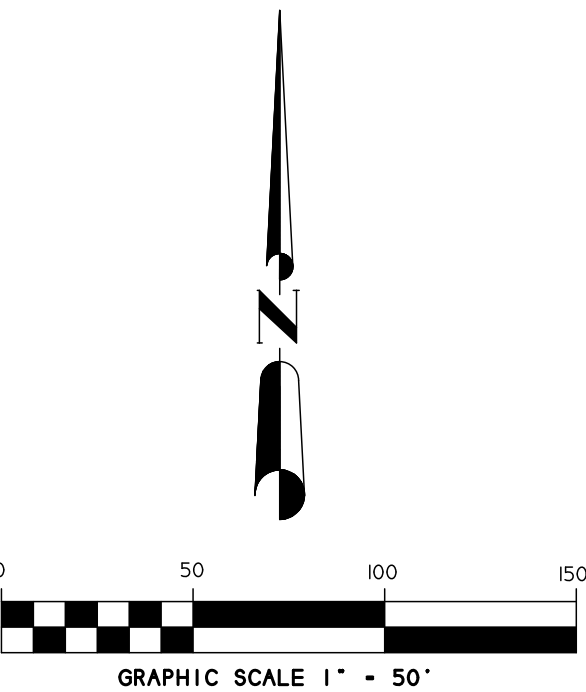
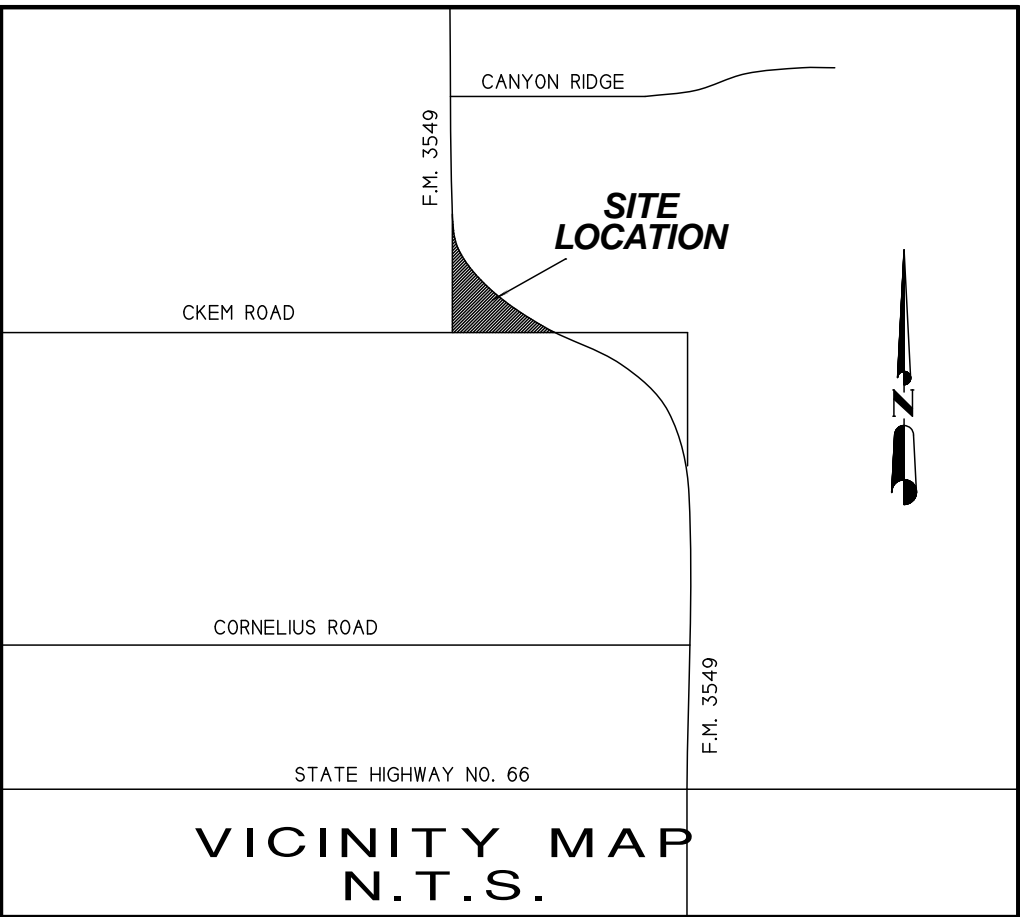
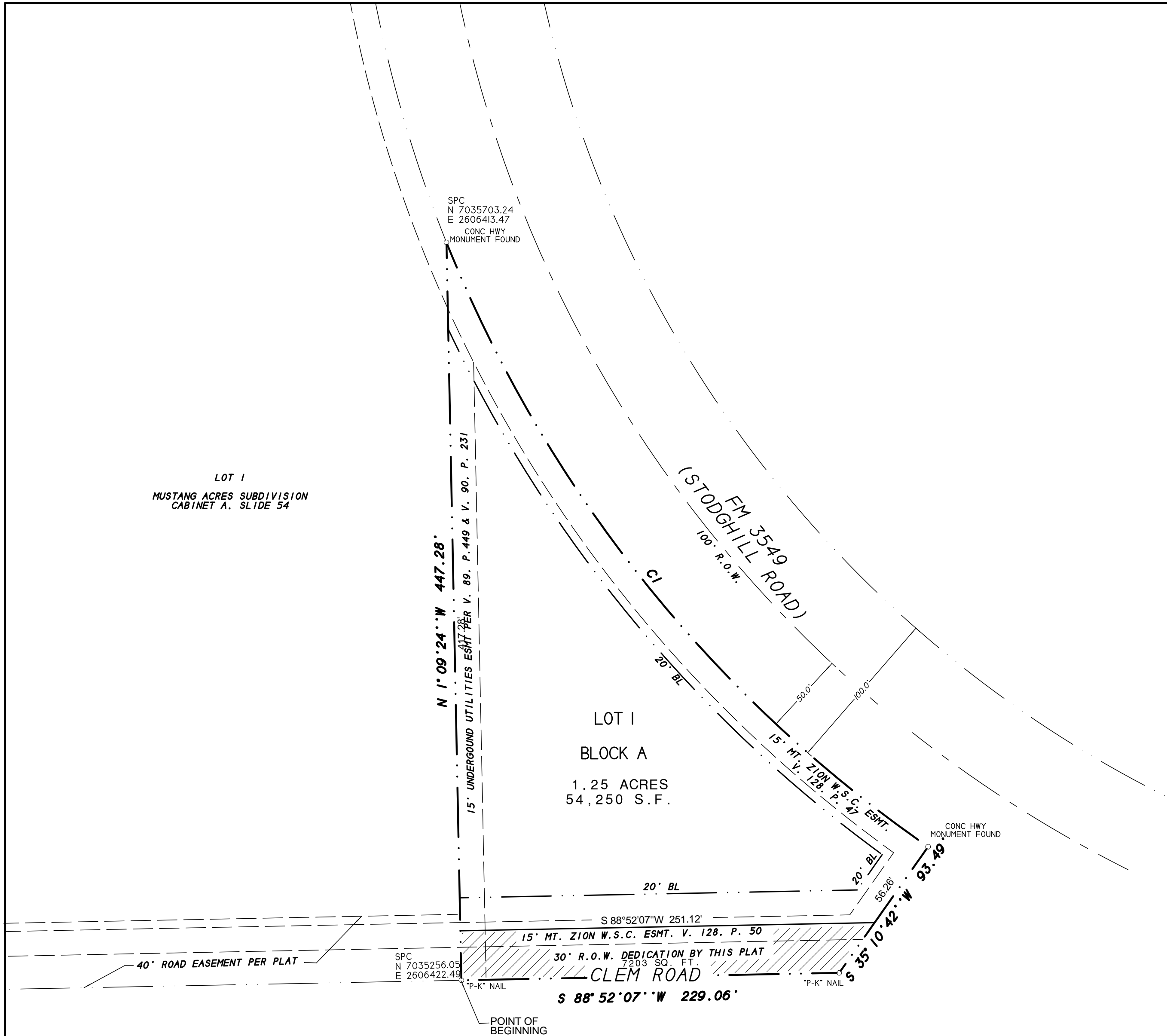


City of Rockwall

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.





CURVE TABLE						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	33°26'28"	813.94	475.06	244.51	468.35	S 38°33'20"E

FINAL PLAT
BLUEBERRY HILL ESTATE

1.41 ACRES OR 61,453 S.F.
(1 LOT)

J.E. SHERWOOD SURVEY, ABSTRACT NO. 193
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNERS:
DAVID TURNHAM
LORI TURNHAM
1485 MADISON DRIVE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND											
TV	GRS	TEL	FH	PP	TELEVISION	GAS	PHONE	FIRE	POWER	IRF	BOX AND FOUND
CABLE RISER	METER	RISER	HYDRANT	POLE	ELEC. BOX	ELEC. METER	WATER	WATER	WATER	WATER	WATER
ELEC. METER	ELEC. BOX	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER
ELEC. METER	ELEC. BOX	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER
ELEC. METER	ELEC. BOX	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER
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ELEC. METER	ELEC. BOX	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER	ELEC. METER

SURVEY DATE	AUGUST 10, 2017
SCALE	1" = 50'
CLIENT	TURNHAM

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

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED IN VOL. 1014, PG. 249, R.P.R.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 1014, P. 245

CASE NO. P2017-

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID TURNHAM and LORI TURNHAM, 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. E. Sherwood Survey, Abstract No. 193, Rockwall County, Texas, being all of a tract of land as described as Tract II in a Warranty deed from The Estate of L.V. Parker to Lynn Victor Parker, dated June 20, 1995 and being recorded in Volume 1014, Page 249, of the Real Property Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail set for corner in the center of Clem Road, at the southwest corner of said Tract II and at the southeast corner of Lot 1, Mustang Acres Subdivision, First Installment, an Addition to Rockwall County, Texas; according to the Plat thereof recorded in Cabinet A, Slide 54 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 24 sec. W. a distance of 447.28 feet to a concrete TXDOT monument found for corner in the curving southwest right-of-way line of Fm 3549 Stodghill Road;

THENCE in a southeasterly direction along a curve to the left having a central angle of 33 deg. 26 min. 28 sec, a radius of 813.94 feet, a tangent of 244.51 feet, a chord of S. 38 deg. 33 min. 20 sec. E., 468.35 feet along said right-of-way line, an arc distance of 475.06 feet to a concrete TXDOT monument found for corner in the flare in said right-of-way;

THENCE S. 35 deg. 10 min. 42 sec. W. along said flare in right-of-way, a distance of 93.49 feet to a P-K nail set for corner in the center of Clem Road;

THENCE S. 88 deg. 52 min. 07 sec. W. along the center of Clem Road, a distance of 229.06 feet to the POINT OF BEGINNING and containing 61,453 square feet or 1.41 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 BLUEBERRY HILL ESTATE, 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, 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 BLUEBERRY HILL ESTATE 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;

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 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.

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 Roc kwall 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 I may have as a result of the dedication of exaction's made herein.

DAVID TURNHAM

LORI TURNHAM

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID TURNHAM 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 LORI TURNHAM 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:

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 BLUEBERRY HILL ESTATE, 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 _____

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.

FINAL PLAT

BLUEBERRY HILL ESTATE

1.41 ACRES OR 61,453 S.F.
(1 LOT)

J.E. SHERWOOD SURVEY, ABSTRACT NO. 193
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	FH	PP							
TELEPHONE	GAS	PHONE	FIRE	POWER							
CABLE REEF	METER	RISER	HYDRANT	POLE							
ELEC	ELEC	WATER	LP	1/2" IRF							
ELECTRIC	ELECTRIC	METER	POLE	AND 1/2" IRF							
METER	BOX	JUNCTION BOX	1 CORNER								
--- EASEMENT LINE	--- AIR COND. UNIT	--- PROpane TANK									

SURVEY DATE	AUGUST 10, 2017
SCALE	1" = 50'
CLIENT	TURNHAM
FILE #	20160347RP

OWNERS:
DAVID TURNHAM
LORI TURNHAM
1485 MADISON DRIVE
ROCKWALL, TEXAS 75032

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

CASE NO. P2017-



AUTHORIZATION TO CONSTRUCT
AN
ON-SITE SEWERAGE FACILITY

Application Number 17-08-083
Property Owner David & Lori Turnham
Mailing Address 950 Clem Rd.
Rockwall, Tx 75087
Property Location 950 Clem Rd.
Rockwall, Tx 75087

Rockwall County, Texas.

This serves to notify all persons that an on-site sewerage facility application, related technical data, and the appropriate fee have been received by the Rockwall County Health Department from the property owner. The application has been reviewed for technical and administrative consideration against the standards set forth by the Texas Commission on Environmental Quality (TCEQ). Approval is hereby granted for the construction as shown on the submitted plans.

Any modifications to submitted plans require approval by the Rockwall County Health Department prior to installation.

You or your installer must contact the approving Health Coordinator Office FIVE (5) WORKING DAYS PRIOR to completion to arrange the required facility inspection. The authorization to construct is valid for one year from the date of issue. If a final inspection has not been performed within one year of issue, a new application and fee will be required.

Comments:

This is an aerobic system.

Water is supplied by Mt.Zion#10088.

Health Coordinator

Date

8-16-2017