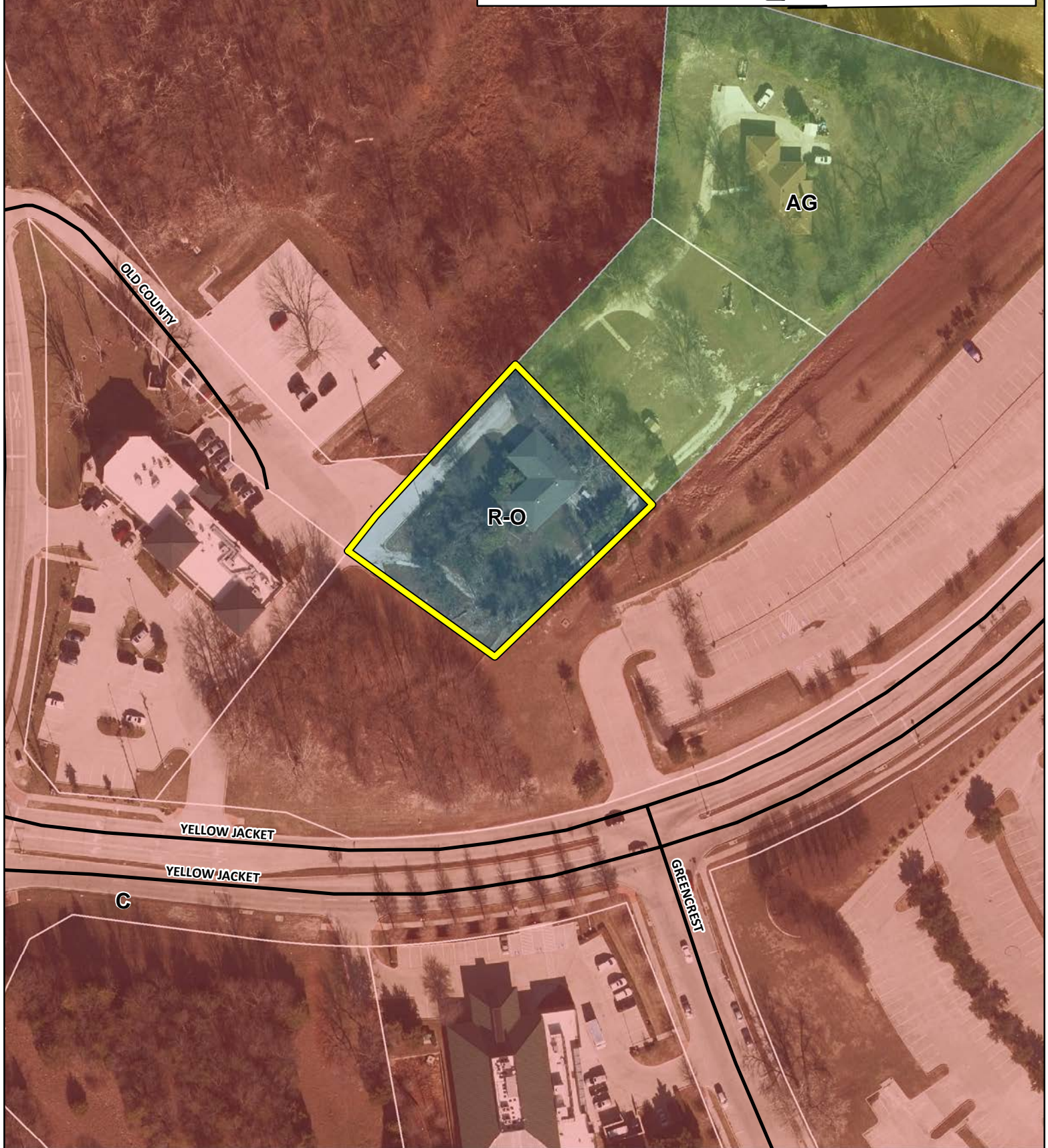


0 30 60 120 180 240 Feet

P2017-044- LOT 1, BLOCK A, EVERYBODY MASSAGE ADDITION  
FINAL PLAT - LOCATION MAP = 



## 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.





STATE OF TEXAS  
COUNTY OF ROCKWALL

ALL that certain lot, tract or parcel of land situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, City of Rockwall, Rockwall County, Texas, and being a part of that 2.1 acres tract of land as described in a Deed to Charles Prock, as recorded in Volume 51, Page 504 of the Deed Records of Rockwall County, Texas, and being the same tract of land as described in a Warranty deed to Susan Gamez and Victor Balderas, sa recorded in Document no. 201600000000311 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as EVERYBODY MESSAGE ADDITION, LOT 1, BLOCK A, 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 EVERYBODY MESSAGE ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I also understand the following;

- 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

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.

---

VICTOR BALDERAS

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

My Commission Expires:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 EVERYBODY MESSAGE ADDITION, LOT 1, BLOCK A, 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 \_\_\_\_\_, \_\_\_\_\_.

City Secretary City of Rockwall

Date \_\_\_\_\_

FINAL PLAT


















EVERYBODY MESSAGE ADDITION  
LOT 1, BLOCK A

0.48 ACRES OR 21,023 S.F.  
( 1 LOT )

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
A.HANNA SURVEY, A-98

SHEET 2 OF 2

### SYMBOL LEGEND

				
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
				
ELEC METER	ELEC BOX	WATER METER	LIGHT POLE	1/2\"
				
SUBSURFACE JUNCTION BOX	SUBSURFACE JUNCTION BOX			
				
FENCE	BASEMENT LINE	PROPERTY LINE	A/C COND. UNIT	PROPANE TANK

SURVEY DATE JULY 10, 2017  
SCALE 1" = 20' FILE # 20160480PP  
CLIENT GAMEZ

OWNER:  
SUSAN GAMEZ  
VICTOR BALDERAS  
602 LAURENCE  
HEATH, 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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

My Commission Expires: