

FILED FOR RECORD
 ROCKWALL COUNTY CLERK
 12 JUL -6 PM 1:02
 SHELLI MILLER
 ROCKWALL COUNTY CLERK
 BY: SH DEPUTY

CITY OF ROCKWALL
 COORDINATES
 N=7021480.1993
 E=2596849.3723

HORACE WILLIAMS
 VOLUME 56, PAGE 150
 D.R.R.C.T.

FIRST UNITED METHODIST CHURCH ADDITION
 CABINET G, SLIDE 345
 P.R.R.C.T.

LOT 6, BLOCK 1

20'x20' DRAINAGE ESMT.
 CAB. G, SLIDE 345
 (P.R.R.C.T.)

15' SANITARY
 SEWER ESMT.
 CAB. G, SLIDE 345
 (P.R.R.C.T.)

LOT 1, BLOCK 1
 36,254 S.F.
 0.8323 AC.

B.J.T. LEWIS SURVEY, ABST# 255
 J. CADLE SURVEY, ABST# 65

CITY OF ROCKWALL
 COORDINATES
 N=7021320.9202
 E=2596945.2496

POINT OF
 BEGINNING

TXDOT MON FND
 (CONTROL MONUMENT)

$\Delta=3^{\circ}10'41''$
 $R=2917.29'$
 $L=161.82'$
 $CB=N31^{\circ}38'54''W$
 $CH=161.80'$

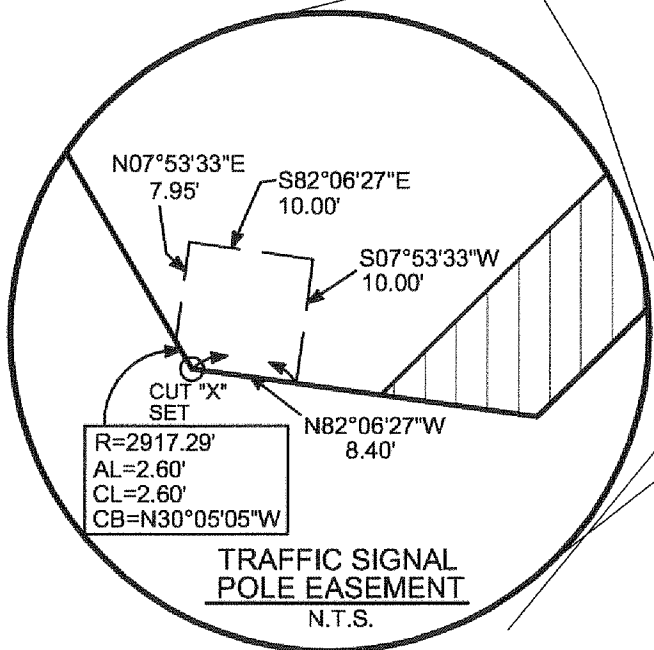
RIGHT-OF-WAY DEDICATION
 1837 S.F. OR 0.0422 AC.

TRAFFIC SIGNAL
 POLE EASEMENT

LOT 1, BLOCK A
 BRAUM'S ADDITION
 CAB. A, SLIDE 166
 (P.R.R.C.T.)

LOT 1, BLOCK 1
 ROCKWALL BUSINESS PARK
 CAB. A, SLIDE 284
 (P.R.R.C.T.)

LOT 1, BLOCK 1
 GARLAND SAVINGS
 & LOAN ADDITION
 CAB. A, SLIDE 199
 (P.R.R.C.T.)



TRAFFIC SIGNAL
 POLE EASEMENT
 N.T.S.

City of Rockwall Monuments:

ROOS-1
 Conc. monument with brass cap Located in the median
 of Summit Ridge Drive at intersection with Ridge Road (FM No. 740)
 N=7023593.758, E=2594175.583, Elev=578.63

M929
 Located on the south side of bridge over Squabble Creek on CR No. 205
 N=7017703.680, E=2598815.925, Elev=524.55

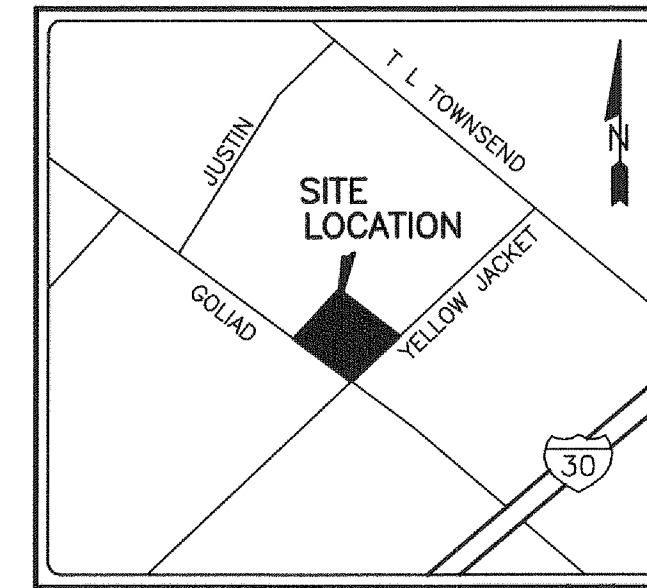
BEARING SOURCE:

THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO AZRA
 BAZARGANI, AS RECORDED IN VOL. 6453, PG. 324, (D.R.R.C.T.), WITH
 THE BEARING OF NORTH 45 DEGREES 39 MINUTES 30 SECONDS EAST.

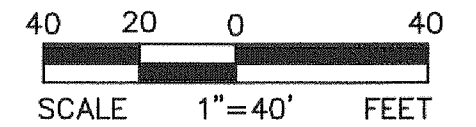
LEGEND

- BOUNDARY LINE
- - - - PROPOSED EASEMENT
- - - - EXISTING EASEMENT
- 1/2"IRS IRON ROD SET
WITH YELLOW CAP STAMPED
"VOTEX R.P.L.S. #4813"
- 1/2"IRF IRON ROD FOUND
- "X" SET "X" CUT SET IN CONCRETE
- 1"SIPF SQUARE IRON PIPE FOUND

CURVE	RADIUS	DELTA	TARGET	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	49°45'11"	9.27'	17.37'	N34°53'37"E	16.83'
C2	20.00'	104°24'17"	25.79'	36.44'	N82°08'08"W	31.61'
C3	20.00'	31°58'36"	5.73'	11.16'	N66°23'49"E	11.02'
C4	44.00'	99°39'30"	52.12'	76.53'	S79°45'44"E	67.24'
C5	25.00'	89°59'20"	25.00'	39.27'	S74°55'39"E	35.35'
C6	26.00'	52°10'14"	12.73'	23.67'	S89°29'38"W	22.87'
C7	49.00'	86°39'29"	46.22'	74.11'	N73°15'44"W	67.25'



LOCATION MAP
 MAPSCO: 20C-Z
 N.T.S.



OWNER'S CERTIFICATE

STATE OF TEXAS }
 COUNTY OF ROCKWALL }

WHEREAS, Azra Bazargani, is the owner of a tract of land situated in the B.J.T. Survey, Abstract No. 225, in the City of Rockwall, Rockwall County, Texas, and being that tract of land conveyed by Independent Executor's Special Warranty Deed to Azra Bazargani as recorded in Volume 6453, Page 324, Deed Records, Rockwall County, Texas, (D.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a TXDOT monument found for the northwest corner of said Bazargani tract, said point being the southwest corner of a tract of land conveyed by deed to Horace Williams as recorded in Volume 56, Page 150, (D.R.R.C.T.), said point also being in the northeast right-of-way line of South Goliad Street (a variable width right-of-way);

THENCE North 45 degrees 39 minutes 30 seconds East, departing the northeast line of said South Goliad Street, along the southeast line of said Horace Williams tract, same being the northwest line of said Bazargani tract, passing at a distance of 203.00 feet a 1-inch square iron pipe found for the northeast corner of said Horace Williams tract, and continuing for a total distance of 206.32 feet to a 1/2-inch iron rod found for the most northern corner of said Bazargani tract, said point being in the westerly line of Lot 6, Block 1 of the First United Methodist Church Addition, as recorded in Cabinet G, Slide 345, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE South 29 degrees 55 minutes 28 seconds East, along the westerly line of said Lot 6, Block 1, same being the easterly line of said Bazargani tract, passing at a distance of 175.25 feet the most southern corner of said Lot 6, Block 1, and continuing for a total distance of 185.92 feet to a 1/2-inch iron rod found for a corner, said point being in the northwest right-of-way line of Yellow Jacket Lane (a variable width right-of-way);

THENCE South 45 degrees 42 minutes 23 seconds West, along the northwest line of said Yellow Jacket Lane, same being the southeast line of said Bazargani tract, a distance of 178.49 feet to a 1/2-iron rod set for a corner;

THENCE North 82 degrees 06 minutes 27 seconds West, along the northwest line of said Yellow Jacket Lane, same being the southeast line of said Bazargani tract, a distance of 27.92 feet to an "X" cut in concrete set for a corner, said corner being in the northeast line of said South Goliad Street, said point also being in a circular curve to the left, having a radius of 2917.29 feet, a central angle of 03 degrees 10 minutes 41 seconds, and a chord which bears North 31 degrees 38 minutes 54 seconds West a distance of 161.80 feet;

THENCE northwesterly, along the northeast line of said Yellow Jacket Lane, same being the southwest line of said Bazargani tract, and along said circular curve to the left, an arc distance of 161.82 feet to the POINT OF BEGINNING, containing 36,254 square feet or 0.8323 acres of land, more or less.

FINAL PLAT
 7-ELEVEN/GOLIAD ADDITION

Lot 1, Block 1
 0.8323 ACRES
 OUT OF THE
 B.J.T. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 JUNE 2012

OWNER:
 AZRA BAZARGANI
 1119 BAYSHORE DRIVE
 ROCKWALL, TX. 75087

SURVEYOR:
 VOTEX SURVEYING COMPANY
 4548 TUSCANY DRIVE
 PLANO, TEXAS 75093-7042
 TEL (972) 964-0858
 FAX (972) 964-3604

VOTEX JOB NO. 2011-046

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 7-ELEVEN/GOLIAD ADDITION subdivision 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, watercourses, 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 7-ELEVEN/GOLIAD ADDITION subdivision 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:

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 stripes 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 had 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 the 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 or work done; or until the developer and/or owner files a corporate surety bond with the city of 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 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; My successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

A. Bazargani 6-19-12
Azra Bazargani, Owner Date

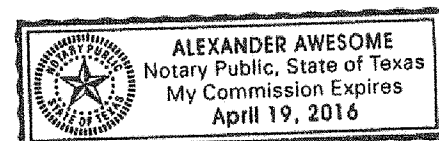
STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, the undersigned authority, on this day personally appeared AZRA BAZARGANI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE this the 19th of June, 2012.

[Signature]
Notary Public, State of Texas

04-19-2016
My commission expires:



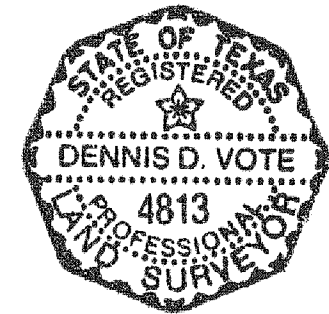
SURVEYOR'S CERTIFICATE

THAT I, Dennis D. Vote, 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 place under my personal supervision.

Dated this the 21st day of June, 2012

Dennis D. Vote

Dennis D. Vote, Registered Professional Land Surveyor, #4813
Votex Surveying Company (972)-964-0858

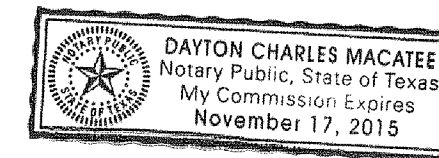


STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, on this day personally appeared DENNIS D. VOTE, 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 consideration therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE this the 21st of June, 2012.

Dayton Charles Macatee
Notary Public, State of Texas



11/17/15
My commission expires:

RECOMMENDED FOR FINAL APPROVAL

[Signature] 06-12-12
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 18th day of June, 2012.

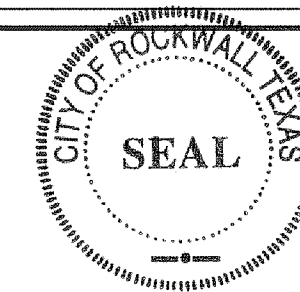
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 5th day of July, 2012

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature]
City Engineer



FINAL PLAT
7-ELEVEN/GOLIAD ADDITION

Lot 1, Block 1
0.8323 ACRES
OUT OF THE

B.J.T. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 2012

OWNER:
AZRA BAZARGANI
1119 BAYSHORE DRIVE
ROCKWALL, TX. 75087

SURVEYOR:
VOTEX SURVEYING COMPANY
4548 TUSCANY DRIVE
PLANO, TEXAS 75093-7042
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H244