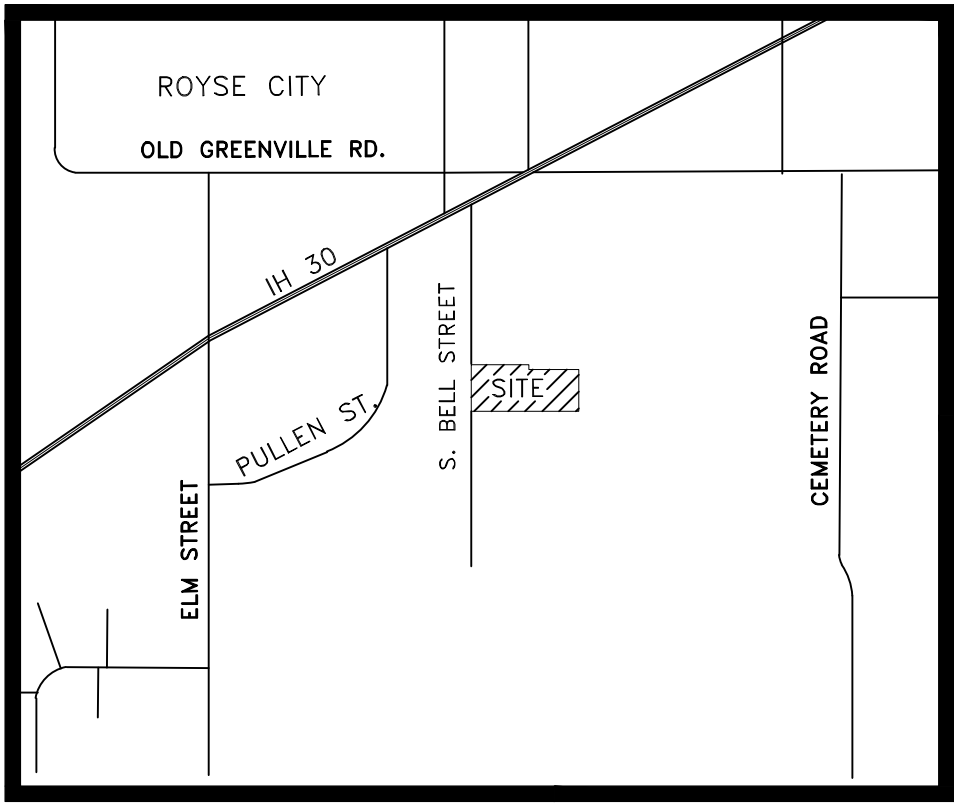
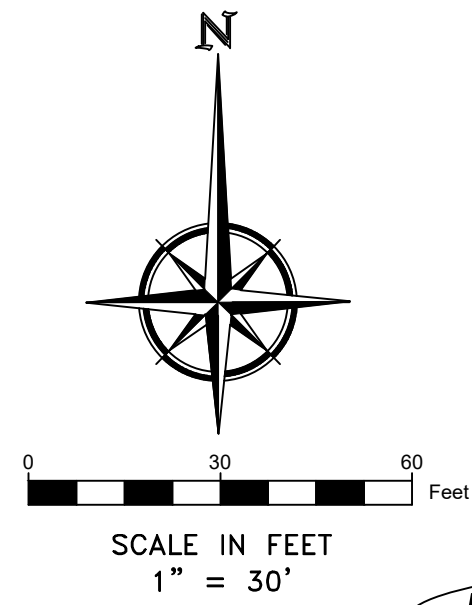




VICINITY MAP
N.T.S.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89° 58' 46"E	5.79'
L2	N1° 11' 11"W	19.00'
L3	S89° 58' 57"E	258.49'
L4	N0° 01' 12"E	40.00'
L5	S89° 58' 48"E	24.00'
L6	S0° 01' 12"W	164.00'
L7	N89° 58' 48"W	24.00'
L8	N0° 01' 12"E	60.00'
L9	N89° 58' 56"W	263.80'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	N45° 01' 12"E	28.28'
C2	31.42'	20.00'	N44° 58' 48"W	28.28'

S. BELL STREET
(VARIABLE ROW)

POINT OF BEGINNING

JAMES THOMPSON SURVEY
ABSTRACT NO. 0229

SHELIA G. HICKMAN
INST. NO. 2014-000005954
(OPRRCT)

ZONE: C2

CALLED 3.174 ACRES
SALA PROPERTIES OF TEXAS
PARTNERSHIP, LLC,
VOL. 6657 PG. 223
(DRRCT)

ZONE: SF2

WILLIAM F. ELLIS
INST. NO. 2021-0000016552
(OPRRCT)

ZONE: SF2

ZONE: SF2

RODNEY T & PATRICIA DIAL
VOL. 714 PG. 185
DRRCT

RODNEY T. DIAL & PATRICIA DIAL
VOL. 714 PG. 185
DRRCT

SURVEYORS CERTIFICATE

I, Jacob N. Holmes, A Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Royse City, Rockwall County, Texas.

WITNESS MY HAND AT COUNTY OF _____, TEXAS this the _____ day of _____, 2022.

JACOB N. HOLMES
Texas Registered Professional Land Surveyor # 6482

State of Texas
County of _____

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared Jacob N. Holmes, known to me as the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Signature

I hereby certify that the above and foregoing plat of SOUTH BELL ADDITION to the City of Royse City, Texas, was approved by the City Council of the City of Royse City on the _____ day of _____, 2022.

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 Royse City.

WITNESS OUR HANDS, this _____ day of _____, 2022.

City Secretary

Recommended for final approval:

Date

Planning and Zoning Commission

Approved

Date

Mayor, City of Royse City, Texas

GENERAL NOTES:

- Bearings are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983 (2011)
- The purpose of this Plat is to display a fire lane easement for development purposes.
- Subject property is located within an area having a zone designation of X by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C, effective date of 09/26/2008, for Community Panel No. 48397C0055L, Dallas County, Texas.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Date of Field work 9-3-21

LEGEND

IRSC	1/2" IRON ROD SET W/ CAP STAMPED "ELD ENG. 10194489"
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, SOUTH BELL STREET, a limited liability corporation, being the owner of a 1.756-acre tract of land situated in the James Thompson Survey, Abstract No. 0229, Rockwall County, Texas and being that certain tract of land described in Warranty Deed to South Bell Street, LLC, recorded as Instrument No. 2021-0000016084 of the Official Public Records of Rockwall County, Texas (OPRRCT) this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 60D Nail with washer stamped "BISON CREEK" found for corner in asphalt pavement along the approximate centerline of S. Bell Street (a variable width right-of-way), being the Northwest corner of said South Bell Street tract;

THENCE North 89°18'47" East, departing said S. Bell Street with the North line of said South Bell Street tract, passing at a distance of 23.85 feet a 1/2" iron rod set with orange cap stamped "ELD ENG. 10194489", being the East right-of-way line of said S. Bell Street, continuing along said North line, a distance of 218.24 feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land described in deed to Shelia G. Hickman, recorded in Instrument No. 2014-0000005954, (OPRRCT);

THENCE North 00°40'49" West, with the East line of said Hickman tract, a distance of 37.37 feet to a 1/2" iron rod found for corner, being the Southwest corner of a tract of land described in deed to SALA Properties of Texas Partnership, recorded in Volume 6657, Page 223, Deed Records, Rockwall County, Texas, same being a Northwest corner of the herein described tract;

THENCE North 88°55'37" East, with the South line of said SALA tract a distance of 218.04 feet, to a 1/2" iron rod found for corner, lying in the West line of a tract of land described in deed to William F. Ellis, recorded in Instrument No. 2021-0000016552, (OPRRCT), same being the Southeast corner of said SALA tract;

THENCE South 01°14'29" West, along the West line of said Ellis tract, a distance of 198.40 feet to a 1/2" iron rod found, at the Northeast corner of a tract of land described in deed to Rodney T. dial and Patricia Dial, recorded in Volume 714, Page 184, (DRRCT), same being the Southeast corner of said herein described tract;

THENCE South 89°42'46" West, along the North line of said Dial tract, passing a 1/2" iron rod found at a distance 211.47 feet, and continuing for a total distance of 428.11 feet to a 60D Nail found in the aforementioned approximate centerline of S. Bell Street, being the Northwest corner of said Dial tract (DRRCT), same being the Southwest corner of the herein described tract;

THENCE North 01°14'15" West, approximately along said centerline a distance of 156.47 feet to the POINT OF BEGINNING and containing 76,486 square feet or 1.756 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the SOUTH BELL ADDITION, subdivision to the City of Royse City, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, 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 SOUTH BELL ADDITION, subdivision have been notified and signed this plat.

We further acknowledge that the dedications and/or exactions 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.

Owner: SOUTH BELL STREET, limited liability company:

BY: _____

STATE OF TEXAS
COUNTY OF _____

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 they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of 2022.

Notary Signature

DEVELOPMENT PLAT OF

SOUTH BELL ADDITION

ADDRESS TBD SOUTH BELL STREET
ROYSE CITY, TX, 75189
TRACT 3
76,486 SQ. FT./ 1.756 ACRES

SITUATED IN THE
JAMES THOMPSON SURVEY ABSTRACT NO. 0229
ROYSE CITY, ROCKWALL COUNTY TEXAS
JUNE 29, 2022

ERIC L. DAVIS ENGINEERING, INC.
FIRM NO. 10194489
TBPLS FIRM # 10194489
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

