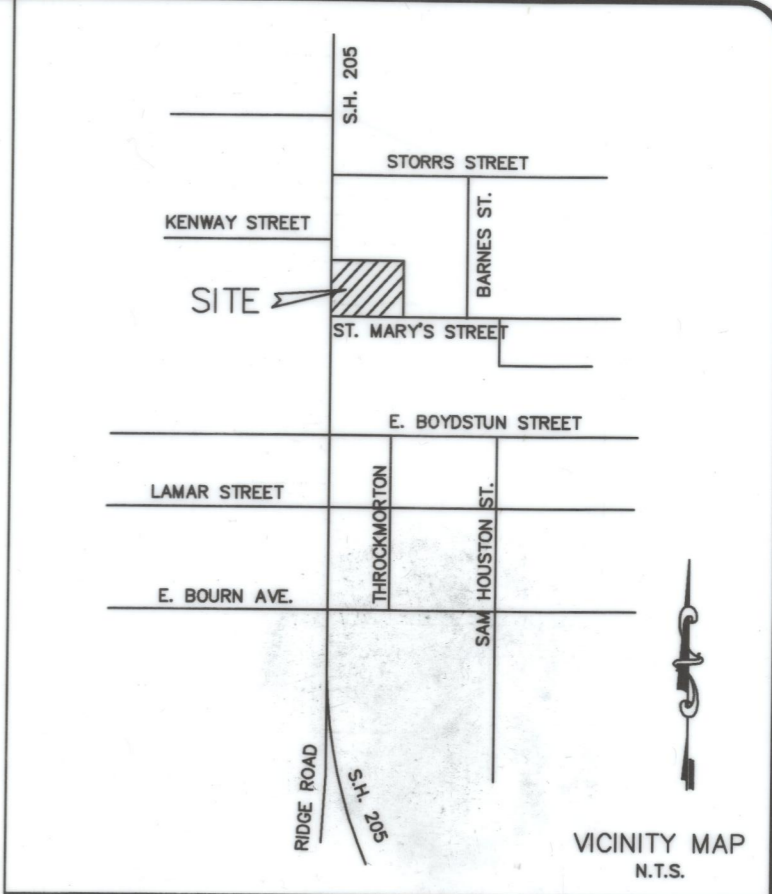
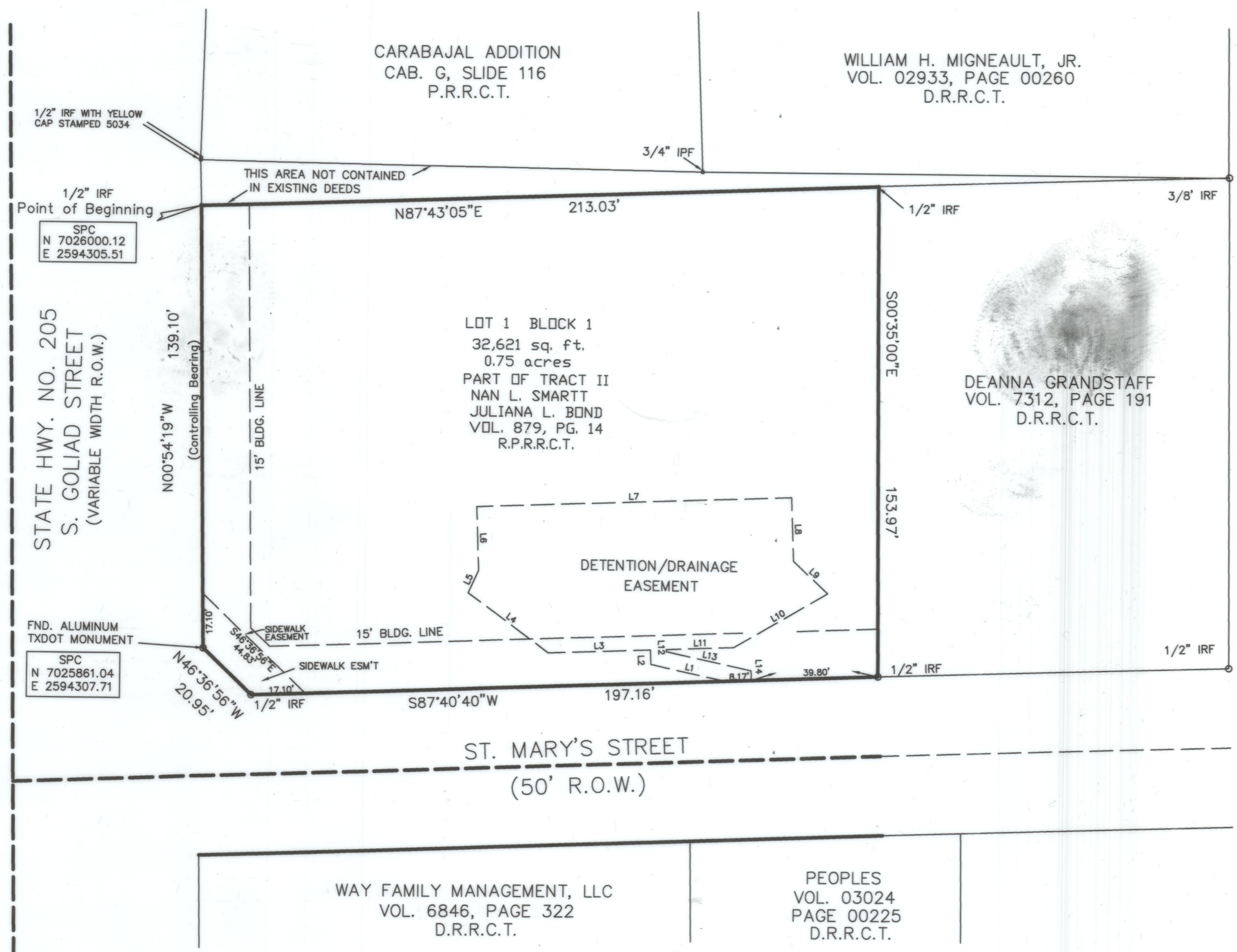


2015000009783 1/2 PL AT 07/01/2015 11:22:42 AM



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.05	N77°54'53"W
L2	4.52	N02°19'20"W
L3	32.10	S87°40'40"W
L4	31.42	N53°57'14"W
L5	7.83	N24°14'34"E
L6	20.00	N02°19'20"W
L7	99.00	N87°40'40"E
L8	20.00	S02°19'20"E
L9	14.85	S47°19'20"E
L10	34.07	S59°40'07"W
L11	21.18	S87°40'40"W
L12	0.64	S02°19'20"E
L13	27.32	S77°54'53"E
L14	3.06	S02°19'20"E



STATE HWY. NO. 205
S. GOLIAD STREET
(VARIABLE WIDTH R.O.W.)

1/2" IRF WITH YELLOW CAP STAMPED 5034
1/2" IRF Point of Beginning
SPC
N 7026000.12
E 2594305.51

FND. ALUMINUM TXDOT MONUMENT
SPC
N 7025861.04
E 2594307.71

CARABAJAL ADDITION
CAB. G, SLIDE 116
P.R.R.C.T.

WILLIAM H. MIGNEAULT, JR.
VOL. 02933, PAGE 00260
D.R.R.C.T.

LOT 1 BLOCK 1
32,621 sq. ft.
0.75 acres
PART OF TRACT II
NAN L. SMARTT
JULIANA L. BOND
VOL. 879, PG. 14
R.P.R.R.C.T.

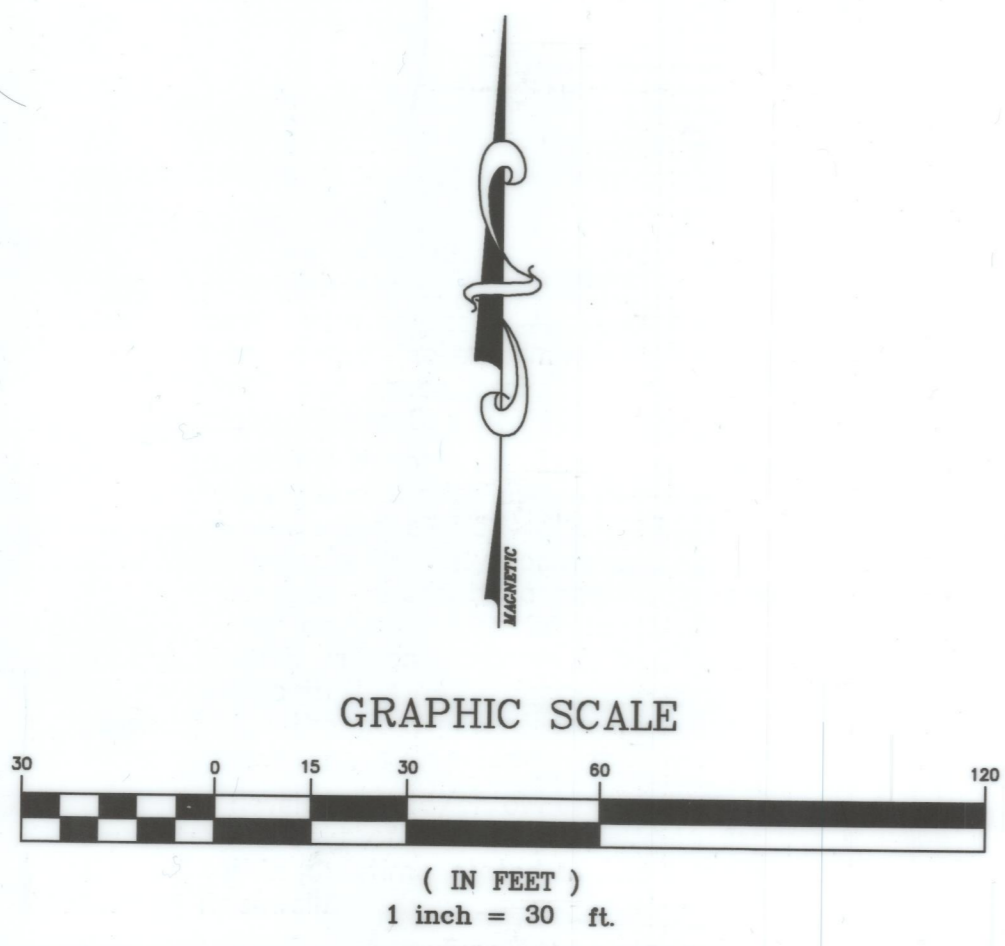
DEANNA GRANDSTAFF
VOL. 7312, PAGE 191
D.R.R.C.T.

WAY FAMILY MANAGEMENT, LLC
VOL. 6846, PAGE 322
D.R.R.C.T.

PEOPLES
VOL. 03024
PAGE 00225
D.R.R.C.T.

SURVEYOR:
RUDY RANGEL
R.P.L.S. No. 5664
TBPLS No. 1007710

- NOTES: **I199**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year floodplain.
 - 2) Bearing Source: STATE PLANE COORDINATES BASED ON R.O.W. DEED.



FINAL PLAT
ALBRIGHT-HILL ADDITION 1/2

JAMES M. ANDERSON
10 CYPRESS COURT
HEATH, TEXAS 75032
214-548-2042
jma90266@gmail.com

SCALE: 1" = 30'
DATE: 3-24-2015

LOT 1, BLOCK 1
0.75 ACRES
B.F. BOYDSTUN SURVEY, ABST. NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: ALBRIGHT PROPERTIES, LLC
JENNIFER HILL
12160 ABRAMS ROAD, DALLAS, TEXAS 75243
(972) 270-5452
P2014-020

Albright-Hill Addition
Lot 1 Block 1
Final Plat

OWNER'S CERTIFICATE:
(Public Dedication)

WHEREAS, ALBRIGHT HILL PROPERTIES, LLC, BEING the owners of a tract of land situated in the County of Rockwall, State of Texas, and said tract being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the B.F. Boystun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being a part of a tract of land described as Tract II in a Warranty Deed from Nan L. Smith, Executor of the Estate of Joe B. Smartt to Nan L. Smartt and Juliana L. Bond dated February 8, 1994 and being recorded in Volume 879, Page 14 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a corner on the East Right-of-Way line of State Highway No. 205 (S. Goliad Street), said point being the Northwest corner of said Tract II;

THENCE North 87°43'05" East along the North line of said Tract II, a distance of 213.03' to a 1/2" iron rod found for a corner at the Northwest corner of a tract of land as described in a Warranty Deed from Wilma Jordan to Deana Grandstaff, as recorded in Volume 4351, Page 74 of the Official Public Records of Rockwall County, Texas;

THENCE South 00°35'00" East, along the West line of said Grandstaff tract, a distance of 153.97' to a 1/2" iron rod found for a corner in the North Right-of-Way line of St. Mary's;

THENCE South 87°40'40" West, along said North Right-of-Way line, a distance of 197.16' to a 1/2" iron rod found for a corner at a cutback in the Right-of-Way line for State Highway No. 205 or South Goliad Street;

THENCE North 46°36'56" West along said cutback line, a distance of 20.95' to an aluminum TXDOT monument found for a corner on the East Right-of-Way line of said Highway No. 205;

THENCE North 00°54'19" West (Controlling Bearing Line), along said East Right-of-Way line, a distance of 139.10' to the POINT OF BEGINNING and containing 32,621 square feet or 0.75 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS:
COUNTY OF ROCKWALL:

We the undersigned owners of the land shown on this plat, and designated herein as ALBRIGHT-HILL ADDITION, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, dedicate to the use of the public forever and all streets, alleys, parks, water courses, easements and public places thereon hereon shown on the on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

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 the use or using same.

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 the construction, maintenance or efficiency of their respective system on any of the easement strips, and any public utility shall at all times have the right of ingress to or egress from and upon the said easement strips for the purposes of construction, reconstruction, inspection, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 developer.

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 on which the property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewer, and alleys, all according to the specifications of the City of Rockwall; or

Until and escrow deposit, sufficient to pay for the cost of such improvement, 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 to 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 the evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in the 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.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
07/01/2015 11:22:42 AM
\$100.00
2015000009783



Shelli Miller

SURVEYOR:
RUDY RANGEL
R.P.L.S. No. 5664
TBPLS No. 1007710

I 200

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 need of the city; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

Jennifer Hill
JENNIFER HILL

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JENNIFER HILL 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 stated.

Given upon my hand and seal of this 18 day of June, 2015

Brendel P. [Signature]
Notary Public in and for the State of Texas

9-21-2015
My Commission Expires:



GENERAL NOTES

- 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, Rudy Rangel, R.P.L.S. No. 5664, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my supervision.

Rudy Rangel 6-29-15
RUDY RANGEL
Registered Professional Land Surveyor No. 5664



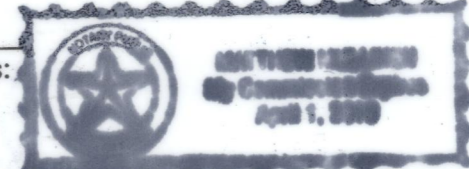
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rudy Rangel 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 stated.

Given upon my hand and seal of this 29 day of June, 2015

Mark [Signature]
Notary Public in and for the State of Texas

4/1/2018
My Commission Expires:



APPROVED

I hereby certify that the above and foregoing plat of ALBRIGHT-HILL ADDITION, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 2 day of September, 2015.

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 Rockwall.

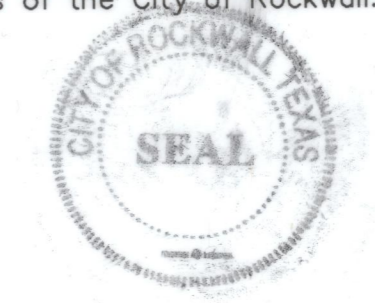
WITNESS OUR HANDS, this 18 day of July, 2015.

Tom Smartt
Mayor City of Rockwall

Kristy [Signature]
City Secretary of Rockwall

Chris Will
City Engineer

7/1/2015
Date



FINAL PLAT
ALBRIGHT-HILL ADDITION

2/2

JAMES M. ANDERSON
10 CYPRESS COURT
HEATH, TEXAS 75032
214-548-2042
jma90266@gmail.com

LOT 1, BLOCK 1
0.75 ACRES

B.F. BOYSTUN SURVEY, ABST. NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ALBRIGHT PROPERTIES, LLC P2014-020
JENNIFER HILL

OWNER:
12160 ABRAMS ROAD, DALLAS, TEXAS 75243

SCALE: DATE:
1" = 30' 7-24-2015

Albright-Hill Addition
Lot 1 Block 1
Final Plat