

P2016-019- CARRIER DRIVE RIGHT OF WAY
 VACATING PLAT - LOCATION MAP = [icon]

0 37.5 75 150 225 300 Feet

PD-10

LI

CARRIER

DISCOVERY

STATE HIGHWAY 276

PD-45

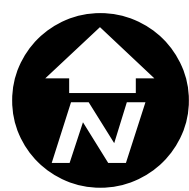
TRAIL GLEN



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.





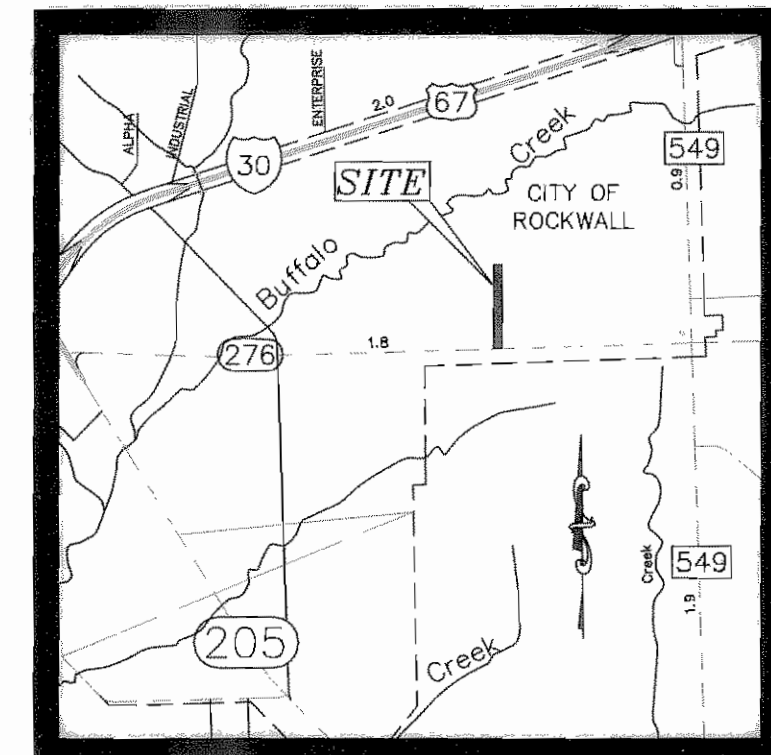
GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	52.99	N44°08'17"E
L2	21.72	N87°42'34"W
L3	101.82	N03°07'28"E
L4	21.39	S87°42'34"E
L5	8.50	N00°47'33"W
L6	53.03	N45°47'33"W
L7	135.00	N89°12'27"E
L8	53.03	S44°12'27"W
L9	8.50	S00°47'33"E
L10	21.76	S85°48'14"E
L11	90.62	S03°07'28"W
L12	22.91	N85°48'14"W
L13	53.08	S45°51'43"E
L14	135.00	S89°11'18"W

LINE	LENGTH	BEARING
L15	49.93	S26°11'04"E
L16	112.79	S75°35'59"E
L17	71.22	S43°18'07"E
L18	21.39	N87°42'34"W
L19	82.87	S03°07'28"W
L20	91.34	N43°18'07"W
L21	158.50	N75°35'59"W
L22	94.44	N26°11'04"W
L23	71.14	N88°12'27"E
L24	1.50	S00°47'33"E
L25	34.64	S30°47'33"E
L26	35.31	N89°12'27"E
L27	34.64	N28°12'27"E
L28	16.50	N00°47'33"W
L29	15.67	N89°12'27"E

LINE	LENGTH	BEARING
L30	21.76	S85°48'14"E
L31	23.12	S03°07'28"W
L32	132.64	S37°44'41"E
L33	39.21	S81°38'25"W
L34	99.81	N50°28'46"W
L35	22.91	S85°48'14"E
L36	67.50	N03°07'28"E



VICINITY MAP

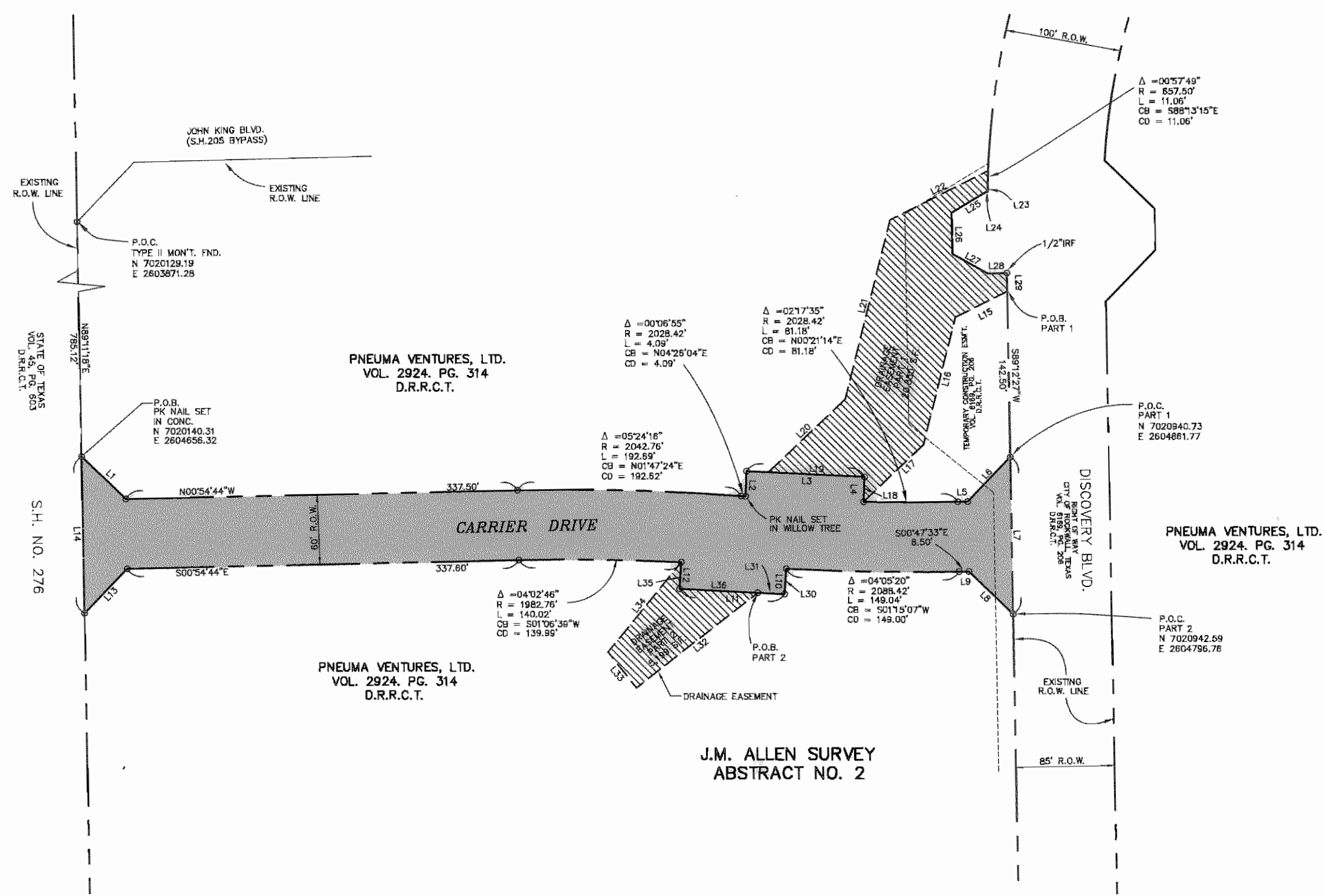
Legal Land Description for Carrier Drive Right of Way

BEING a 55,123 square feet tract of land, more or less, in the J.M. Allen Survey, Abstract No. 2, Rockwall County, Texas, and being a part of a tract of land conveyed to the Pneuma Ventures, Ltd. (Tract Two and Tract Three) as recorded in Volume 2924, Page 314, of the Deed Records of Rockwall County, Texas, said 55,123 square feet tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Type II monument (brass disk in concrete) found at the intersection of the eastern right of way line of John King Boulevard and the northern right of way line of State Highway No. 276;

THENCE North 89 degrees 11 minutes 18 seconds East, along said northern right of way line of S.H. No. 276, a distance of 785.12 feet to a PK nail in concrete set at the intersection of said northern right of way line of S.H. No. 276 and the proposed western right of way line of Carrier Drive, and being the POINT OF BEGINNING;

- 1) THENCE North 44 degrees 08 minutes 17 seconds East, along the proposed western right of way line of Carrier Drive, a distance of 52.99 feet to a 1/2" iron rod with DAI plastic cap set;
- 2) THENCE North 00 degrees 54 minutes 44 seconds West, continuing along said proposed western right of way line, a distance of 337.50 feet to a 1/2" iron rod with DAI plastic cap set at the beginning of a curve to the right, having a central angle of 05 degrees 24 minutes 16 seconds, a radius of 2,042.76 feet, and a chord that bears North 01 degrees 47 minutes 24 seconds East, a chord distance of 192.62 feet;
- 3) THENCE, continuing along said proposed western right of way line and around said curve to the right, an arc distance of 192.69 feet to a 1/2" iron rod with DAI plastic cap set at the end of said curve to the right and also being the beginning of a curve to the left having a central angle of 00 degrees 06 minutes 55 seconds, a radius of 2,028.42 feet, and a chord that bears North 04 degrees 26 minutes 04 seconds East, a chord distance of 4.09 feet;
- 4) THENCE, continuing along said proposed western right of way line and around said curve to the left, an arc distance of 4.09 feet to a PK nail set in willow tree;
- 5) THENCE North 87 degrees 42 minutes 34 seconds West, continuing along the said proposed western right of way line, a distance of 21.72 feet to a 1/2" iron rod with DAI plastic cap set;
- 6) THENCE North 03 degrees 07 minutes 28 seconds East, continuing along said proposed western right of way line, a distance of 101.82 feet to a 1/2" iron rod with DAI cap set;
- 7) THENCE South 87 degrees 42 minutes 34 seconds East, continuing along said proposed western right of way line, a distance of 21.39 feet to a 1/2" iron rod with DAI plastic cap set at the beginning of a curve to the left having a central angle of 82 degrees 17 minutes 33 seconds, a radius of 2,028.42 feet, and a chord that bears North 00 degrees 21 minutes 14 seconds East, a chord distance of 81.18 feet;
- 8) THENCE, continuing along said proposed western right of way line and around said curve to the left, an arc distance of 81.18 feet to a 1/2" iron rod with DAI plastic cap set at the end of said curve to the left;
- 9) THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said proposed western right of way line, a distance of 8.50 feet to a 1/2" iron rod with DAI plastic cap set at an angle point;
- 10) THENCE North 45 degrees 47 minutes 33 seconds West, continuing along said proposed western right of way line, a distance of 53.03 feet to a 1/2" iron rod with DAI plastic cap set at the intersection of said proposed western right of way line and the southern right of way line of Discovery Boulevard as recorded in Volume 6169, Page 206 of said Deed Records;
- 11) THENCE North 89 degrees 12 minutes 27 seconds East, along the said southern right of way line, a distance of 135.00 feet to a 1/2" iron rod with DAI plastic cap set at the intersection of said southern right of way line and the proposed eastern right of way line of Carrier Drive;
- 12) THENCE South 44 degrees 12 minutes 27 seconds West, along said proposed eastern right of way line, a distance of 53.03 feet to a 1/2" iron rod with DAI plastic cap set at an angle point;
- 13) THENCE South 00 degrees 47 minutes 33 seconds East, continuing along said proposed eastern right of way line, a distance of 8.50 feet to a 1/2" iron rod with DAI plastic cap set at the beginning of a curve to the right having a central angle of 04 degrees 05 minutes 20 seconds, a radius of 2,088.42 feet, and a chord that bears South 01 degrees 15 minutes 07 seconds West, a chord distance of 149.09 feet;
- 14) THENCE, continuing along said proposed eastern right of way line and around said curve to the right, an arc distance of 149.04 feet to a 1/2" iron rod with DAI plastic cap set at the end of said curve to the right;
- 15) THENCE South 85 degrees 48 minutes 14 seconds East, continuing along said proposed eastern right of way line, a distance of 21.76 feet to a 1/2" iron rod with DAI plastic cap set;
- 16) THENCE South 03 degrees 07 minutes 28 seconds West, continuing along said proposed eastern right of way line, a distance of 90.62 feet to a 1/2" iron rod with DAI plastic cap set;
- 17) THENCE North 85 degrees 48 minutes 14 seconds West, continuing along said proposed eastern right of way line, a distance of 22.91 feet to a 1/2" iron rod with DAI plastic cap set at the beginning of a curve to the left having a central angle of 04 degrees 02 minutes 46 seconds, a radius of 1,982.76 feet, and a chord that bears South 01 degrees 06 minutes 39 seconds West, a chord distance of 139.99 feet;
- 18) THENCE, continuing along said proposed eastern right of way line and around said curve to the left, an arc distance of 140.02 feet to a 1/2" iron rod with DAI plastic cap set at the end of said curve to the left;
- 19) THENCE South 00 degrees 54 minutes 44 seconds East, continuing along said proposed eastern right of way line, a distance of 337.60 feet to a 1/2" iron rod with DAI plastic cap set at an angle point;
- 20) THENCE South 45 degrees 51 minutes 43 seconds East, continuing along said proposed eastern right of way line, a distance of 53.08 feet to a 1/2" iron rod with DAI plastic cap set at the intersection of said proposed eastern right of way line and the northern right of way line of S.H. No. 276;
- 21) THENCE South 89 degrees 11 minutes 18 seconds West, along said northern right of way line, a distance of 135.00 feet to the POINT OF BEGINNING, and containing 55,123 square feet [1.2654 acres] of land, more or less.



NOTE:
O = SET 1/2" IRON ROD WITH DAI PLASTIC CAP UNLESS OTHERWISE NOTED

RIGHT OF WAY PLAT
CARRIER DRIVE
RIGHT OF WAY DEDICATION
A PLAT OF 1.2654 ACRES SITUATED IN THE
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 10004
DATE: AUGUST 23, 2010
SCALE: 1"=100'
DRAWN: R.C.T.
CHK'D: H.W.K.

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 2

OWNER/DEVELOPER
PNEUMA VENTURES, LTD.
504 SMIRL DRIVE
HEATH, TEXAS 75032
(972) 771-8078

ENGINEER/SURVEYOR
DOUPHRADE & ASSOCIATES, INC.
P.O. BOX 1936
ROCKWALL, TEXAS 75087
(972) 771-9004

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 Adj.) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TxDOT CONVERSION FACTOR OF 1.000146135

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
10 DEC -9 AM 11:28
DEPUTY

H-137

Legal Land Description for Drainage Easement
Part 1 & 2

Part 1

BEING a 20,350 square feet tract of land, more or less, in the J.M. Allen Survey, Abstract No. 2, Rockwall County, Texas, and being a part of a tract of land conveyed to the Pneuma Ventures, Ltd. (Tract Two and Tract Three) as recorded in Volume 2924, Page 314, of the Deed Records of Rockwall County, Texas, said 20,350 square feet tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with DAI plastic cap found at the intersection of the existing southern right of way line of Discovery Boulevard as recorded in Volume 6169, Page 206 of said Deed Records and the proposed western right of way line of Carrier Drive;

THENCE South 89 degrees 12 minutes 27 seconds East, along said existing southern right of way line, a distance of 142.50 feet to the intersection of said existing southern right of way line and the proposed northeastern line of said 20,350 square feet tract, and being the POINT OF BEGINNING;

- 1) THENCE South 26 degrees 11 minutes 04 seconds East, along said proposed northeastern line, a distance of 49.93 feet to an angle point;
- 2) THENCE South 75 degrees 35 minutes 59 seconds East, along said proposed northeastern line, a distance of 112.79 feet to an angle point;
- 3) THENCE South 43 degrees 18 minutes 07 seconds East, along said proposed northeastern line, a distance of 71.22 feet to a 1/2" iron rod with DAI plastic cap found at the intersection of said proposed northeastern line and the proposed western right of way line of Carrier Drive;
- 4) THENCE North 87 degrees 42 minutes 34 seconds West, along the said proposed western right of way line, a distance of 21.39 feet to a 1/2" iron rod with DAI plastic cap found;
- 5) THENCE South 03 degrees 07 minutes 28 seconds West, continuing along said proposed western right of way line, a distance of 82.87 feet to the intersection of said proposed western right of way line and the southwestern line of said 20,350 square feet tract;
- 6) THENCE North 43 degrees 18 minutes 07 seconds West, along said southwestern line, a distance of 91.34 feet to an angle point;
- 7) THENCE North 75 degrees 35 minutes 59 seconds West, continuing along said southwestern line, a distance of 158.50 feet to an angle point;
- 8) THENCE North 26 degrees 11 minutes 04 seconds West, continuing along said southwestern line, a distance of 94.44 feet to the intersection of said southwestern line and the existing southern right of way line of said Discovery Boulevard and being the beginning of a curve to the left, having a central angle of 00 degrees 57 minutes 49 seconds, a radius of 657.50 feet and a chord that bears South 88 degrees 13 minutes 15 seconds East, a chord distance of 11.06 feet;
- 9) THENCE along said existing southern right of way line and around said curve to the left, an arc distance of 11.06 feet to the end of said curve;
- 10) THENCE North 89 degrees 12 minutes 27 seconds East, continuing along said existing southern right of way line, a distance of 7.14 feet to an angle point;
- 11) THENCE South 00 degrees 47 minutes 33 seconds East, continuing along said existing southern right of way line, a distance of 1.59 feet to an angle point;
- 12) THENCE South 30 degrees 47 minutes 33 seconds East, continuing along said existing southern right of way line, a distance of 34.64 feet to an angle point;
- 13) THENCE North 89 degrees 12 minutes 27 seconds East, continuing along said existing southern right of way line, a distance of 35.31 feet to an angle point;
- 14) THENCE North 29 degrees 12 minutes 27 seconds East, continuing along said existing southern right of way line, a distance of 34.64 feet to an angle point;
- 15) THENCE North 00 degrees 47 minutes 33 seconds West, continuing along said existing southern right of way line, a distance of 16.50 feet to a 1/2" iron rod found at an angle point;
- 16) THENCE North 89 degrees 12 minutes 27 seconds East, continuing along said existing southern right of way line, a distance of 15.67 feet to the POINT OF BEGINNING, and containing 20,350 square feet [0.4671 acres] of land, more or less.

Part 2

BEING a 5,199 square feet tract of land, more or less, in the J.M. Allen Survey, Abstract No. 2, Rockwall County, Texas, and being a part of a tract of land conveyed to the Pneuma Ventures, Ltd. (Tract Two and Tract Three) as recorded in Volume 2924, Page 314, of the Deed Records of Rockwall County, Texas, said 5,199 square feet tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with DAI plastic cap found at the intersection of the existing southern right of way line of Discovery Boulevard as recorded in Volume 6169, Page 206 of said Deed Records and the proposed eastern right of way line of Carrier Drive;

THENCE South 44 degrees 12 minutes 27 seconds West, along said proposed eastern right of way line, a distance of 53.03 feet to a 1/2" iron rod with DAI plastic cap found at an angle point;

THENCE South 09 degrees 47 minutes 33 seconds East, continuing along said proposed eastern right of way line, a distance of 8.50 feet to a 1/2" iron rod with DAI plastic cap found at the beginning of a curve to the right having a central angle of 04 degrees 05 minutes 20 seconds, a radius of 2,088.42 feet, and a chord that bears South 01 degrees 15 minutes 07 seconds West, a chord distance of 149.00 feet;

THENCE continuing along said proposed eastern right of way line and around said curve to the right, an arc distance of 149.04 feet to a 1/2" iron rod with DAI plastic cap found at the end of said curve;

THENCE South 85 degrees 48 minutes 14 seconds East, continuing along said proposed eastern right of way line, a distance of 21.76 feet to a 1/2" iron rod with DAI plastic cap found at an angle point;

THENCE South 03 degrees 07 minutes 28 seconds West, continuing along said proposed eastern right of way line, a distance of 23.12 feet to the intersection of said proposed eastern right of way line and the proposed northeastern line of said 5,199 square feet tract and being the POINT OF BEGINNING;

- 1) THENCE South 37 degrees 44 minutes 41 seconds East, along said proposed northeastern line, a distance of 132.64 feet to an angle point;
- 2) THENCE South 51 degrees 36 minutes 25 seconds West, along the proposed southeastern line of said 5,199 square feet tract, a distance of 39.21 feet to an angle point;
- 3) THENCE North 50 degrees 28 minutes 46 seconds West, along the proposed southwestern line of said 5,199 square feet tract, a distance of 99.81 feet to a 1/2" iron rod with DAI plastic cap found at the intersection of said proposed southwestern line and the proposed eastern right of way line of Carrier Drive;
- 4) THENCE South 85 degrees 48 minutes 14 seconds East, along the said proposed eastern right of way line, a distance of 22.91 feet to a 1/2" iron rod with DAI plastic cap found;
- 5) THENCE North 03 degrees 07 minutes 28 seconds East, continuing along said proposed eastern right of way line, a distance of 67.50 feet to the POINT OF BEGINNING, and containing 5,199 square feet [0.1193 acres] of land, more or less.

CERTIFICATION

I, HUGH WILSON KNIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT: A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES OR CONFLICTS; E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM THE PROPERTY LINE THE DISTANCE INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROCEDURES, PRACTICES AND TECHNICAL STANDARDS.



HUGH WILSON KNIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4872

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2009

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

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 A CARRIER DRIVE RIGHT OF WAY DEDICATION, TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO 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 (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LEIN INTEREST IN THE CARRIER DRIVE RIGHT OF WAY DEDICATION, HAVE BEEN NOTIFIED AND SIGNED THIS PLAT, AND SIGNED THIS PLAT.

I (WE) 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 ADJUTS, 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.

Robert E. Lamberth
PNEUMA VENTURES, Ltd. BY
R.L.L. BUSINESSES L.L.C.
(GENERAL PARTNER)
BY ROBERT E. LAMBERTH
PRESIDENT OF THE L.L.C.

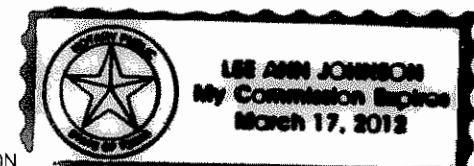
STATE OF TEXAS
COUNTY OF ROCKWALL

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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 19 DAY OF November, 2009 2010

Lee Ann Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

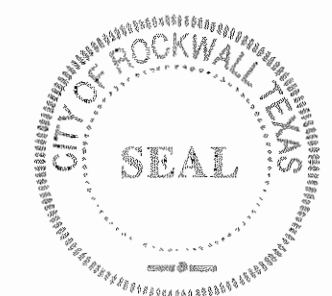
MY COMMISSION EXPIRES:



RECOMMENDED FOR FINAL APPROVAL
Walter Taylor 11-5-10
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 20th DAY OF September, 2010.
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 16th DAY OF December, 2010. DATE OF FINAL APPROVAL.

William R. Reed 12-06-10 DATE
MAYOR
Christy Wonnery 12-06-10 DATE
CITY OF ROCKWALL CITY SECRETARY
Chuck Todd 12-6-2010 DATE
CITY ENGINEER



OWNER/DEVELOPER	ENGINEER/SURVEYOR
PNEUMA VENTURES, Ltd. 504 SMIRL DRIVE HEATH, TEXAS 75032 (972) 771-8078	DOUPHRAE & ASSOCIATES, INC. P.O. BOX 1336 ROCKWALL, TEXAS 75087 (972) 771-9004

ALL BEARINGS ARE ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD. 83 (1993 Adj.) NORTH CENTRAL ZONE, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY TXDOT CONVERSION FACTOR OF 1.000146135

RIGHT OF WAY PLAT
CARRIER DRIVE
RIGHT OF WAY DEDICATION
A PLAT OF 1.2654 ACRES SITUATED IN THE
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 10004
DATE: AUGUST 23, 2010
SCALE: 1"=50'
DRAWN: R.C.T.
CHK'D: H.W.K.

DOUPHRAE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 2 OF 2