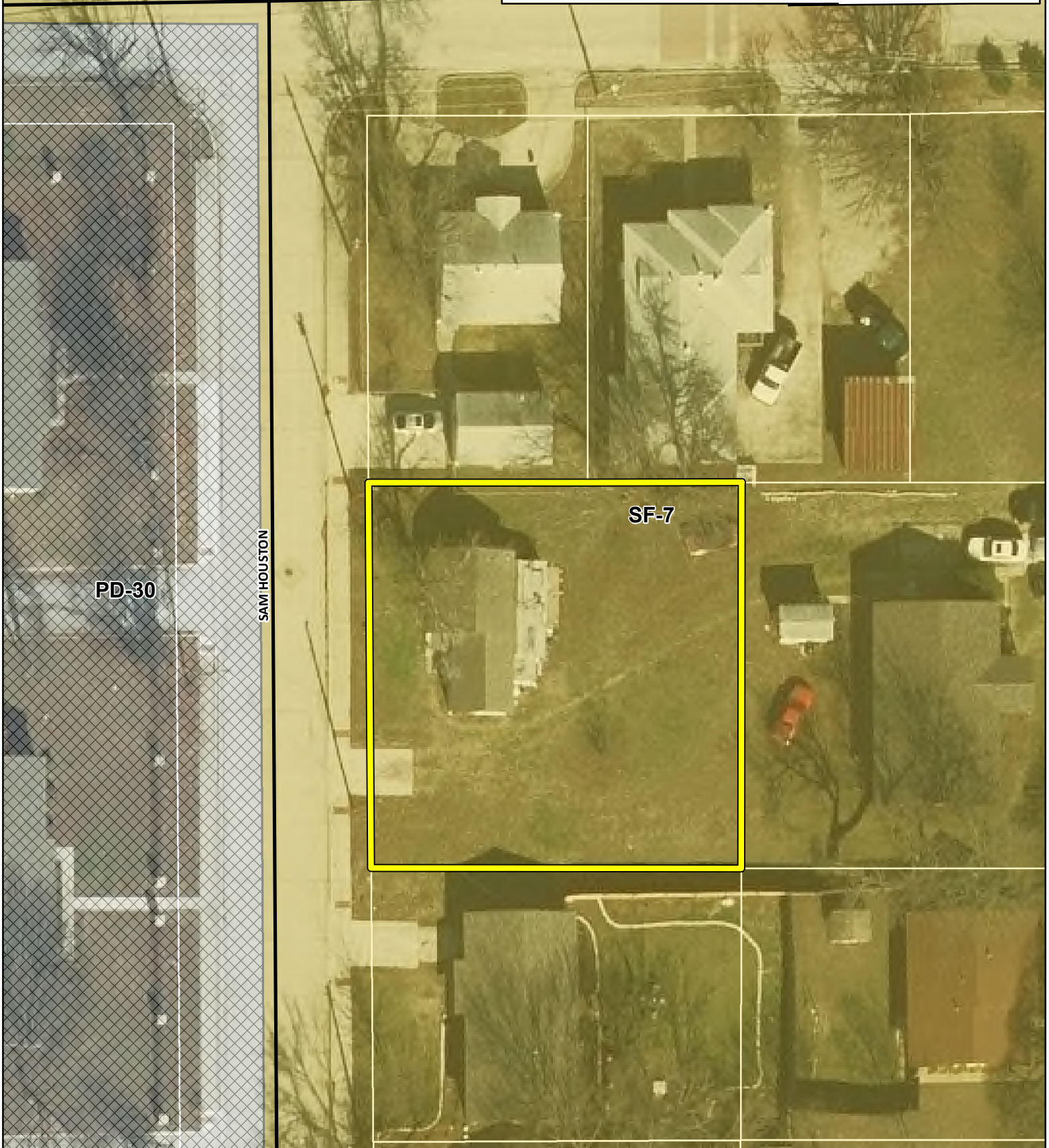


P2016-030- LOTS 5 & 6, BLOCK C, SANGER BROS. ADDITION
REPLAT - LOCATION MAP =



PD-30

SAMI HOUSTON

SF-7

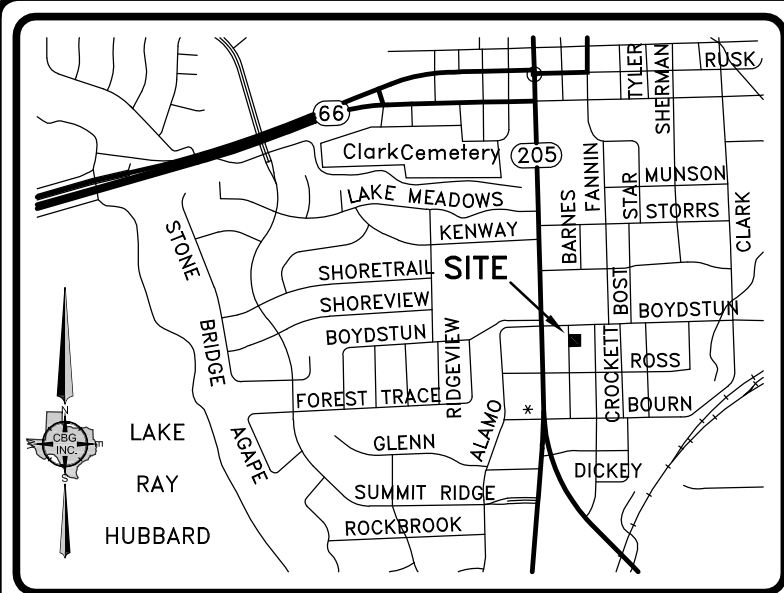


City of Rockwall

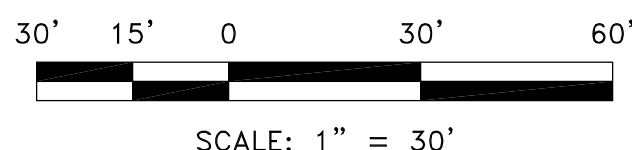
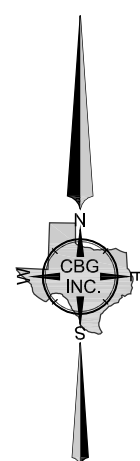
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

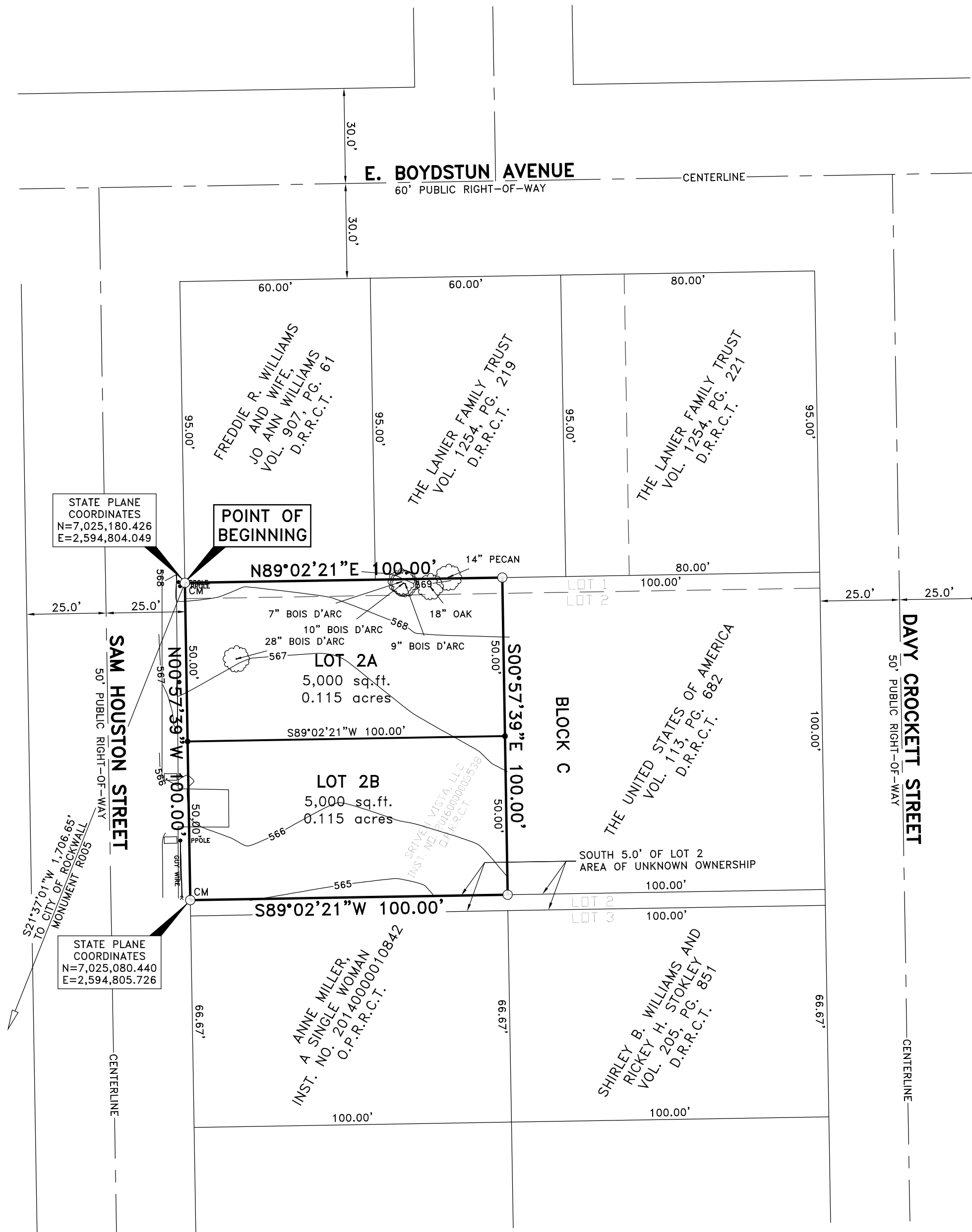


LEGEND:

- 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM PLACTIC CAP STAMPED "CBG SURVEYING" CONTROLLING MONUMENT
- N NORTHING
- E EASTING
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- SQ.FT. SQUARE FEET
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 2 PARTIAL LOTS.
- 3) 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.
- 4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

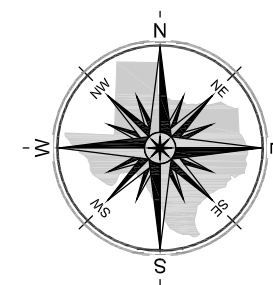


(SHEET 1 OF 2)

REPLAT
SANGER BROS. ADDITION
 LOTS 2A & 2B, BLOCK C
 10,000 SQ.FT. / 0.23 ACRES
 BEING A REPLAT OF A PORTION OF
 LOTS 1 & 2, BLOCK C, SANGER BROS. ADDITION
 SURVEY, ABSTRACT NO. _____
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG Surveying, Inc.

PLANNING • SURVEYING
 12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
 P 214.349.9485 • F 214.349.2216
 Firm No. 10168800
 www.cbgdw.com



OWNER: SRIVEN VISTA, LLC
 ATTN: ANUSHA MALINENI
 10401 JACKSON HOLE LANE
 MCKINNEY, TEXAS 75070

SCALE: 1"=30' / DATE: MAY 26, 2016 / JOB NO. 1606688-1 / DRAWN BY: CG

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Sriven Vista, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Owner: Sriven Vista, LLC
Being a tract of land situated in the Survey, Abstract No. in the City of Rockwall, Rockwall County, Texas, being the West 100 feet of the South 5 feet of Lot 1 and the West 100 feet of the North 95 feet of Lot 2, Block C, Sanger Bros. Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume Q, Page 100, Plat Records, Rockwall County, Texas, same being conveyed to Sriven Vista, LLC by deed recorded in Instrument No. 2016000005538, 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 with yellow plastic cap stamped "CBG SURVEYING" found for corner in the East line of Sam Houston Street (a 50 foot right-of-way), being North along the said East line of Sam Houston Street a distance of 5.00 feet from the common Southwest corner of said Lot 1 and the Northwest corner of said Lot 2, said point being the Southwest corner of that portion of said Lot 1 conveyed to Freddie R. Williams and wife, Jo Ann Williams by deed recorded in Volume 907, Page 61, Deed Records, Rockwall County, Texas;

Thence North 89 degrees 02 minutes 21 seconds East, leaving the said East line of Sam Houston Street and along the South line of said Williams tract and along the South line of a tract of land conveyed to the Lanier Family Trust by deed recorded in Volume 1254, Page 219, Deed Records, Rockwall County, Texas, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the Northwest corner of a tract of land conveyed to the United States of America by deed recorded in Volume 113, Page 682, Deed Records, Rockwall County, Texas;

Thence South 00 degrees 57 minutes 39 seconds East, along the West line of said United States of America tract, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the Southwest corner of said United States of America tract;

Thence South 89 degrees 02 minutes 21 seconds West, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the said East line of Sam Houston Street;

Thence North 00 degrees 57 minutes 39 seconds West, along the said East line of Sam Houston Street, a distance of 100.00 feet to the Point of Beginning and containing 10,000 square feet or 0.23 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 REPLAT SANGER BROS. ADDITION, LOT 2R, BLOCK C, 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 REPLAT SANGER BROS. ADDITION, LOT 2R, BLOCK C 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.

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 2 PARTIAL LOTS.
3) 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.
4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

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: Sriven Vista, LLC

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 day of, 2016.

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, 2016.

RELEASED 06/10/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of, 2016.

Notary Public in and for the State of Texas

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 Council of the City of Rockwall on the day of, 2016.

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.

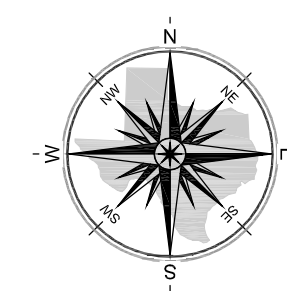
WITNESS OUR HANDS, this day of, 2016.

Mayor, City of Rockwall

City Secretary

City Engineer

REPLAT
SANGER BROS. ADDITION
LOTS 2A & 2B, BLOCK C
10,000 SQ.FT. / 0.23 ACRES
BEING A REPLAT OF A PORTION OF
LOTS 1 & 2, BLOCK C, SANGER BROS. ADDITION
SURVEY, ABSTRACT NO.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: SRIVEN VISTA, LLC
ATTN: ANUSHA MALINENI
10401 JACKSON HOLE LANE
MCKINNEY, TEXAS 75070

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