

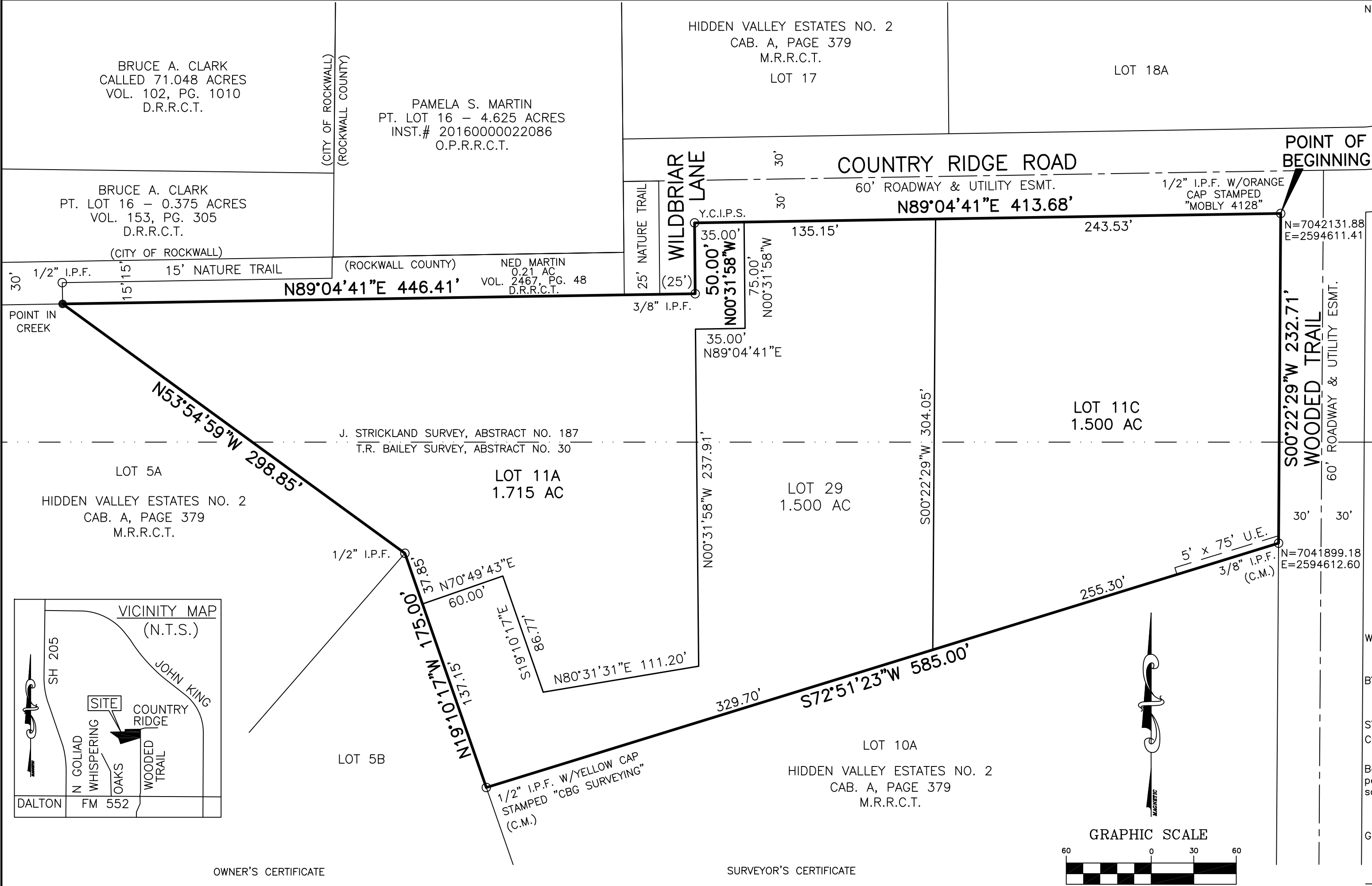


City of Rockwall

Planning & Zoning Department
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STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Jill A. Norris, is the owner of all of Lot 11 of Hidden Valley Estates No. 2, an Addition to the County of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Page 379, Map Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with orange cap stamped "MOBLY 4128" at the intersection of the south line of Country Ridge Road (60' Roadway and Utility Easement) and the west line of Wooded Trail (60' Roadway and Utility Easement) for the northeast corner of said Lot 11;

Thence, South 00°22'29" West, along the east line of said Lot 11 and the west line of said Wooded Trail, a distance of 232.71 feet to a 3/8" iron pin found for the southeast corner of said Lot 11 and the northeast corner of Lot 10A, of said Hidden Valley Estates No. 2;

Thence, South 72°51'23" West, along the south line of said Lot 11 and the north line of said Lot 10A, a distance of 585.00 feet to a 1/2" iron pin found with yellow cap stamped "CBG SURVEYING" for the southwest corner of said Lot 11, the northwest corner of said Lot 10A and being on the east line of Lot 5B of said Hidden Valley Estates No. 2;

Thence, North 19°10'17" West, along a westerly line of said Lot 11 and the easterly line of said Lot 5B, a distance of 175.00 feet to a 1/2" iron pin found for the north corner of said Lot 5B and the easterly corner of Lot 5A, of said Hidden Valley Estates No. 2;

Thence, North 53°54'59" West, along a westerly line of said Lot 11 and the northeast line of said Lot 5A, a distance of 298.85 feet to a point in creek for the northwest corner of said Lot 11, a northeast corner of said Lot 5A and on the south line of a 30' Nature Trail and being the southwest corner of a 0.21 acre tract of land as conveyed to Ned Martin by deed recorded in Volume 2467, Page 48, Deed Records, Rockwall County, Texas;

Thence, North 89°04'41" East, along a north line of said Lot 11, the south line of said 0.21 acre tract, the south end of a 25' portion of said Nature Trail and the south end of Wildbriar Lane (25' Roadway and Utility Easement), a distance of 446.41 feet to a 3/8" iron pin found for corner;

Thence, North 00°31'58" West, along a west line of said Lot 11 and the east line of Wildbriar Lane, a distance of 50.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for a northwest corner of said Lot 11 and being on the south line of said Country Ridge Road;

Thence, North 89°04'41" East, along the north line of said Lot 11 and the south line of said Country Ridge Road, a distance of 413.68 feet to the Point of Beginning and containing 205,412 square feet or 4.716 acres of land.

STATE OF TEXAS

THAT I, James Bart Carroll, do hereby certify that I have 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.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity 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: _____

General Notes:

1) 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 representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0065L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, the subject property lies within Zone "X" and is not shown to be within a special flood hazard area.

Bearings based on Hidden Valley Estates No. 2, Cabinet A, Page 379, Map Records, Rockwall County, Texas.

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20____.

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 _____, 20____.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

Rockwall County Judge _____ Date _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the HIDDEN VALLEY ESTATES NO. 2, LOTS 11A, 11B & 11C, subdivision to the County 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 HIDDEN VALLEY ESTATES NO. 2, LOTS 11A, 11B & 11C, 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:

- 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 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.
- 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 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 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 exactions made herein.

WITNESS, my hand, this the _____ day of _____, 2017.

BY: _____
Jill A. Norris

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jill A. Norris, 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 for and in the State of Texas
My commission expires: _____

REPLAT

HIDDEN VALLEY ESTATES NO. 2
LOTS 11A, 11B & 11C
3 RESIDENTIAL LOTS
4.716 ACRES OF LAND
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS
CASE NO.:

CARROLL CONSULTING GROUP, INC. P.O. BOX 11 LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200			
JOB No.	SCALE:	DATE	DRAWN BY:
2431-17	1"=60'	OCTOBER 13, 2017	CP

OWNER:
JILL A. NORRIS
605 E HIGHLAND
AURORA, MO 65605

PHONE:
(972) 742-4411

BOUNDARY CLOSURE REPORT

HIDDEN VALLEY ESTATES NO. 2

LOTS 11A, 11B & 11C

North: 5140.2240' East: 5582.0832'

Segment #1 : Line

Course: S00° 22' 29.00"W Length: 232.710'

North: 4907.5189' East: 5580.5613'

Segment #2 : Line

Course: S72° 51' 23.00"W Length: 585.000'

North: 4735.0798' East: 5021.5534'

Segment #3 : Line

Course: N19° 10' 17.00"W Length: 175.000'

North: 4900.3744' East: 4964.0843'

Segment #4 : Line

Course: N53° 54' 59.00"W Length: 298.851'

North: 5076.3872' East: 4722.5654'

Segment #5 : Line

Course: N89° 04' 41.00"E Length: 446.414'

North: 5083.5702' East: 5168.9216'

Segment #6 : Line

Course: N00° 31' 58.00"W Length: 50.000'

North: 5133.5680' East: 5168.4566'

Segment #7 : Line

Course: N89° 04' 41.00"E Length: 413.680'

North: 5140.2242' East: 5582.0831'

Perimeter: 2201.654' Area: 205412.19 Sq. Ft.

Error Closure: 0.0003 Course: N23° 40' 20.51"W

Error North: 0.00026 East: -0.00011

Precision 1: 7338850.000