
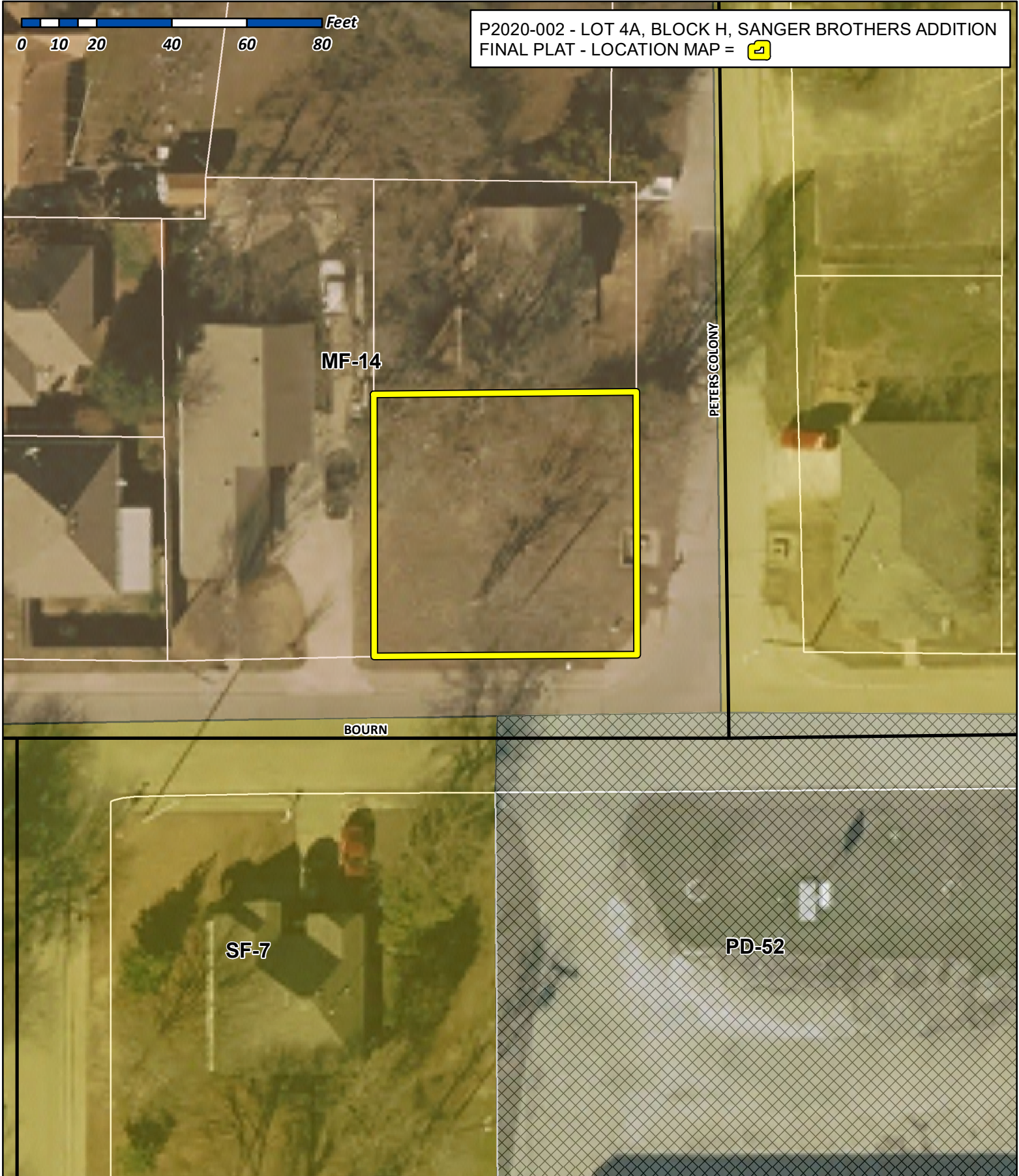


0 10 20 40 60 80 Feet

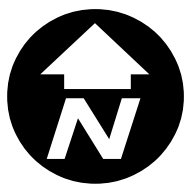
P2020-002 - LOT 4A, BLOCK H, SANGER BROTHERS ADDITION  
FINAL PLAT - LOCATION MAP = 

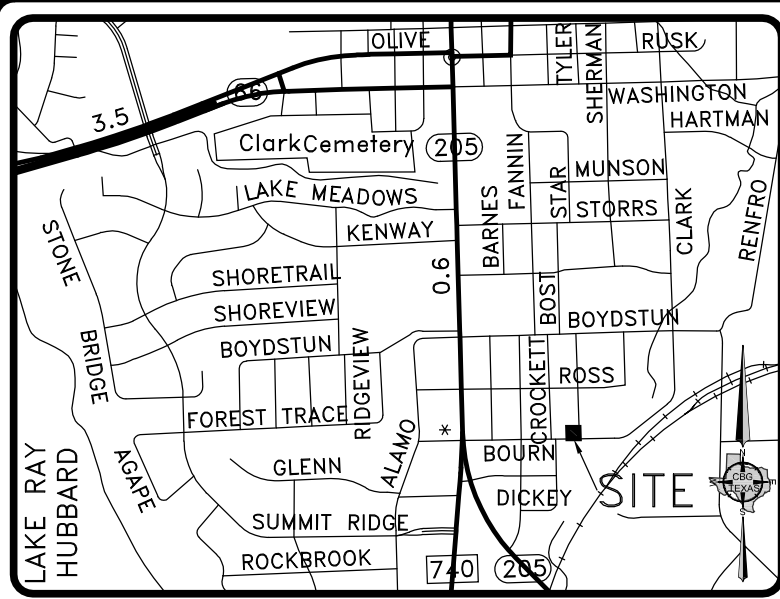


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

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.

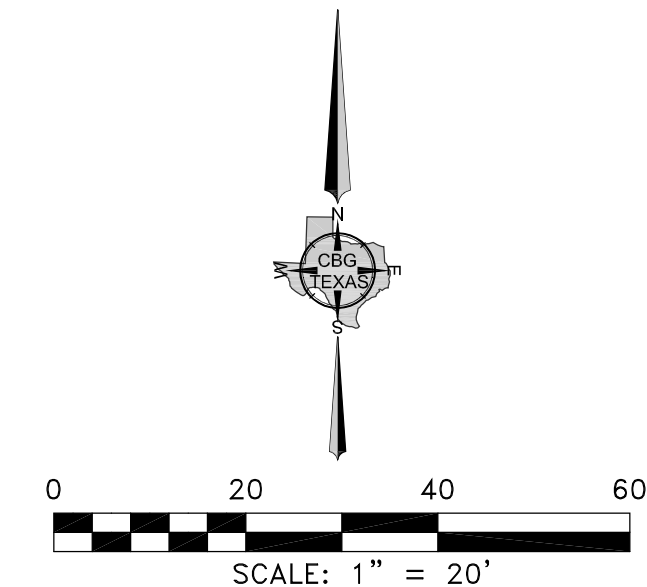
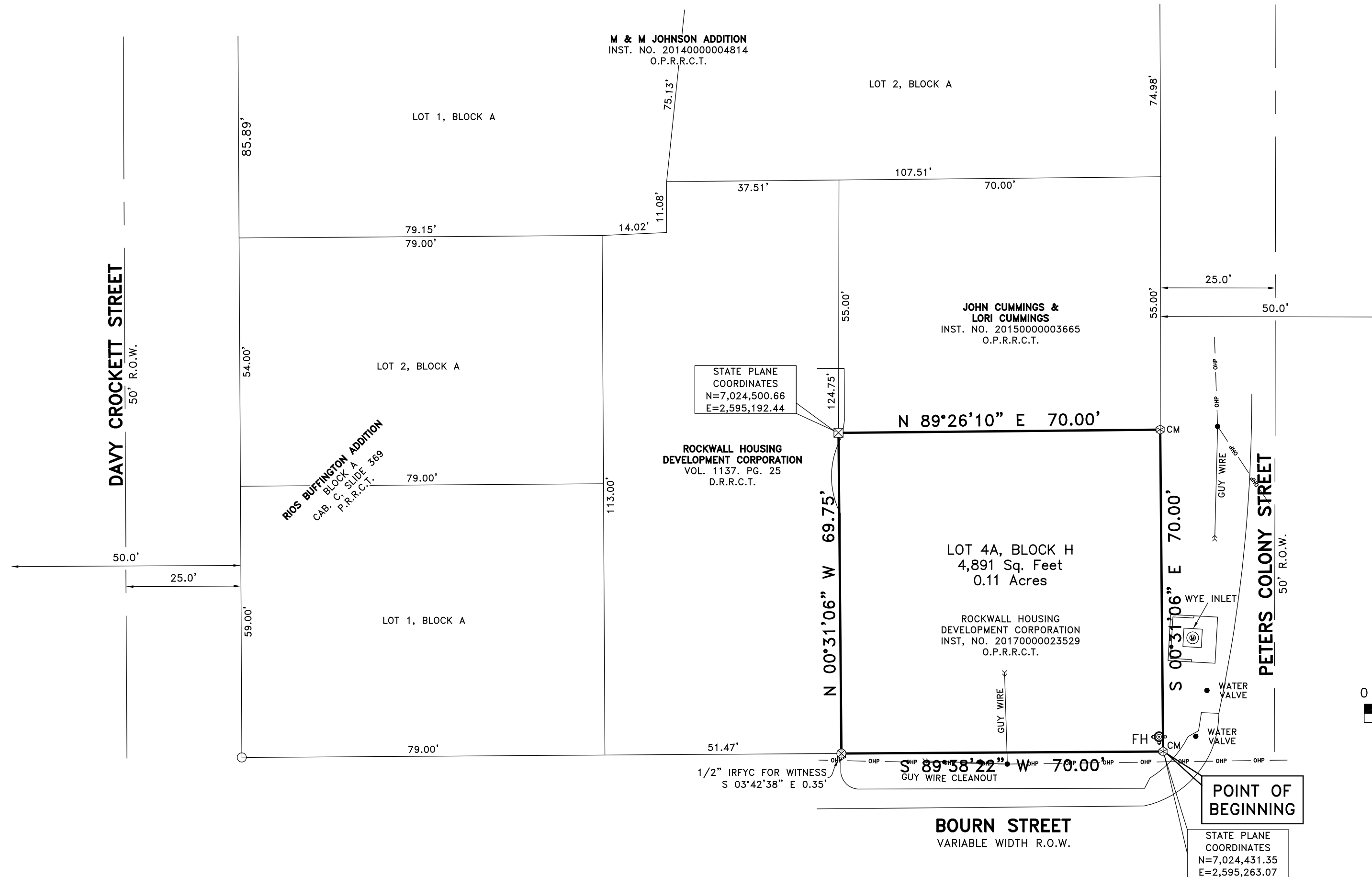




VICINITY MAP - NOT TO SCALE

**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.



**LEGEND:**

- = 1/2 INCH IRON ROD FOUND
- ⊗ = 1/2 INCH IRON ROD FOUND YELLOW CAP STAMPED "5034"
- ⊠ = "X" FOUND IN CONCRETE
- ⊗ = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- N NORTHING
- E EASTING
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- CAB. CABINET
- SQ.FT. SQUARE FEET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

**FINAL PLAT**  
**RHDC ADDITION**  
 LOT 4A, BLOCK H  
 BEING A REPLAT OF A PORTION OF LOT 4, BLOCK H  
 SANGER BROTHERS ADDITION  
 4,891 SQ.FT. / 0.11 ACRES  
 BURWELL LEWIS SURVEY, ABSTRACT NO. 255  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PLANNING & SURVEYING**  
 Main Office  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbginctx.com

**OWNER: ROCKWALL HOUSING DEVELOPMENT CORPORATION**  
 787 HAIL DRIVE  
 ROCKWALL, TEXAS 75032  
 972-722-7316  
 rhdc787@att.net

SCALE: 1"=20' / DATE: 12/19/19 / JOB NO. 1725751-02PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, Rockwall Housing Development Corporation, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Burwell Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and being a portion of Lot 4, Block H of Sanger Brothers Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 17, Page 53, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Rockwall Housing Development Corporation by General Warranty Deed recorded in Instrument No. 20170000023529, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of Peters Colony Street (50 foot right of way), said corner being the Southeast corner of Lot 4, Block H of said Sanger Brothers Addition, said corner being the North right of way line of Bourn Street (variable width right of way);

THENCE South 89 degrees 38 minutes 22 seconds West along the North right of way line of said Bourn Street, a distance of 70.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of a tract of land conveyed to Rockwall Housing Development Corporation by Resale Deed recorded in Volume 1137, Page 25, Deed Records, Rockwall County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "5034" bears, South 03 degrees 42 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE North 00 degrees 31 minutes 06 seconds West along the East line of said Rockwall Housing Development Corporation tract, a distance of 69.75 feet to an "X" found in concrete for corner, said corner being the Southwest corner of a tract of land conveyed to John Cummings and Lori Cummings by Warranty Deed recorded in Instrument No. 20150000003665, Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 26 minutes 10 seconds East along the South line of said Cummings tract, a distance of 70.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of said Peters Colony Street;

THENCE South 00 degrees 31 minutes 06 seconds East along the West right of way line of said Peters Colony Street, a distance of 70.00 feet to the POINT OF BEGINNING and containing 4,891 square feet or 0.11 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **RHDC ADDITION, LOT 4A, BLOCK H**, 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. We further certify that all other parties who have a mortgage or lien interest in the **RHDC ADDITION, LOT 4A, BLOCK H** 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 (we) 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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: \_\_\_\_\_  
Rockwall Housing Development Corporation. (Owner)  
Michael B. Hunter, Executive Director

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael B. Hunter, 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 \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

printed name: \_\_\_\_\_  
Notary Public in and for the State of Texas

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, 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.

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

RELEASED FOR REVIEW 12/30/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

**OWNER: ROCKWALL HOUSING DEVELOPMENT CORPORATION**  
787 HAIL DRIVE  
ROCKWALL, TEXAS 75032  
972-722-7316

**RECOMMENDED FOR FINAL APPROVAL**

\_\_\_\_\_ Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of 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.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**(SHEET 2 OF 2)**

**FINAL PLAT  
RHDC ADDITION  
LOT 4A, BLOCK H  
BEING A REPLAT OF A PORTION OF LOT 4, BLOCK H  
SANGER BROTHERS ADDITION  
4,891 SQ.FT. / 0.11 ACRES  
BURWELL LEWIS SURVEY, ABSTRACT NO. 255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



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