

WHEREAS, CAVENDER INVESTMENT PROPERTIES E LTD, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, City of Rockwall, Rockwall County, Texas, and being all of a 3.268 acres tract of land as described as Tract II in a Warranty deed from Thomas E. Haack to 1860 Investments, LTD., dated May 31, 2006 and being recorded in Volume 4643, Page 223 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Southeast right-of-way line of Interstate Highway 30, at the Northwest corner of said 3.268 acres tract, said point also being at the Northeast corner of Lot 1, Block A, of K.H.D. INC., an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 321, of the Plat Records of Rockwall County, Texas;

THENCE N. 73 deg. 51 min. 00 sec. E. along said right-of-way line, a distance of 205.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at Northwest corner of a tract of land as described in a Deed to H.A. & Gwen Cowan, as recorded in Volume 209, Page 367 of the Real Property Records of Rockwall County, Texas;

THENCE S. 04 deg. 38 min. 35 sec. E. along the West line of said Cowan tract, a distance of 698.98 feet to a 1/2" iron rod found for corner at the Southeast corner of said 3.268 acres tract and being in the Northwest line of a tract of land as described in a Deed to F.D. Hitt, as recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas;

THENCE S. 68 deg. 23 min. 40 sec. W. along the Northwest line of said Hitt tract, a distance of 210.32 feet to a 3/8" iron rod found for corner at the Southwest corner of said 3.268 acres tract;

THENCE N. 04 deg. 36 min. 24 sec. W. a distance of 394.05 feet to a 1/2" iron rod found for corner at the Southeast corner of said Lot 1;

THENCE N. 04 deg. 38 min. 12 sec. W. along the East line of said Lot 1, a distance of 325.40 feet to the POINT OF BEGINNING and containing 142,527 square feet or 3.27 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as CAVENDER'S ADDITION LOT 1, BLOCK 1, 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, 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.

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.

We 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 occasioned 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 that 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 we may have as a result of the dedication of exaction's made herein.

Jim Thompson
 for
 CAVENDER INVESTMENT PROPERTIES E LTD

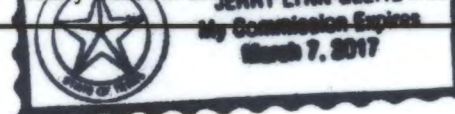
STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jim Thompson 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 27 day of February, 2015.

Henry Lynn Bleck
March 4 2017

Notary Public in and for the State of Texas



My Commission Expires:

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



RECOMMENDED FOR FINAL APPROVAL

Tom B. Kemp 11.25.2014
 Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of CAVENDER'S ADDITION LOT 1, BLOCK 1 an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17 day of December, 2014.

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 18th day of March, 2015.
Tom B. Kemp Mayor, City of Rockwall
Kristy Holberry City Secretary, City of Rockwall

Chris [Signature] 03/10/2015
 City Engineer Date



Filed and Recorded
 Official Public Records
 Shelli Miller, County Clerk
 Rockwall County, Texas
 03/19/2015 09:42:09 AM
 \$100.00
 2015000003652



I-150
 FINAL PLAT

CAVENDER'S ADDITION
LOT 1, BLOCK 1
 3.27 ACRES OR 142,527 S.F.
 (1 LOT)
 JOHN LOCKHART SURVEY, A-134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
TV TELEVISION CABLE WIRE	TEL TEL
GAS	FIH FIRE HYDRANT
WATER	FF POWER POLE
ELEC ELEC	LP LP
ELECTRIC WIRE	BOX BOX
SUBSURFACE JUNCTION BOX	WATER LIGHT VOLE
ADJUSTMENT LINE	ATC AIR COND UNIT
FENCE	PROPANE TANK

OWNER:
 CAVENDER INVESTMENT PROPERTIES E LTD
 7820 SOUTH BROADWAY
 TYLER, TX 75703

SURVEY DATE JUNE 26, 2014
 SCALE 1" = 60' FILE # 992500-FP
 CLIENT CLPE, LTD GF # 14-178632-RW

H.D. Fetty Land Surveyor, LLC
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2014-039

Cavender's Addition
 Lot 1, Block 1
 Final Plat

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, as required under Ordinance 83-54.