



ROCKWALL PARKS & RECREATION BOARD REGULAR MEETING

Tuesday, November 7, 2023 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Open Forum

This is a time for anyone to address the board/commission on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know the board is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the public meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

III. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider the minutes from the October 3, 2023 meeting and take any action necessary.
2. **(P2023-034)** Discuss and consider the approval of a replat for Lots 2 & 3, Block A, addressed as 614 E Boydstun Avenue and take any action necessary

IV. Monthly Reports

V. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Wendy Young, Parks Administrative Asst. for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 3rd day of November, 2023 at 5PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Wendy Young, Parks Administrative Assistant

Date Removed

MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, October 3, 2023
6:00 PM

Call To Order

The meeting was called to order in the Council Chambers at 6:00pm by Kevin Johnson with the following Board Members present: Vincent Harris, Amanda Fowler, Jake Wimpee, Jenny Krueger. Board Member Marcia Hasenyager, was absent. Also present was Director of Parks & Recreation, Travis Sales, Recreation Superintendent Cory Dentler Parks Superintendent Brian Sartain, and Administrative Assistant Wendy Young.

Open Forum

Chairman Kevin Johnson explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Alvarado then closed the Open Forum.

Discuss and consider minutes from the September 6, 2023 Park Board Meeting and take any action necessary.

The minutes from the May 2, 2023 Park Board meeting were provided to the Board for their review. Krueger made a motion to approve the minutes. Hasenyager seconded the motion which passed unanimously.

(P2023-029) Discuss and consider the approval of a final plat addressed as 626 Culls Rd and take any action necessary.

Director Sales stated that this plat is located in Park District 13 with fees totaling \$3,708.44 (cash in lieu of land: \$956.52 x 2 lots = \$1,913.04, pro rata equipment fee: \$897.70 x 2 lots = \$1,795.40, total per lot x lots: \$1,854.22 x 2 lots = \$3,708.44). Johnson made a motion that Park Board made a recommendation to City Council to accept the final plat for 626 Culls Rd with fees totaling \$3708.44. Fowler seconded the motion which passed by a vote of 7-0.

Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:14 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 7th day of November 2023.

Kevin Johnson, Park Board Chairman

ATTEST:

Wendy Young, Administrative Assistant



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: November 7, 2023

SUBJECT: P2023-034

SUMMARY: P2023-034

DISCUSS AND CONSIDER A REQUEST BY BILLY DUCKWORTH OF A5W SURVEYORS, INC. ON BEHALF OF DAVID GAMEZ FOR THE APPROVAL OF A REPLAT FOR LOTS 2 & 3, BLOCK A, GAMEZ ADDITION BEING A 0.369-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED SINGLE-FAMILY 7 (SF-7) DISTRICT, SITUATED WITHIN THE SOUTHSIDE NEIGHBORHOOD RESIDENTIAL OVERLAY (SRO) DISTRICT, ADDRESSED AS 614 E, BOYDSTON AVENUE, AND TAKE ANY ACTION NECESSARY.

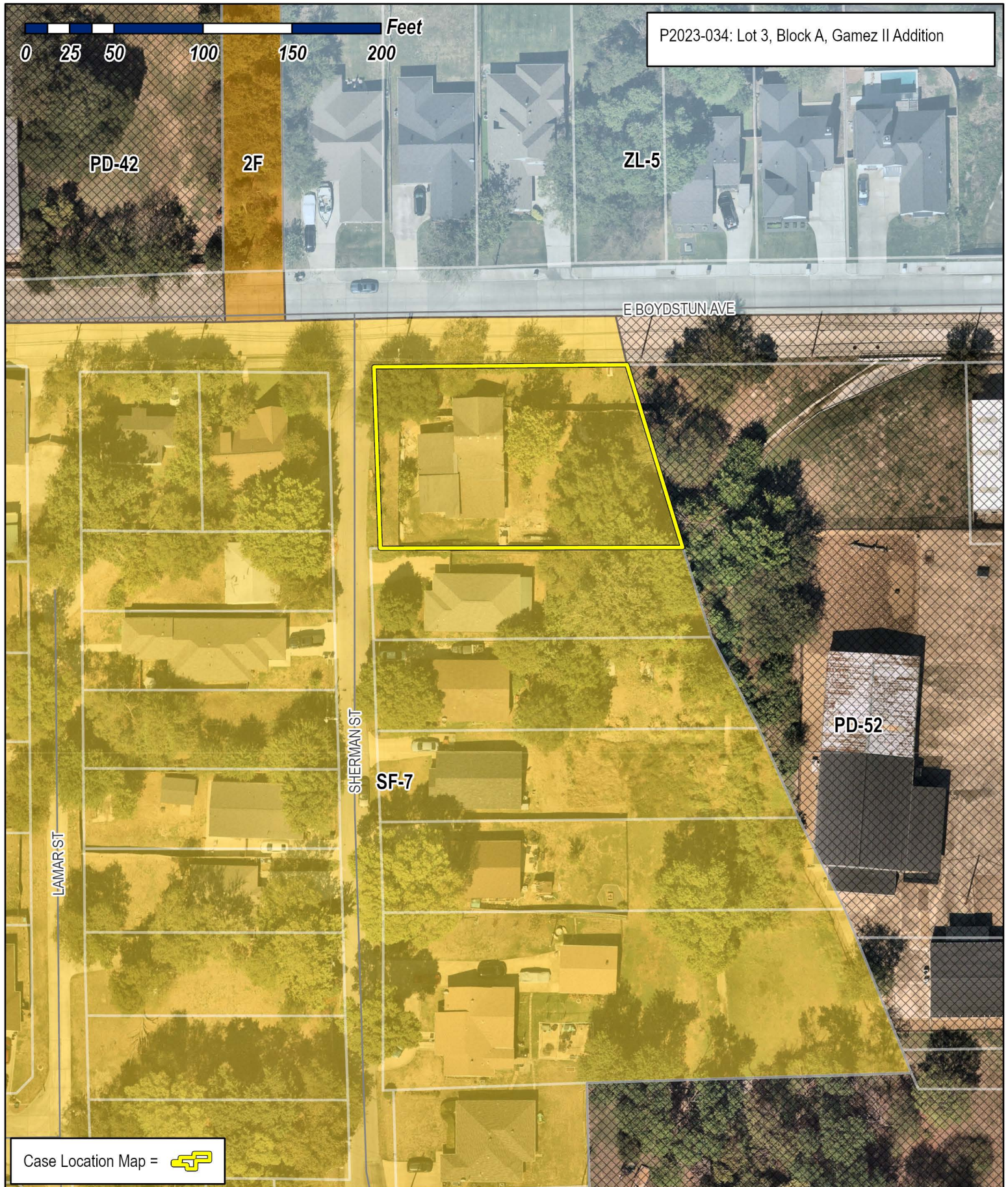
STAFF NOTES & RECOMMENDATIONS:

PARK DISTRICT 21

CASH IN LIEU OF LAND: \$743.54 X 2 LOTS = \$1,487.08

PRO RATA EQUIPMENT FEE: \$697.81 X 2 LOTS = \$1,395.62

TOTAL PER LOT X LOTS: \$1,441.35 X 2 LOTS = \$2,882.70



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





CHECKLIST FOR PLAT SUBMITTALS

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

Case Type:

- ☐ Minor/Amending Plat
☐ Final Plat
☐ Master Plat
☒ Replat
☐ Preliminary Plat
☐ Vacation Plat

Case Number

Reviewed By:

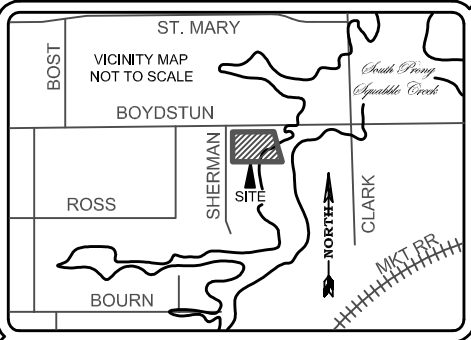
Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	☒	☐	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	☐	☒	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	☐	☒	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	☐	☒	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	☐	☒	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	☐	☒	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	☒	☐	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	☒	☐	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	☒	☐	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	☒	☐	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	☒	☐	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	☒	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	☒	☐	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	☒	☐	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	☒	☐	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	☐	☒	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	☐	☒	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	☐	☒	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	☐	☒	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	☐	☒	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

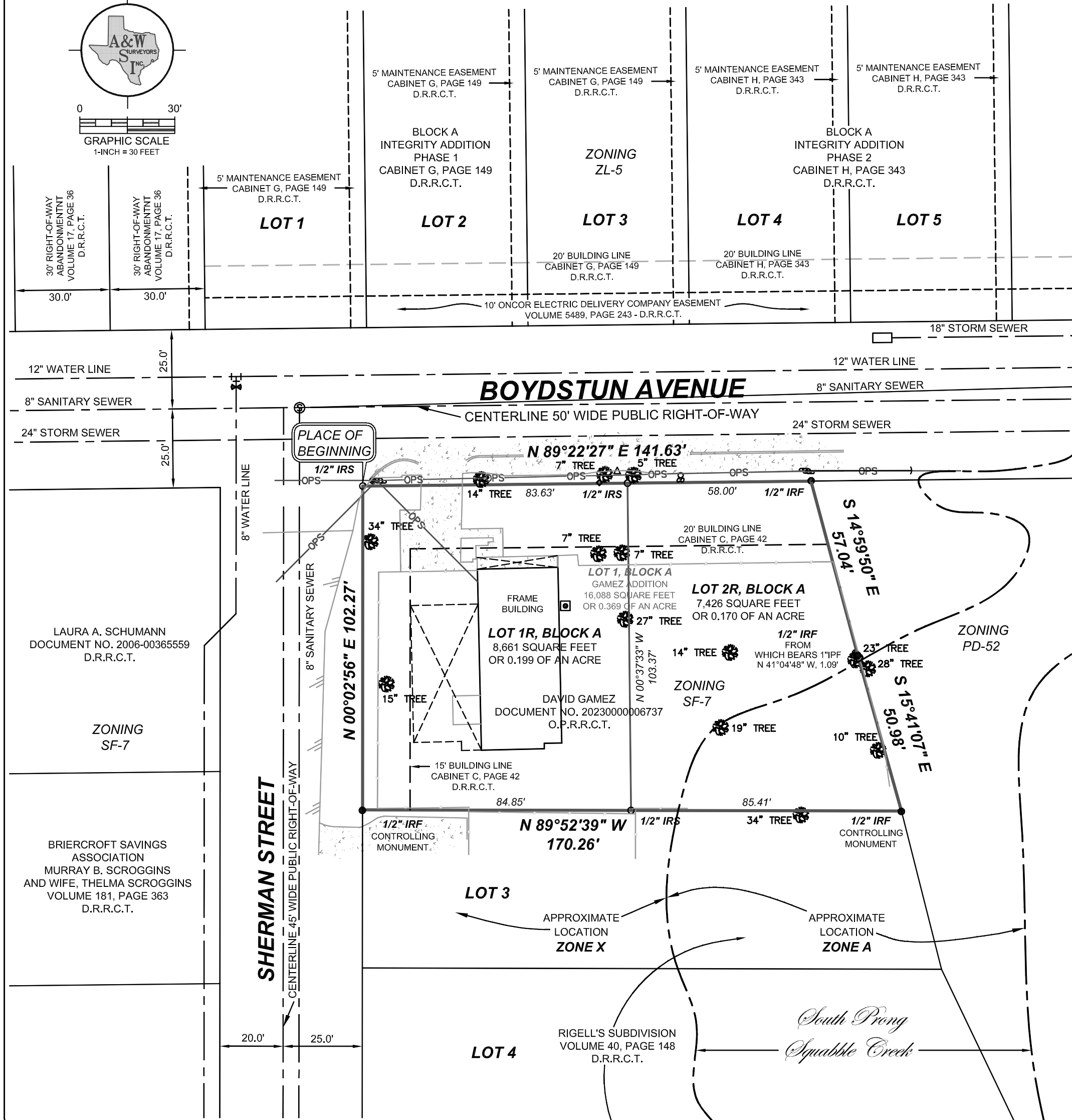
Property Lines [Final Plat, Preliminary Plat & Master Plat]	☒	☐	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	☐	☒	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	☒	☐	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	☐	☒	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	☐	☒	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	☐	☒	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	☒	☐	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	☒	☐	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	☐	☒	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	☐	☒	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	☒	☐	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	☒	☐	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	☐	☒	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	☐	☒	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	☒	☐	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	☒	☐	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	☒	☐	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	☐	☒	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	☐	☒	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	☐	☒	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	☒	☐	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	☒	☐	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	☐	☒	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	☒	☐	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	☒	☐	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	☐	☒	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	☒	☐	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	☐	☒	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	☐	☒	Review the proposed plans and plat with electric, gas, cable and phone companies.



LEGEND									
12" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE	
12" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT	
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	TIRE LINE STRIPE	BRICK	BOUNDARY	
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE	
60/2 NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE	
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT	POOL EQUIP.	WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE	
12" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IR VALVE		PIPE RAIL FENCE	NO PARKING	TILE		

B.F. Boydston Survey
Abstract No. 14



GENERAL NOTES

- All 1/2" IRON ROD S SET for corner as shown hereon have a YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- All bearings are based on TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
- All dimensions shown hereon are surface.
- The purpose of this plat is to divide one platted lot into two platted lots.
- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

FLOOD

According to the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 9-26-2008. A portion of he subject property is located in Zone "A". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS David Gamez is the sole owner of a tract of land located in the B.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, of Gamez Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume C, Page 42, Map Records, Rockwall County, Texas, and being the same tract of land described in Correction Instrument to David Gamez, recorded in Instrument No. 2023000006737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of Boydston Avenue, a 50' wide public right-of-way, at the East line of Sherman Street, a 45' wide public right-of-way, same being the Northwest corner of said Lot 1, Block A of Gamez Addition;

Thence North 89°22'27" East, along said South line, a distance of 141.63' to a 1/2" iron rod found at the Northwest corner of a tract of land described in deed to Kaufmann Properties, LLC, recorded in Document No. 2006-00359050, Deed Records, Rockwall County, Texas, same being the Northeast corner of said Lot 1, Block A of Gamez Addition;

Thence South 14°59'50" East, along the West line of said Kaufmann tract, a distance of 57.04' to a 1/2" iron rod found;

Thence South 15°41'07" East, along the West line of said Kaufmann tract, a distance of 50.98' to a 1/2" iron rod found at the Northeast corner of Lot 3, Block A of Rigell's Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 40, Page 148, Deed Records, Rockwall County, Texas, same being the Southeast corner of said Lot 1, Block A of Gamez Addition;

Thence North 89°52'39" West, along the common line of said Lot 1, Block A of Gamez Addition and said Lot 3, Block A of Rigell's Subdivision, a distance of 170.26' to a 1/2" iron rod found in said East line of Sherman Street, at the Southwest corner of said Lot 1, Block A and the Northwest corner of said Lot 3, Block A;

Thence North 00°02'56" East, along said East line of said Sherman Street, a distance of 102.27' to the **PLACE OF BEGINNING** and containing 16,088 square feet or 0.369 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **GAMEZ II 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 **GAMEZ II 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, 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 (we) may have as a result of the dedication of exactions made herein.

David Gamez, Owner

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared David Gamez, 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 the ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, 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.

RELEASED 8-17-23 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This ____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing plat of **GAMEZ II ADDITION** to the City of Rockwall, 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, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this the ____ day of _____, 20____.

City Secretary, City of Rockwall, Texas

Recommended for final approval:

Planning and Zoning Commission Date

Approved:

Mayor, City of Rockwall, Texas Date

Approved:

City Engineer Date



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 614 E. BOYDSTUN AVENUE ~

Owner: DAVID GAMEZ
~ 614 E. Boydston Avenue, Rockwall, TX 75087 ~
~ 469-338-9683 ~

Job No. 22-1773 Drawn by: 543 Date: 03-15-23 Revised: "A professional company operating in your best interest"

REPLAT

FOR
LOT 1, BLOCK A, GAMEZ ADDITION
TO
**LOTS 1R AND 2R, BLOCK A
GAMEZ II ADDITION**
BEING 16,088 SQUARE FEET OR 0.369 OF AN ACRE

AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14

closure 10-17-23.txt

Parcel name: 3

North:	7025190.7387	East :	2595707.5326
Line Course:	N 00-02-56 E	Length:	102.27
North:	7025293.0087	East :	2595707.6198
Line Course:	N 89-22-27 E	Length:	141.63
North:	7025294.5557	East :	2595849.2414
Line Course:	S 14-59-50 E	Length:	57.04
North:	7025239.4586	East :	2595864.0017
Line Course:	S 15-41-07 E	Length:	50.98
North:	7025190.3770	East :	2595877.7843
Line Course:	N 89-52-39 W	Length:	170.26
North:	7025190.7410	East :	2595707.5247

Perimeter: 522.18 Area: 16,088 Sq Ft 0.369 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0081 Course: N 73-52-41 W
Error North: 0.00226 East : -0.00783
Precision 1: 64,466.67