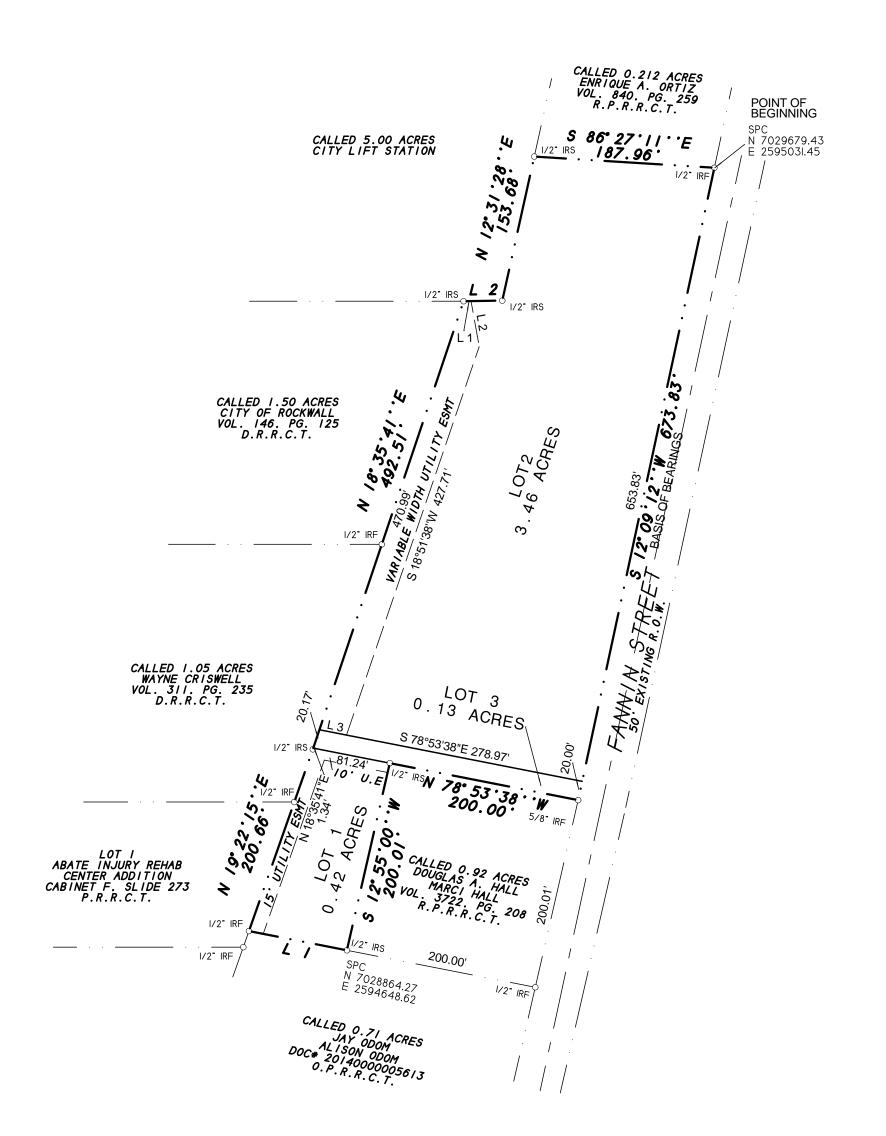


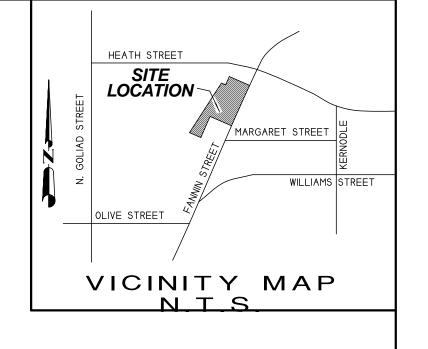


City of Rockwall

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.

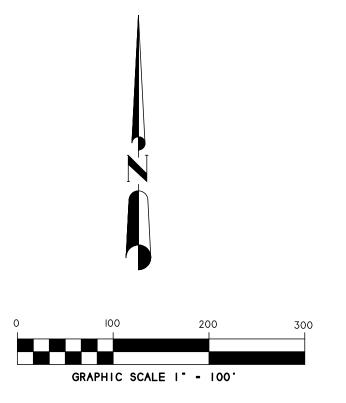






BOUNDARY LINE TABLE					
Line	Bearing	Distance			
1	N 78°53'38"W	103.94'			
2	N 89°05'44"E	40.29'			

,	VARIABLE WIDTH EASEMENT LINE TABE				
Line	Bearing	Distance			
1	N 89°05'44"E	7.73'			
2	S 10°13'14"E	48.08'			
3	N 78°53'38"W	28.73'			



CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F. (3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: CITY OF ROCKWALL 385 GOLIAD STREET ROCKWALL, TEXAS 75087

SHEET 1 OF 2 SYMBOL LEGEND STMBUL LEGEND

© CAS TEL FH

TELEVISION GAS PHONE FREE
CABLE RISER METER RISER HYDRAIT POLE
ELEC ELEC BOX WATER
ELECTRIC BOX WATER
ELECTRIC BOX WATER
ELECTRIC BOX WATER
SUBSURFACE METER POLE
JUNCTION BOX

FENCE

EASEMENT LINE — AR COND. PROPANE SURVEY DATE NOVEMBER 20. 2017
SCALE 1 - 100 FILE # 20170403PP
CLIENT ROCKWALL

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

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM. 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, City of Rockwall, Texas, BEING THE OWNER 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 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 3.998 tract of land as described in a Warranty deed to Cityof Rockwall, Texas, as recorded in Volume 237, Page 426 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" ion rod found for corner in the west right-of-way line of Fannin Street, at the northeast corner of of said 3.998 acres tract of land and also at the southeast corner of a 0.212 acres tract of land as described in a Deed to Enrique A. Ortiz, as recorded in Volume 840, Page 259 of the Real Property Records of Rockwall County, Texas;

THENCE S. 12 deg. 09 min. 12 sec. W. along the west right-of-way line of Fannin Street, a distance of 673.83 feet to a 5/8" iron rod found for corner;

THENCE N. 78 deg. 53 min. 38 sec. W. a distance of 200.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 12 deg. 55 min. 00 sec. W. a distance of 200.01 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 78 deg. 53 min. 38 sec. W. a distacne of 103.94 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 22 min. 15 sec. E. a distance of 200.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 18 deg. 35 min. 41 sec. E. a distance of 492.51 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 89 deg. 05 min. 44 sec. E. a distance of 40.29 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 12 deg. 31 min. 28 sec. E. a distance of 153.68 to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 86 deg. 26 min. 11 sec. E. a distance of 187.96 feet to the POINT OF BEGINNING and containing 174,707 square feet or 4.01 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as FANNIN ADDITION, 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 FANNIN ADDITION, 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;

- 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, 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
- 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

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 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.

for the City of Rockwall, Texas	

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 upon my hand and seal of office this	day of	

Notary Public in and for the State of Texas

Лy	Commission	on Expires:	

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 representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

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



WITNESS OUR HANDS, this ____

Mayor, City of Rockwall

Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of FANNIN ADDITION 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_______,

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.

City Secretary City of Rockwall

City Engineer	Date

CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F. (3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHFFT 2 OF 2

OWNER: CITY OF ROCKWALL 385 GOLIAD STREET ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

	SY	MBOL I	_EGEND		
© TV TELEVISION CABLE RISER	© GAS GAS METER	TEL PHONE RISER	-(P)- FH FIRE HYDRANT	Ø PP POWER POLE	
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	⊗ WM WATER METER	Ø LP LIGHT POLE	I/2" IF IRON ROD (COR	FOUND NER)
-X- FENCE		EMENT LINE		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE NOVEMBER 20. 2017 SCALE | - 100' FILE # 20170403PP CLIENT ROCKWALL 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com