

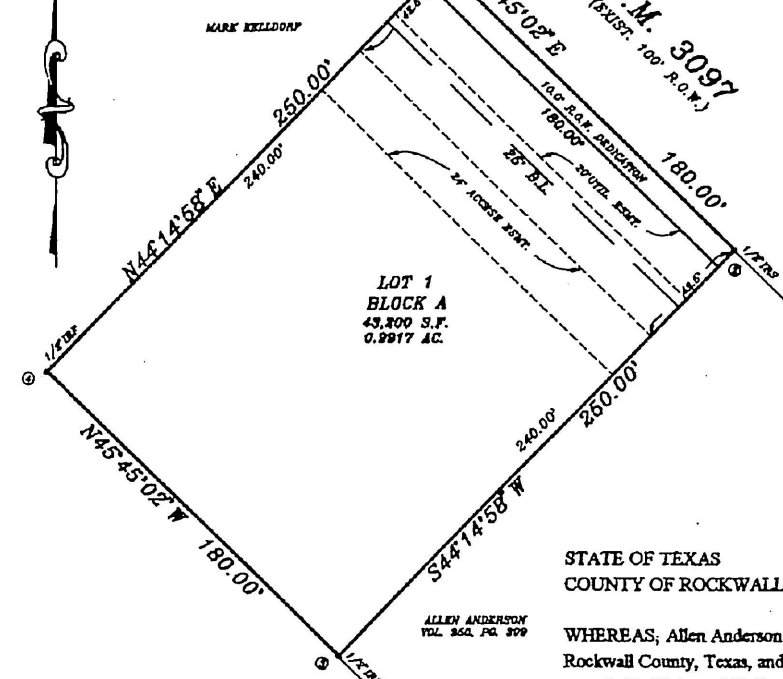
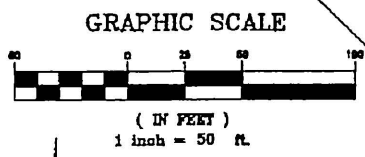
FILED FOR RECORD
ROCKWALL COUNTY

99 NOV 17 AM 10:45

LAURETTE BURKS
CO. CLERK

BY: _____ DEPUTY

D211



OUR SAVIOR LUTHERAN CHURCH
SLIDE 8, PAGE 147

LOT 1
BLOCK A
43,800 S.F.
0.9917 AC.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Allen Anderson is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 6.494 acre tract of land conveyed to Allen Anderson by Deed recorded in Volume 950, Page 309, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the Southwest line of FM Road 3097, a 100-foot right-of-way, at the North corner of said 6.494 acre tract;
THENCE: South 45° 45' 02" East a distance of 180.00 feet with said Southwest line to a 1/2" iron rod set for a corner,
THENCE: South 44° 14' 58" West a distance of 250.00 feet to a 1/2" iron rod set for a corner on the most northerly Southwest line of said 6.494 acre tract;
THENCE: North 45° 45' 02" West a distance of 180.00 feet to a 1/2" iron rod found at the most Northerly West corner of said 6.494 acre tract;
THENCE: North 44° 14' 58" East a distance of 250.00 feet to the Point of Beginning and containing 1.0331 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ALLEN ANDERSON, Owner of said tract does hereby adopt this plat designating the hereinabove described property as MARK CARSON ADDITION, an Addition to the City of Rockwall, Texas, and does hereby dedicate for public use, forever, the streets shown hereon and does reserve the easement strips shown on this plat for the purposes stated and for the normal use and accommodation of all utilities desiring to use or using same. 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 have the right to public ingress or egress to, from and upon the said easement strips for the 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 this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

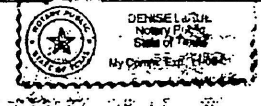
WITNESS MY HAND, at Rockwall, Texas, this the 27 day of October, 1999.

Allen Anderson
ALLEN ANDERSON

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 27th day of October, 1999,

by, *Allen Anderson*
Notary Public



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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 personal supervision.



Harold L. Evans
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146
STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 20 day of October, 1999,
by Harold L. Evans.

Harold L. Evans
Notary Public



RECOMMENDED FOR FINAL APPROVAL

John Whitton
Chairman Planning & Zoning Commission

DATE: 11-17-99

APPROVED

I hereby certify that the above and foregoing plat of Mark Carson Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 12th day of November, 1999.

Sam L. Saff
Mayor, City of Rockwall

Betinda Page
City Secretary, City of Rockwall



210790

FINAL PLAT

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28365
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	6/3/95	9643

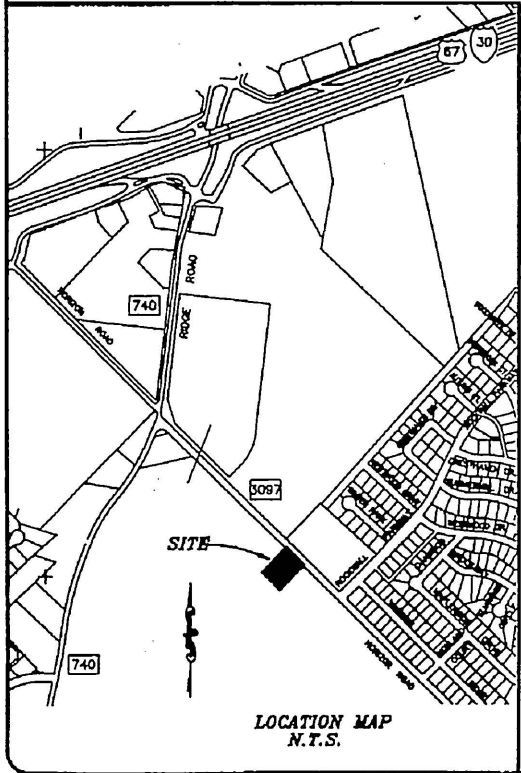
MARK CARSON ADDITION
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ALLEN ANDERSON
1206 LAKESHORE, ROCKWALL, TEXAS 75087 771-2598

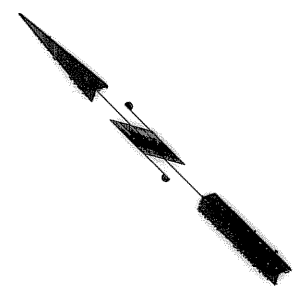
7-21-99

SURFACE ADJUSTED COORDINATES

	NORTHING	EASTING
1	7013483.1856886	2592409.5475029
2	7013387.5846163	2592538.8830514
3	7013168.5074656	2592384.4371454
4	7013284.1095179	2592236.5075969



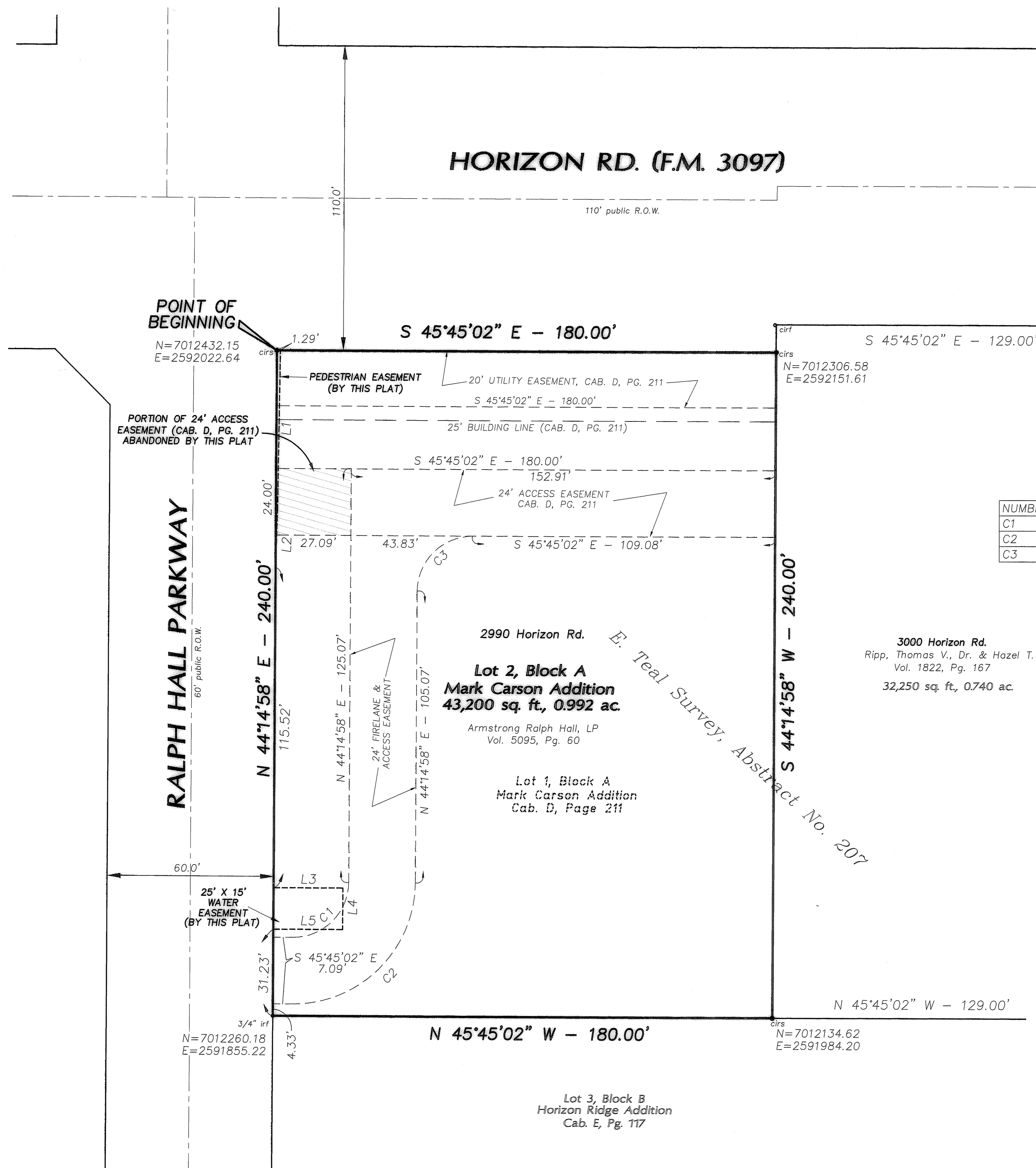
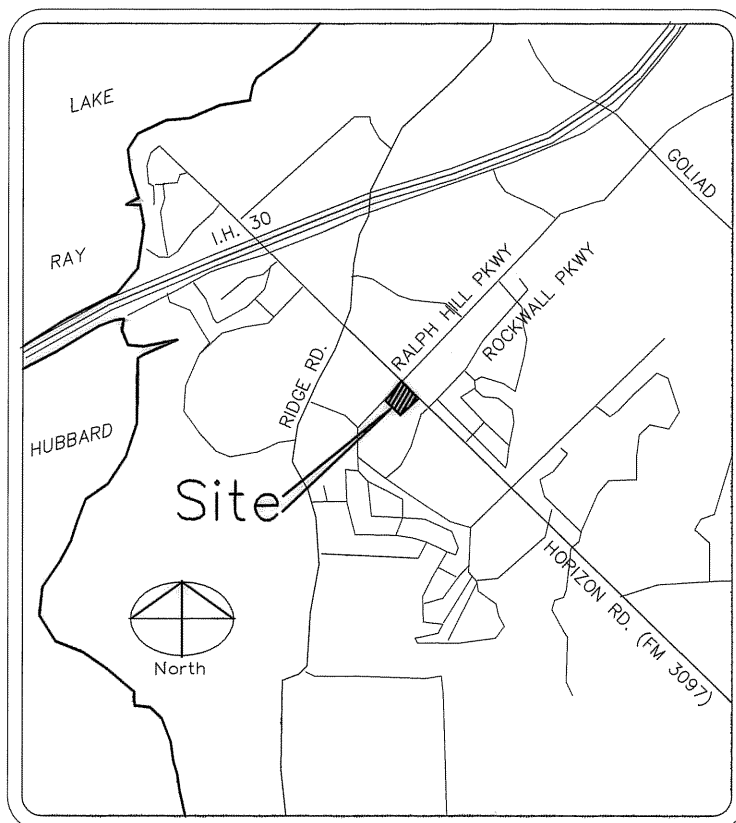
D 211



0 30 60 feet

SCALE: 1" = 30'

VICINITY MAP
not to scale



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 44°57'13" W	56.92'
L2	N 45°49'21" E	21.34'
L3	S 45°45'02" E	25.00'
L4	N 44°14'58" E	15.00'
L5	S 45°45'02" E	25.00'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	20.00	31.42	S 89°14'58" W	28.28
C2	90°00'00"	44.00	69.12	S 89°14'58" W	62.23
C3	89°31'07"	20.00	31.25	N 89°00'32" E	28.17

FILED FOR RECORD
ROCKWALL COUNTY CLERK
LISA CONSTANT
COUNTY CLERK
08 MAY - 1 AM 11:36
BY: _____ DEPUTY

The purpose of this replat is to add easements required for development.

FINAL REPLAT
MARK CARSON ADDITION
LOT 2, BLOCK A

BEING A REPLAT OF MARK CARSON ADDITION
an addition to the City of Rockwall, according to the plat
thereof recorded in Cabinet D, Page 211,
Plat Records, Rockwall County, Texas

0.992 ACRES
SITUATED IN THE
E. TEAL SURVEY, ABSTRACT No. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

APRIL, 2008

Sheet 1 of 2

NOTES:

P.O.B. is tied to City of Rockwall Bench Survey Control Monument #R017, NAD83, Texas State Plane, North Central Zone.
(N=7012743.174, E=2592281.742, ELEV=549.461 feet)

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 4805470005C, dated 06/16/1992. Property is in zone X.

Bearings are based on the southwesterly line of F.M. 3097 (Horizon Rd.), as shown in MARK CARSON ADDITION, recorded in Slide D, Page 211, Plat Records, Rockwall County, Texas.

—LEGEND—

CIRS - 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found

OWNER

ARMSTRONG RALPH HALL LP
2100 WHARTON STREET
Pittsburgh, PA, 15203
(412) 381-1122

ENGINEER

O'DONALD ENGINEERING, LLC
1601 E. Lamar Blvd., Suite 210
Arlington, Texas 76011
(817) 794-0202

SURVEYOR

PIBURN & PARTNERS, LLC
9535 Forest Lane, Suite 229
Dallas, Texas 75243
(214) 328-3500

Project No.: 07141

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 2, MARK CARSON ADDITION, 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. I (we) further certify that all other parties who have a mortgage or lien interest in the LOT 2, MARK CARSON ADDITION have been notified 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 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

ARMSTRONG RALPH HALL, LP
a Texas limited partnership

By: Armstrong Rockwall, LLC, a Texas limited liability company, its general partner

By: Gustine Investments, Inc., a Pennsylvania Corporation its sole member

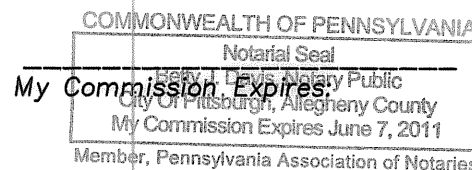
By: W. Gregg Baldwin
W. Gregg Baldwin, President

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

Before me, the undersigned authority, on this day personally appeared W. GREGG BALDWIN, 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 11th day of April, 2008.

Betty J. Davis
Notary Public in and for the
the State of Pennsylvania



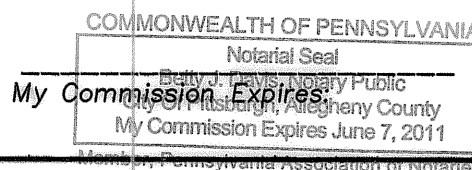
By: John E. Clingan
John E. Clingan, Vice President
THE HUNTINGTON NATIONAL BANK, a banking association, as successor by merger to Sky Bank, an Ohio banking institution

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

Before me, the undersigned authority, on this day personally appeared John E. Clingan, 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 14th day of April, 2008.

Betty J. Davis
Notary Public in and for the
the State of Pennsylvania



WHEREAS ARMSTRONG RALPH HALL, LP, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 0.992 acre tract of land situated in the E. Teal Survey Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A of MARK CARSON ADDITION, an addition the City of Rockwall according to the plat thereof recorded in Slide D, Page 211, Plat Records, Rockwall County, Texas, said 0.992 acre tract being more particularly described in metes and bounds as follows:

BEGINNING at a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the northerly corner of said Lot 1, and being at the intersection of the southwesterly line of Horizon Road (also known as F.M. 3097, a 110 foot right of way at this point) and the southeasterly line of Ralph Hall Road (60 foot right of way);

THENCE South 45°45'02" East, along said southwesterly line of Horizon Road, a distance of 180.00 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the easterly corner of said Lot 1 and also being on the westerly line of a tract of land described to Thomas V. and Hazel T. Ripp, according to Warranty Deed recorded in Volume 1822, Page 167, Deed Records, Rockwall County, Texas;

THENCE South 44°14'58" West, departing said southwesterly line and along the westerly line of said Ripp tract, a distance of 240.00 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the common southerly corner of said Lot 1 and Ripp tracts, and lying on the northeasterly line of Lot 3, Block B, of HORIZON RIDGE ADDITION, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet E, Page 117, Plat Records, Rockwall County, Texas;

THENCE North 45°45'02" West, along the northerly line of said lot 3, a distance of 180.00 feet to a 3/4" iron rod found on the aforementioned southeasterly right of way line of Ralph Hall Road;

THENCE North 44°14'58" East, along said southeasterly line, a distance of 240.00 feet to the POINT OF BEGINNING; containing 43,200 square feet or 0.992 acres of land more or less.

RECOMMENDED FOR FINAL APPROVAL

CW Bricker 4/22/08
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 11th day of April, 2008.

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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this 22nd day of April, 2008.

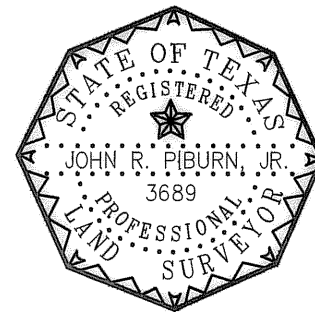
William R. Cecil Christy Ashberry Chuck Todd 4-24-08
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, John R. Piburn, Jr., 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.

John R. Piburn, Jr.
John R. Piburn, Jr.
Registered Public Surveyor No. 3689

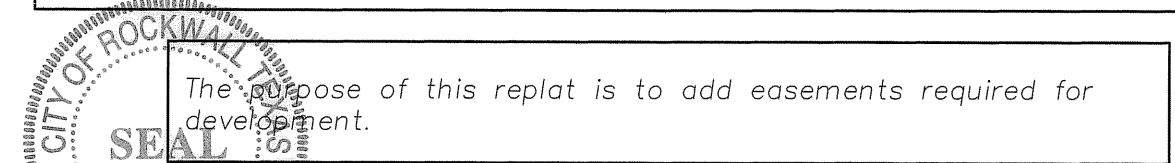
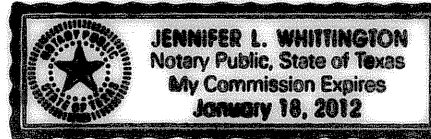


STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared John R. Piburn, Jr., 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 considerations therein expressed.

Given under my hand and seal of office, this 9th day of April, 2008.

Jennifer L. Whittington
Notary Public in and for the State of Texas



FINAL REPLAT
MARK CARSON ADDITION
LOT 2, BLOCK A

BEING A REPLAT OF MARK CARSON ADDITION an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet D, Page 211, Plat Records, Rockwall County, Texas

0.992 ACRES
SITUATED IN THE
E. TEAL SURVEY, ABSTRACT No. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

APRIL, 2008 Sheet 2 of 2

OWNER	ENGINEER	SURVEYOR
ARMSTRONG RALPH HALL LP 2100 WHARTON STREET Pittsburgh, PA, 15203 (412) 381-1122	O'DONALD ENGINEERING, LLC 1601 E. Lamar Blvd., Suite 210 Arlington, Texas 76011 (817) 794-0202	PIBURN & PARTNERS, LLC 9535 Forest Lane, Suite 229 Dallas, Texas 75243 (214) 328-3500