

S. GOLIAD STREET
STATE HIGHWAY 205

N 794035.68
E 2594649.67
TXDOT
MON FND

S 89° 06' 44" E 150.29'

N 794033.35
E 2594799.94
1/2 IRF

0.43 ACRES
18523 S.F.

LOT 1
BLOCK A

S 1° 55' 14" E 120.54'

0.46 ACRES
CRAIG MERRITT
TO
WILLIAM H. & MELINDA MIGNEAULT
VOL. 2933, PG. 260

288.80 FT. DEDICATED
STATE STRIP
BY DEED VOL. 444E, PG. 233

N 0° 43' 25" E 119.21'

N 0° 06' 45" W
0.78'

1/2 IRF

20' BUILDING LINE

THIS AREA NOT CONTAINED
IN EXISTING DEEDS

N 88° 57' 40" W 157.92'

TRACT 2
NAN L. SMARTT &
JULIANA BOND
VOL. 879, PG. 14

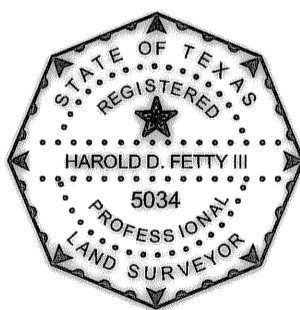
TRACT 1
NAN L. SMARTT &
JULIANA BOND
VOL. 879, PG. 14

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 therefor 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, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED

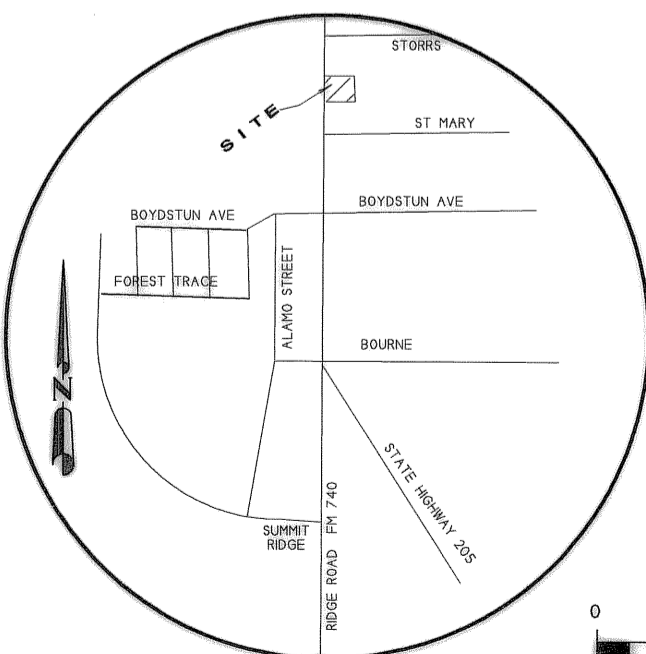
I hereby certify that the above and foregoing plat of CARABAJAL ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 14th day of March, 2007.

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.

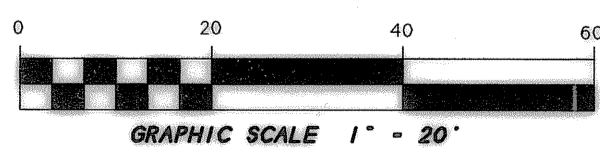
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Robert Lebois 3-14-07
Director of Planning

Chuck Add 3-14-07
City Engineer



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE 1" = 20'

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS IRMA CARABAJAL, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from Kim Bihari to Greenpoint Capital, LP, dated June 15, 2005 and being recorded in Volume 4313, Page 110 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 corner at the Northeast corner of the above cited tract of land, said point being at the Southeast corner of a tract of land as described in a Warranty deed from Ines Smith to Shannon McCord, as recorded in Volume 3451, Page 103 of the Real Property Records of Rockwall County, Texas;

THENCE S. 01 deg. 55 min. 14 sec. E. a distance of 120.54 feet to a 1/2" iron pipe found for corner;

THENCE N. 88 deg. 57 min. 40 sec. W. a distance of 157.92 feet to a 1/2" iron rod found for corner in the East right-of-way line of State Highway 205 S. Goliad Street;

THENCE N. 00 deg. 06 min. 45 sec. W. along said right-of-way line, a distance of 0.78 feet to a TXDOT monument found for corner at a widening in said right-of-way;

THENCE N. 01 deg. 43 min. 25 sec. E. along widening in said right-of-way, a distance of 119.21 feet to a TXDOT monument found for corner in the North line of said Greenpoint Capital tract and the South line of said McCord tract;

THENCE S. 89 deg. 06 min. 44 sec. E. along the common line between said tracts, a distance of 150.29 feet to the POINT OF BEGINNING and containing 18,523 square feet or 0.43 acres of land.

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 CARABAJAL ADDITION, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys, parks, water courses, 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 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
- 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.

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

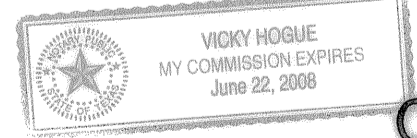
Irma Carabajal
Irma Carabajal

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Irma Carabajal, 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 13 day of March, 2007

Notary Public in and for the State of Texas
My Commission Expires: 6-22-08



FINAL PLAT
CARABAJAL ADDITION

1 LOT (0.43 ACRES)
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
IRMA CARABAJAL
5930 LBJ SUITE 250
DALLAS, TEXAS 75240
972-788-9188

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SURVEY DATE AUGUST 2, 2006
SCALE 1" = 20' FILE #20061466-FP
CLIENT CARABAJAL

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

Carabajal
Addition

FILED FOR RECORD
ROCKWALL COUNTY CLERK
LISA CONSTANT
COUNTY CLERK
DEPUTY
07 MAR 15 AM 9:51

9116