



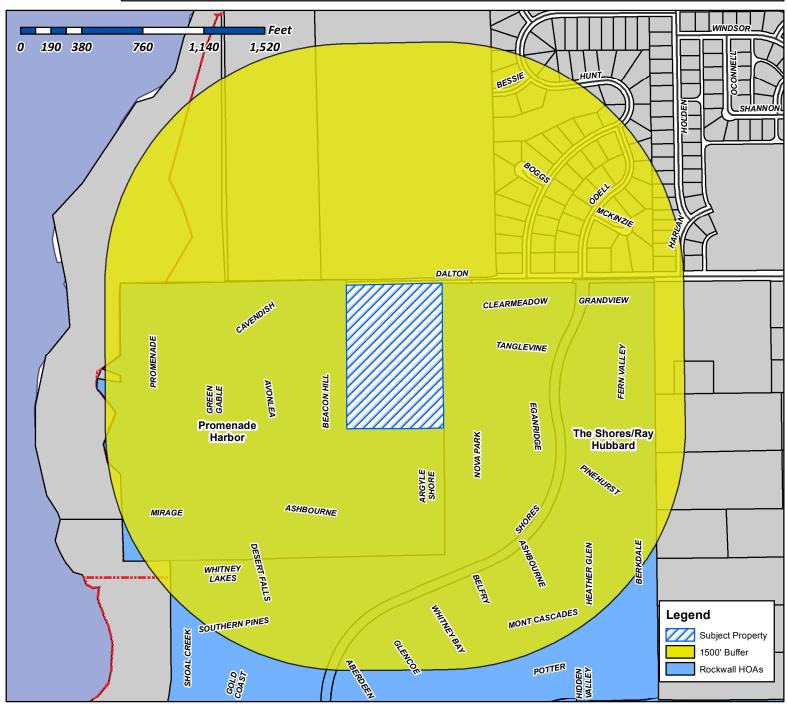
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.





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Case Number: Z2017-045

Case Name: Zoning Change (AG to SFE-2.0)

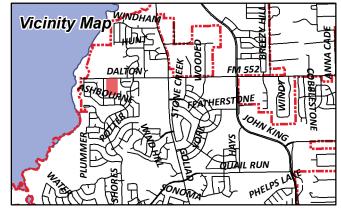
Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: 1085 Dalton Road

Date Created: 09/15/2017

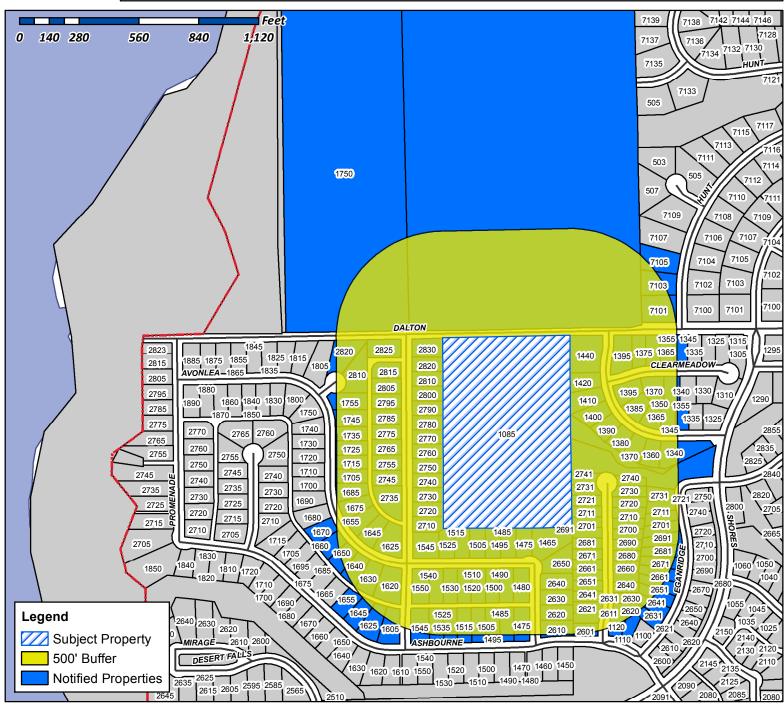
For Questions on this Case Call (972) 771-7745





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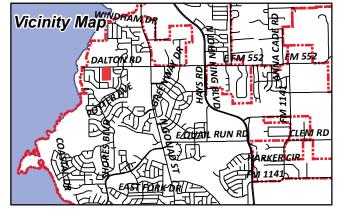
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CURRENT ADDRESS	BRAVO EDWARD & NELIDA	WALKER DOROTHY A
1085 DALTON RD	1092 GARDEN CLUB WAY	1110 ASHBOURNE DR
ROCKWALL, TX 75087	LELAND, NC 28451	ROCKWALL, TX 75087
PIPER CHERYL 1120 ASHBOURNE DR ROCKWALL, TX 75087	WALKER LEONARD A JR & TRESSIA Y 1340 TANGLEVINE LN ROCKWALL, TX 75087	SWAN OLGA MARIE GARCIA AND REGINA K SWAN 1345 CLEAR MEADOW COURT ROCKWALL, TX 75087
JESTER IRVING P & ALICE	CURRENT ADDRESS	CURRENT ADDRESS
1345 TANGLEVINE LN	1350 CLEARMEADOW CT	1355 TANGLEVINE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
SANDERS BRIAN PETER AND CASSANDRA ALICE	SAMPLES CHRISTINA ELISE	THOMSON MARTA CAGLE AND WARREN KIT
1355 CLEAR MEADOW CT	1360 TANGLEVINE LN	1365 CLEARMEADOW CT
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
HEARN LESLIE	VANDERVER WES A & SARA A	HOLMES WILLIAM JR
1365 TANGLEVINE DR	1370 CLEAR MEADOW COURT	1370 TANGLEVINE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CURRENT ADDRESS	LANGFORD JAMES GORDON & PEGGY	CURRENT ADDRESS
1375 CLEARMEADOW CT	1380 TANGLEVINE LN	1385 TANGLEVINE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
NEECE DAVID W SR & LYNNE MARIE 1390 TANGLEVINE LN ROCKWALL, TX 75087	CURRENT ADDRESS 1395 TANGLEVINE DR ROCKWALL, TX 75087	HOWARD STEPHANIE RAMAGE AND GREGORY MAYO HOWARD 1395 CLEAR MEADOW CT ROCKWALL, TX 75087
ALLEN DARONDA RENEE	BRINKLEY JESSE K	SHOLTIS EUGENE J JR AND SHANNON L
1400 TANGLEVINE LN	1410 TANGLEVINE DR	1420 TANGLEVINE LN
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
COFFMAN THOMAS E & LINDA DARNELL 1431 COASTAL DR ROCKWALL, TX 75087	CURRENT ADDRESS 1440 TANGLEVINE DR ROCKWALL, TX 75087	YOON SEUNG WON AND JOHYUN KIM 14620 FALLING LEAF DRIVE FRISCO, TX 75035
DETHLOFF RAYMOND P JR	TOWNSEND SCOTT	WAGGONER STEVEN AND PERRI

1475 ASHBOURNE DRIVE

ROCKWALL, TX 75087

1475 AVONLEA DR

ROCKWALL, TX 75087

1465 AVONLEA DR

ROCKWALL, TX 75087

ANSTEAD CHARLOTTE & CLIFF	COLE JANICE & CURT COLE	CHILDRESS FRANCES S
1480 AVONLEA DR	1485 ASHBOURNE DR	1485 AVONLEA DRIVE
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
COLLINS PETER F AND CHRIS 1490 AVONLEA DR ROCKWALL, TX 75087	EIDE ANDREW 1495 ASHBOURNE DR ROCKWALL, TX 75087	SCHIRO DAMON JAMES AND JESSICA SHIRO 1495 AVONLEA DRIVE ROCKWALL, TX 75087
GARDNER LARRY WADE & NANCY SUE	REINHART BENJAMIN & LAURA	MONES GRANT M & CHRISTI
1500 AVONLEA DR	1505 ASHBOURNE DR	1505 AVONLEA DRIVE
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CURRENT ADDRESS	CURRENT ADDRESS	CURRENT ADDRESS
1510 AVONLEA DR	1515 ASHBOURNE DR	1515 AVONLEA DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
VERA MELISSA	WILLS DALANA JEANE	SINGH KRISHNA & HARPREET
1520 AVONLEA DR	1525 ASHBOURNE DR	1525 AVONLEA DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CURRENT ADDRESS	NUNEZ MARIO	FERGUSON KENNETH R & CHEREE L
1530 AVONLEA DR	1535 ASHBOURNE DR	1540 AVONLEA DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
HAMBLIN ADRIENNE AND KEVIN	GARLAND RALPH DARRYL	REYES JULIO C & CECILIA F
1545 ASHBOURNE DR	1545 AVONLEA DR	1550 AVONLEA DRIVE
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
BOMKAMP TONYA ANN	SARPONG JOSEPH F & CHARMAINE A	SPARKS KENNETH J & M JANE
1605 ASHBOURNE DR	1620 AVONLEA DR	1625 ASHBOURNE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
ROBERTS KELLEY AND ALAN	ODOM MELINDA STARKEY	MATTKE MICHAEL
1625 AVONLEA DR	1630 AVONLEA DR	1640 AVONLEA DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JAHNER ERIC	THORNTON ALLEN JOSEPH	SANTANA EDYTHE G
1645 ASHBOURNE	1645 AVONLEA DR	1650 AVONLEA DR

ROCKWALL, TX 75087

ROCKWALL, TX 75087

ROCKWALL, TX 75087

CONFIDENTIAL	BENNETT CHARLES AND SHANNON	PARKER MICKY LEE & DARLA ANN
1655 ASHBOURNE DR	1655 AVONLEA DR	1660 AVONLEA DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
WOLF TIM	HUDGENS GERALD F & ROCHELLE	MANKIN ROBERT A & WINIFRED H
1670 AVONLEA DR	1675 AVONLEA DR	1685 AVONLEA DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
HEWITT ROBERT ALLAN & SANDRA DIANNE	WILSON ALVIN R & MARY ELLEN	DERING JASON A AND JOULEEN C
1705 AVONLEA DR	1715 AVONLEA DR	1725 AVONLEA DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
ALDRIDGE DARREL G AND CHERYL L 1735 AVONLEA DR ROCKWALL, TX 75087	CLARK CHARLES L & SANDRA J TRUSTEES CHARLES L & SANDRA J CLARK FAMILY TRUST 1739 MORLEY STREET SIMI VALLEY, CA 93065	CURRENT ADDRESS 1745 AVONLEA DR ROCKWALL, TX 75087
WILLIS MICHAEL & LISA	MAZZUCA DILLON R AND BRITTANY A	ALVES SAMUEL
1750 DALTON RD	1755 AVONLEA DR	2080 BERKDALE LN
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
LANGSTON TIFFINI S	QUAN HONG	CURRENT ADDRESS
215 HARRIS COVE	2469 SLEEPY HOLLOW TRL	2601 NOVA PARK CT
LONGVIEW, TX 75605	FRISCO, TX 75034	ROCKWALL, TX 75087
CURRENT ADDRESS	JOHNSON BERTON C & SONYA L	FISCHER JOHN C
2610 ARGYLE SHORE DR	2611 NOVA PARK CT	2620 ARGYLE SHORE DR

ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087

PARAMEDHWARAN KODEESWARAN AND PEPPER-FARRIS JO ANN REITZ DAVID **GNANACHCHELVI** 2621 EGANRIDGE LN 2621 NOVA PARK CT 2620 NOVA PARK CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087

LATIMER DANIEL AND TRICIA **CARDENAS MIRTHA NEILL JEFFREY & ASHLEI C** 2630 ARGYLE SHORE DR 2630 NOVA PARK COURT 2631 EGANRIDGE LN ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087

**HUGHES SHAWN D & KIMBERLY S** RIGGS ROBERT THOMAS & NOELLE MARIE WILLIAMS MICHAEL L 2640 ARGYLE SHORE DRIVE 2631 NOVA PARK COURT 2640 NOVA PARK CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087

HENRY MICHAEL & JENNIFER	HABER TRAVIS	CURRENT ADDRESS
2641 EGANRIDGE LN	2641 NOVA PARK CT	2650 ARGYLE SHORE DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CURRENT ADDRESS	CURRENT ADDRESS	BARTLEY JOSHUA AND ASHLEY
2650 NOVA PARK CT	2651 NOVA PARK CT	2651 EGANRIDGE LN
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CURRENT ADDRESS	CURRENT ADDRESS	CURRENT ADDRESS
2660 NOVA PARK CT	2661 EGANRIDGE LN	2661 NOVA PARK CT
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CONINE CHRIS	CURRENT ADDRESS	VITA JOSEPH W
2670 NOVA PARK CT	2671 NOVA PARK CT	2671 EGANRIDGE LN
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
ADKINS CHRISTOPHER P AND DESIREE N	MCKINNEY JUDY ANN LIPPERT	VELA ELIAS
2680 NOVA PARK CT	2681 EGANRIDGE LANE	2681 NOVA PARK
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
JERNIGAN WILLIAM CHAD	HOGUE MELBA J	GALYON KELLY MELISSA
2690 NOVA PARK COURT	2691 EGANRIDGE LANE	2691 NOVA PARK CT
ROCKWALL, TX 75087	WYLIE, TX 75087	ROCKWALL, TX 75087
CARRIS RONALD WILLIAM	SIEGELMAN LORI GOODWIN	PARKS NADINE R
2700 NOVA PARK CT	2701 EGANRIDGE LN	2701 NOVA PARK CT
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CURRENT ADDRESS	SMITHERS VICTORIA & DAVID	DILBECK JAMES SCOTT AND HILLARY ANN
2710 BEACON HILL DR	2710 NOVA PARK CT	2711 EGANRIDGE LN
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
MICHIE JOHN D & PHYLLIS R	NEWBERRY JUSTIN AND ASHLIE	IZAK MARY L
2711 NOVA PARK CT	2720 BEACON HILL DR	2720 NOVA PARK CT
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CURRENT ADDRESS	PANOS HELEN	CURRENT ADDRESS
2721 NOVA PARK CT	2721 EGANRIDGE LN	2730 BEACON HILL DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087

GILMORE PATRICK 2730 NOVA PARK CT ROCKWALL, TX 75087	NIEBUR ALAN R & COURTNEY 2731 EGANRIDGE LN ROCKWALL, TX 75087	PAMELA KAY GUTHRIE AND ROBERT LYNN LOWRANCE 2731 NOVA PARK CT ROCKWALL, TX 75087
MAUTNER ERIC MARK AND ALORA LUANA	KEEL DON E & NANCY A	NABI HOSNI A & LYNN
2735 BEACON HILL DR	2740 BEACON HILL DR	2740 NOVA PARK CT
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
WOODDELL SCOTT W AND DEBBIE L	BURNETT JOSEPH G & PHYLLIS L	GRASTY RAYMOND B
2741 NOVA PARK CT	2745 BEACON HILL DR	2750 BEACON HILL DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
TUTTLE RICKIE LYNN & DEBRA DIANE TUTTLE REVOCABLE LIVING TRUST 2755 BEACON HILL DR ROCKWALL, TX 75087	SIMMONS JANAH 2760 BEACON HILL DR ROCKWALL, TX 75087	SCHAFFHAUSER DANIEL L & SUSAN K 2765 BEACON HILL DR ROCKWALL, TX 75087
CURRENT ADDRESS 2770 BEACON HILL DR ROCKWALL, TX 75087	THOMPSON DONALD AND MARY 2775 BEACON HILL DR ROCKWALL, TX 75087	BRITTAIN WAYNE W & BARBARA J 2780 BEACON HILL DR ROCKWALL, TX 75087
BERGMANN KATHARINA	PALMIERI SALVATORE & THERESE A	CURRENT ADDRESS
2785 BEACON HILL DR	2790 BEACON HILL DR	2795 BEACON HILL DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
ONEILL KATHLEEN E	CURRENT ADDRESS	CURRENT ADDRESS
2800 BEACON HILL DRIVE	2805 BEACON HILL DR	2810 BEACON HILL DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
MCDANIEL DAVID L & LINDA D	WALKER DONALD H	HOLBROOK SANDRA
2810 CAVENDISH CT	2815 BEACON HILL DR	2820 BEACON HILL DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
EDWARDS SUSAN L	JOHNSON DAVID J	JACOBSON KYLE AND CHLOE A REED
2820 CAVENDISH CT	2825 BEACON HILL DR	2830 BEACON HILL DR
ROCKWALL, TX 75087	ROCKWALL, TX 75087	ROCKWALL, TX 75087
CHIU THOMAS 301 CRESTBROOK ROCKWALL, TX 75087	AMH 2015-2 BORROWER LLC 30601 AGOURA RD 0 AGOURA HILLS, CA 91301	SEVAJIAN MARITAL TRUST LUTHER C SEVAJIAN TRUSTEE 3860 EDGEVIEW DRIVE

LOWRANCE ALVA BERNICE LIFE ESTATE AND

PASADENA, CA 91107

MAHONEY FAMILY TR 519 E INTERSTATE 30 0 ROCKWALL, TX 75087 LANG ROBERT 6 MEADOW LAKE DR HEATH, TX 75032 ALEJOS ERIK J 6500 CHAMPION GRANDVIEW WAY APT 7102 AUSTIN, TX 78750

NABORS MIKE N ETUX JULIE 7101 HUNT LN ROCKWALL, TX 75087 DOWNS MICHAEL 7103 HUNT LN ROCKWALL, TX 75087 CURRENT ADDRESS 7105 HUNT LN ROCKWALL, TX 75087

COLLINS GUY R JR AND HOPE J 806 CALM CREST DR ROCKWALL, TX 75087 TARBERT LLC 8665 EAST HARTFORD DRIVE 0 SCOTTSDALE, AZ 85255 AMH 2014-3 BORROWER LLC ATTN: PROPERTY TAX DEPARTMENT 0 AGOURA HILLS, CA 91301

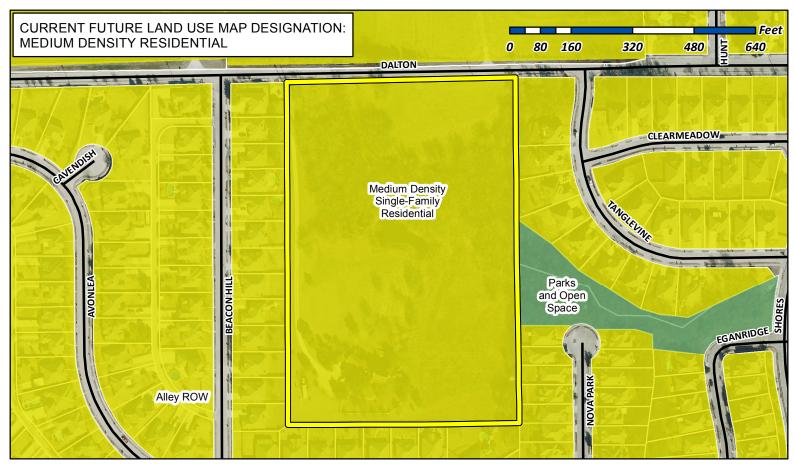
ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

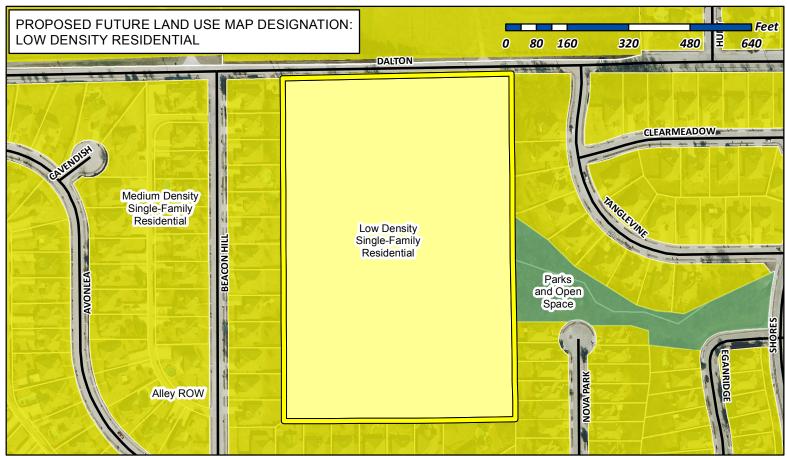
AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

HODGDON DAVID L & SUE WYCHE PO BOX 1106 ROCKWALL, TX 75087

FISHER GENE J & CHRISTINE PO BOX 1944 ROCKWALL, TX 75087 ESB PRIVATE TRUST FROST BANK TRUSTEE PO BOX 226657 DALLAS, TX 75222 FLORES JAMES AND PATRICIA ORR FLORES PO BOX 237 ROCKWALL, TX 75087

FLORES JAMES & PATRICIA PO BOX 992 ROCKWALL, TX 75087

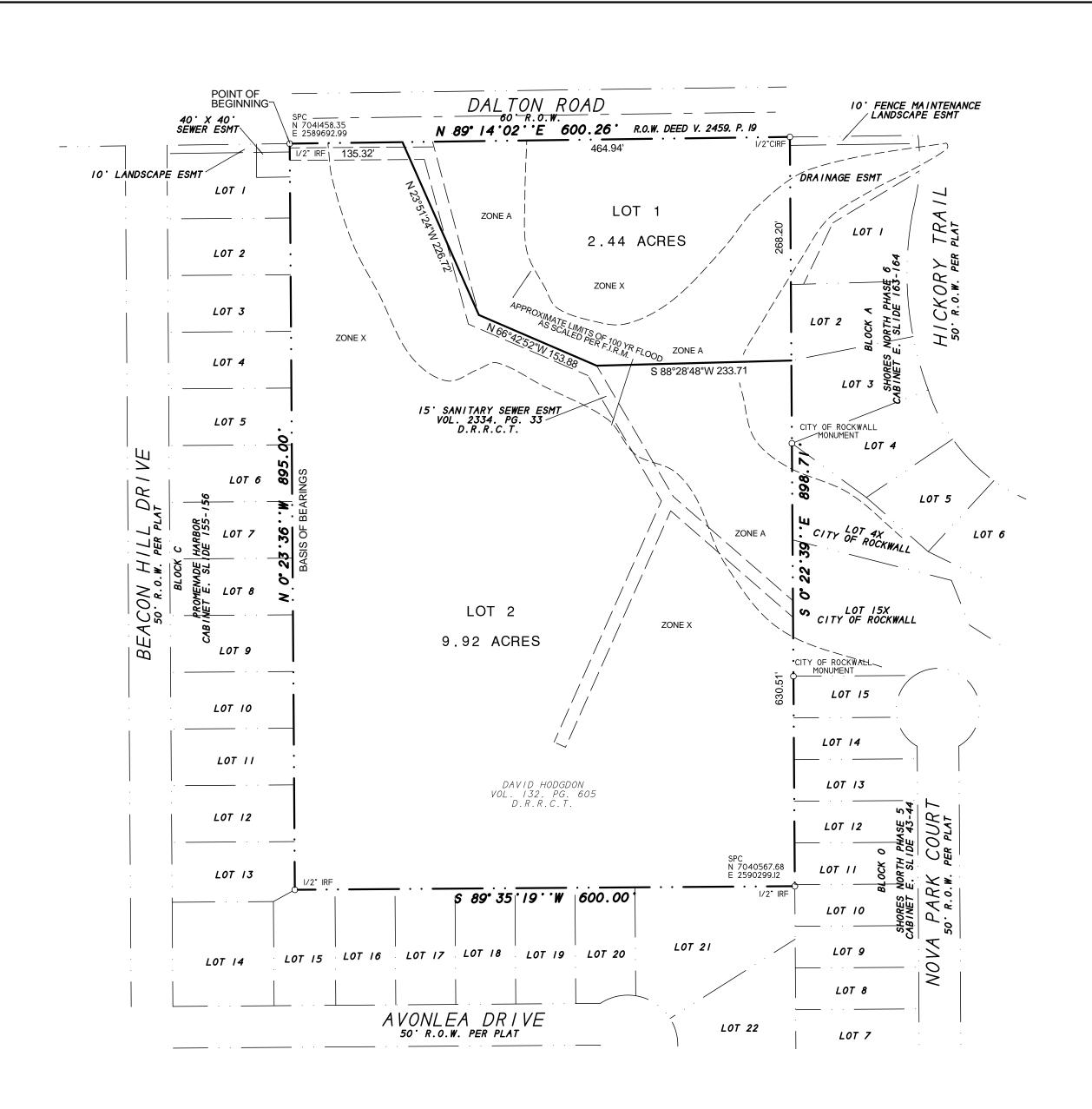


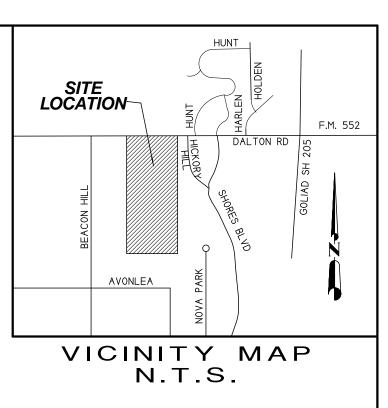


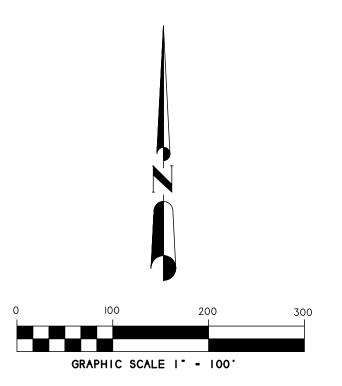


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FINAL PLAT

## HODGDON ADDITION

12.36 ACRES OR 538,224 S.F. (2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

OWNER: DAVID L. HODGDON SUE WYCHE HODGDON 1085 DALTON ROAD ROCKWALL, TEXAS 75087 CABLE RISER

GAS TEL FH PP
TELEVISION
CABLE RISER

HYDRANT POLE

ELEC
ELECTRIC
BOX
SUBSURFACE
METER
JUNCTION BOX

EASEMENT LINE
PROPARE

FROPANE

TANK

SURVEY DATE

SEPTEMBER 9. 2017

SCALE

1 - 100 FILE # 20170336P

CLIENT

CORNER

PROPANE
TANK

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. 48397C0030 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

### OWNER'S CERTIFICATE

#### STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS DAVID L. HODGDON and SUE WYCHE HODGDON, 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 THOMAS DEAN SURVEY, ABSTRACT NO. 69, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Deed to David L. Hodgdon, as recorded in Volume 132, Page 605 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for corner at the Northeast corner of Lot 1, Block C of PROMENADE HARBOR, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 155, of the Plat Records of Rockwall County, Texas, and at the intersection of the South right-of-way line of Dalton Road, per Volume 2459, Page 19 of the Real Property Records of Rockwall County, Texas, with the west boundary line of said Hodgdon tract;

THENCE N. 89 deg. 14 min. 02 sec. E. along the South right-of-way line of Dalton Road, a distance of 600.26 feet to a 1/2" iron rod with plastic cap found for corner at the northwest corner of Lot 1, Block A of SHORES NORTH PHASE 6, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 163 of the Plat Records of Rockwalll County, Texas;

THENCE S. 00 deg. 22 min. 39 sec. E. along the west of said Addition and the east line of Hodgdon tract, a distance of 898.71 feet to a 1/2" iron rod found for corner at the southeast corner of said Hodgdon tract;

THENCE S. 89 deg. 35 min. 19 sec. W. along the south boundary line of said tract, a distance of 600.00

THENCE N. 00 deg. 23 min. 36 sec. W. along the west line of Hodgdon tract and east line of Promenade Harbor, a distance of 895.00 feet to the POINT OF BEGINNING and containing 538,224 square feet or 12.36 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 HODGDON 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 the HODGDON 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
- 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, 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
- 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 over designed of the control of the street of the stree 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 a progress. 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 ma as a result of the dedication of exaction's made herein.

DAVID L. HODGDON

STATE OF TEXAS

SUE WYCHE HODGDON

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID L. HODGDON 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:

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF ROCKWALL

consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_day of \_

My Commission 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.

Before me, the undersigned authority, on this day personally appeared SUE WYCHE HODGDON 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

#### 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	
	larold D. Fetty, III Registered Professional Land Surveyor No. 5034

City Engineer

AND SUR
RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
hereby certify that the above and foregoing plat of HODGDON 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,
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

# HODGDON ADDITION

Date

12.36 ACRES OR 538,224 S.F. (2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER: DAVID L. HODGDON SUE WYCHE HODGDON 1085 DALTON ROAD ROCKWALL, TEXAS 75087

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

SHEET 2 OF 2 SYMBOL LEGEND 

HAROLD D. FETTY III 5034

A/C EASEMENT LINE SURVEY DATE SEPTEMBER 9. 2017 SCALE | " - 100 | FILE # 20170336P CLIENT HODGDON