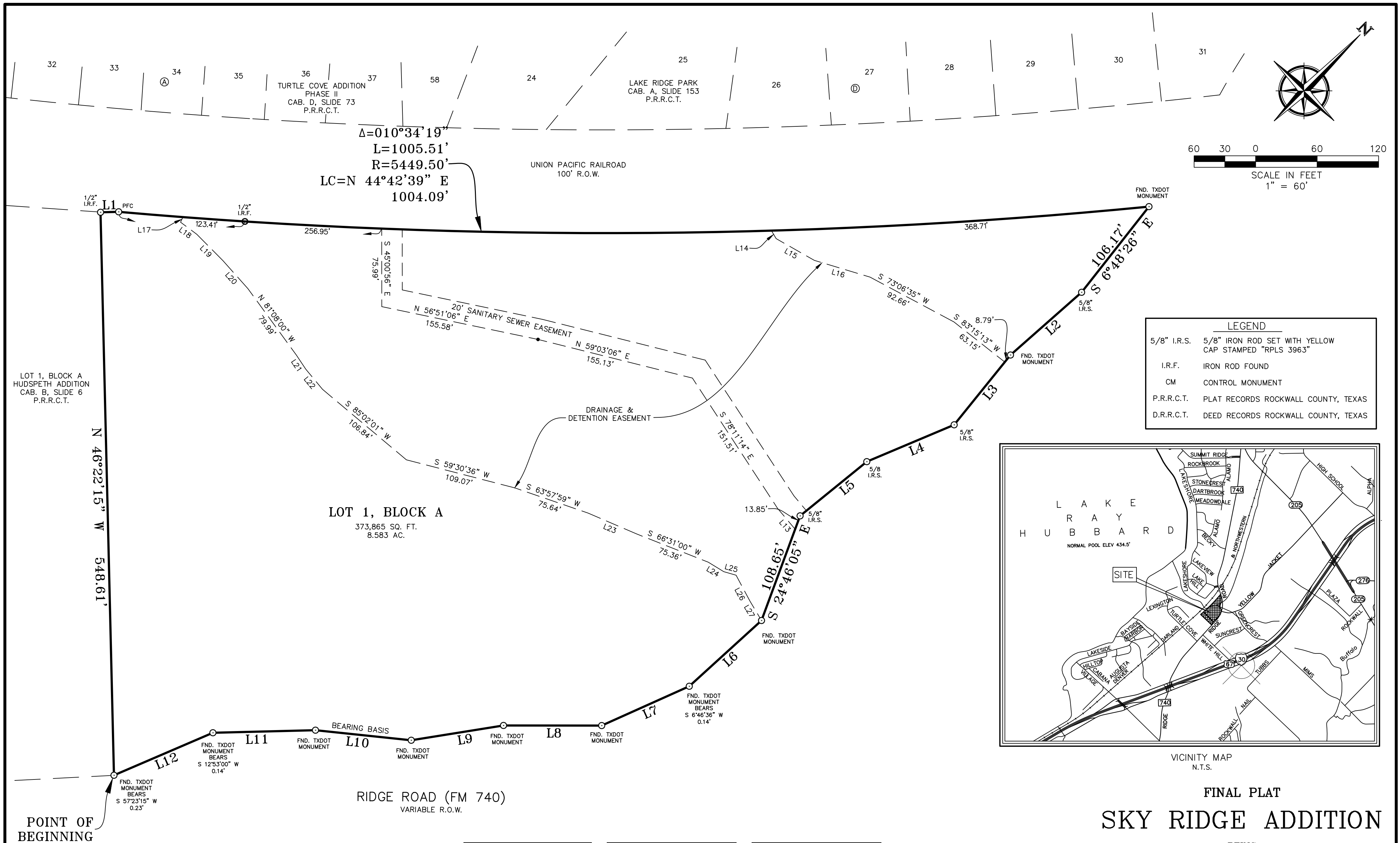
## City of Rockwall

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







POINT OF BEGINNING

Notes:

- Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
- A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all Lot, Block, and ROW corners, whenever possible, following the completion of all construction for this addition.
- By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 43°40'54" E	17.68'
L2	S 3°35'17" W	92.39'
L3	S 6°04'59" E	87.39'
L4	S 22°08'13" W	92.43'
L5	S 5°55'01" W	83.73'
L6	S 2°42'35" W	95.18'
L7	S 20°51'26" W	93.55'
L8	S 45°02'32" W	95.68'
L9	S 35°55'01" W	91.06'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L10	S 50°59'46" W	93.83'
L11	S 43°33'23" W	100.02'
L12	S 21°45'18" W	104.89'
L13	S 85°03'18" E	26.70'
L14	N 75°43'13" W	9.05'
L15	S 74°36'21" W	42.86'
L16	S 61°43'52" W	56.64'
L17	N 20°06'42" W	5.49'
L18	S 81°35'29" W	19.76'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L19	N 89°44'14" W	36.19'
L20	N 86°44'02" W	36.50'
L21	N 78°38'08" W	16.60'
L22	N 84°42'04" W	25.46'
L23	S 68°15'14" W	51.08'
L24	S 76°21'23" W	17.77'
L25	S 60°55'21" W	12.46'
L26	N 73°08'15" W	28.82'
L27	N 75°45'19" W	21.85'

OWNER/DEVELOPER  
**7.1 RIDGE, LLC**  
106 E. RUSK STREET, STE 200  
ROCKWALL, TX 75087  
(972) 771-7577

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT  
**SKY RIDGE ADDITION**  
BEING  
8.583 ACRES

SITUATED IN THE  
E.P. GAINES CHISUM SURVEY, A-64  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 13, 2017

SHEET 1 OF 2

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING an 8.583 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a 7.01 acre tract of land (Tract I) and all of a 1.57 acre tract of land (Tract II), as described in deed to 7.1 Ridge, LLC, as recorded in Instrument 20160000018015, Deed Records, Rockwall County, Texas, said 8.583 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a the south corner of said 1.57 acre tract, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 750 (FM 740) (Ridge Road), a variable width right-of-way from which a TXDOT disk monument found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said 1.57 acre tract, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said 1.57 acre tract and the north corner of said Lot 1, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said 1.57 acre tract, a distance of 17.68 feet to the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, whose chord bears North 44 degrees 42 minutes 39 seconds East, a distance of 1004.09 feet;

THENCE Northeasterly, along the common line of said Railroad, said 1.57 acre tract and said 7.001 acre tract and with said curve to the left, through a central angle of 10 degrees 34 minutes 19 seconds, an arc distance of 1005.51 feet to a TXDOT disk monument found for the north corner of said 7.001 acre tract in the northeast right-of-way line of said FM 740;

THENCE Southwesterly, along the northwest lines of said FM 740, the following courses:

South 06 degrees 48 minutes 26 seconds East, a distance of 106.17 feet to a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 03 degrees 35 minutes 17 seconds West, a distance of 92.39 feet to a TXDOT disk monument found for corner;

South 06 degrees 04 minutes 59 seconds East, a distance of 87.39 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 22 degrees 08 minutes 13 seconds West, a distance of 92.43 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 05 degrees 55 minutes 01 seconds West, a distance of 83.73 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 24 degrees 46 minutes 05 seconds East, a distance of 108.65 feet to a TXDOT disk monument found for corner;

South 02 degrees 42 minutes 35 seconds West, a distance of 95.18 feet to a point for corner from which a TXDOT disk monument found for reference bears South 06 degrees 46 minutes 36 seconds West, a distance of 0.14 feet;

South 20 degrees 51 minutes 26 seconds West, a distance of 93.55 feet to a TXDOT disk monument found for corner;

South 45 degrees 02 minutes 32 seconds West, a distance of 95.68 feet to a TXDOT disk monument found for corner;

South 35 degrees 55 minutes 01 seconds West, a distance of 91.06 feet to a TXDOT disk monument found for corner;

South 50 degrees 59 minutes 46 seconds West, a distance of 93.83 feet to a TXDOT disk monument found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT disk monument found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 373,865 square feet or 8.583 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SKY RIDGE 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SKY RIDGE ADDITION have been notified and signed this plat. I (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. I (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, 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.
- 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

FOR: 7.1 RIDGE, LLC

BY:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

SURVEYOR’S CERTIFICATE

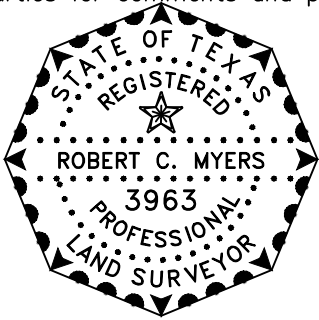
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 13, 2017 for review by the City of Rockwall and other parties for comments and progression to an approved final plat.

ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02/14/2019

STANDARD CITY SIGNATURE BLOCK

\_\_\_\_\_  
Planning & Zoning Commission, Chairman                      Date

APPROVED:  
I hereby certify that the above and foregoing 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 said date of final approval.

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

\_\_\_\_\_  
Mayor, City of Rockwall                      City Secretary                      City Engineer

OWNER/DEVELOPER  
**7.1 RIDGE, LLC**  
106 E. RUSK STREET, STE 200  
ROCKWALL, TX 75087  
(972) 771-7577

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT  
**SKY RIDGE ADDITION**  
BEING  
8.583 ACRES

SITUATED IN THE  
E.P. GAINES CHISUM SURVEY, A-64  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

***ENGINEERING CONCEPTS & DESIGN, L.P.***  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 13, 2017 SHEET 2 OF 2

# Parcel Map Check Report

<b>Client:</b>	<b>Prepared by:</b>
Client	Survey Dept
Client Company	Engineering Concepts & Design, LP
Address 1	201 Windco Circle, STE 200, Wylie, Tx 75098
Date: 7/14/2017 10:52:32 AM	

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Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 591,819.5832'	East: 221,200.8894'
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Segment# 1: Line

Course: N46°22'15"W	Length: 548.61'
North: 592,198.1176'	East: 220,803.7941'

Segment# 2: Line

Course: N43°40'54"E	Length: 17.68'
North: 592,210.9035'	East: 220,816.0048'

Segment# 3: Curve

Length: 1,005.51'	Radius: 5,449.50'
Delta: 10°34'19"	Tangent: 504.19'
Chord: 1,004.09'	Course: N44°42'39"E
Course In: N40°00'12"W	Course Out: S50°34'30"E
RP North: 596,385.2589'	East: 217,312.8909'
End North: 592,924.4579'	East: 221,522.3929'

Segment# 4: Line

Course: S6°48'26"E	Length: 106.17'
North: 592,819.0364'	East: 221,534.9771'

Segment# 5: Line

Course: S3°35'17"W	Length: 92.39'
North: 592,726.8275'	East: 221,529.1951'

Segment# 6: Line

Course: S6°04'59"E	Length: 87.39'
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North: 592,639.9295' East: 221,538.4558'

Segment# 7: Line

Course: S22°08'13"W Length: 92.43'  
North: 592,554.3129' East: 221,503.6262'

Segment# 8: Line

Course: S5°55'01"W Length: 83.73'  
North: 592,471.0290' East: 221,494.9947'

Segment# 9: Line

Course: S24°46'05"E Length: 108.65'  
North: 592,372.3736' East: 221,540.5132'

Segment# 10: Line

Course: S2°42'35"W Length: 95.18'  
North: 592,277.3000' East: 221,536.0135'

Segment# 11: Line

Course: S20°51'26"W Length: 93.55'  
North: 592,189.8803' East: 221,502.7059'

Segment# 12: Line

Course: S45°02'32"W Length: 95.68'  
North: 592,122.2742' East: 221,435.0001'

Segment# 13: Line

Course: S35°55'01"W Length: 91.06'  
North: 592,048.5276' East: 221,381.5832'

Segment# 14: Line

Course: S50°59'46"W Length: 93.83'  
North: 591,989.4735' East: 221,308.6676'

Segment# 15: Line

Course: S43°33'23"W Length: 100.02'  
North: 591,916.9894' East: 221,239.7470'

Segment# 16: Line

Course: S21°45'18"W Length: 104.89'

North: 591,819.5699'

East: 221,200.8708'

Perimeter: 2,816.77'

Area: 373,865Sq.Ft.

Error Closure: 0.0229

Course: S54°34'57"W

Error North : -0.01327

East: -0.01866

Precision 1: 123,003.06