

**OWNERS CERTIFICATE**

STATE OF TEXAS;  
COUNTY OF ROCKWALL;

WHEREAS, PRISM LEASING, INC., BEING THE OWNER OF a tract of land in the J.A. Ramsay Survey, Abstract No. 186, situated in the City of Rockwall, in Rockwall County, Texas, embracing a portion of a tract of land described by deed to Prism Leasing, LTD. recorded in Volume 1244, Page 111 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "R.P.L.S. 3691" found in the south line of Pannell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas as shown on the plat recorded in Cabinet B, Slide 365 of said Plat Records for the northeast corner of Subway/Gateway/Health Food Store Revised, an addition to the City of Rockwall, Rockwall County, Texas as shown on the plat recorded in Cabinet G, Slide 355 of the Plat Records of Rockwall County, Texas and the northwest corner of said Prism Leasing, Inc. tract;

THENCE North 88 degrees 30 minutes 00 seconds East, along the south line of said Pannell Subdivision and the north line of said Prism Leasing, Inc. tract, at a distance of 87.89 feet pass a 3/8 inch iron rod found for the southeast corner of said Pannell Subdivision and the southwest corner of a tract of land described in the deed to Ann Hamilton recorded in Volume 2360, Page 110 of said Deed Records and continuing for a total distance of 191.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 01 degree 37 minutes 01 second East, departing the south line of said Hamilton tract and the north line of said Prism Leasing, Inc. tract, a distance of 240.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the north line of State Highway 276, a 120 feet wide right of way, and the south line of said Prism Leasing, Inc. tract;

THENCE South 89 degrees 09 minutes 04 seconds West, along the north line of said State Highway 276 and the south line of said Prism Leasing, Inc. tract, a distance of 191.02 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 3691" found for the southwest corner of said Prism Leasing, Inc. tract and the southeast corner of said Subway/Gateway/Health Food Store Revised;

THENCE North 01 degree 37 minutes 01 second West, along the west line of said Prism Leasing, Inc. tract and the east line of said Subway/Gateway/Health Food Store Revised, a distance of 237.86 feet to the POINT OF BEGINNING and containing 45,639 square feet or 1.048 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS;  
COUNTY OF ROCKWALL;

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the Rockwall Car Wash 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 Alliance Addition Ph.2 subdivision 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 home 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 West 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 requisition 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.

**STANDARD CITY SIGNATURE BLOCK**

**RECOMMENDED FOR FINAL APPROVAL**

*[Signature]* 03-10-09  
Planning and Zoning Commission Date

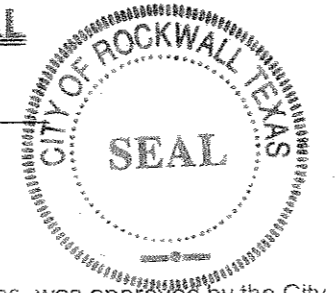
**APPROVED**

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 16th day of March, 2009.

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 29th day of Sept., 2009.

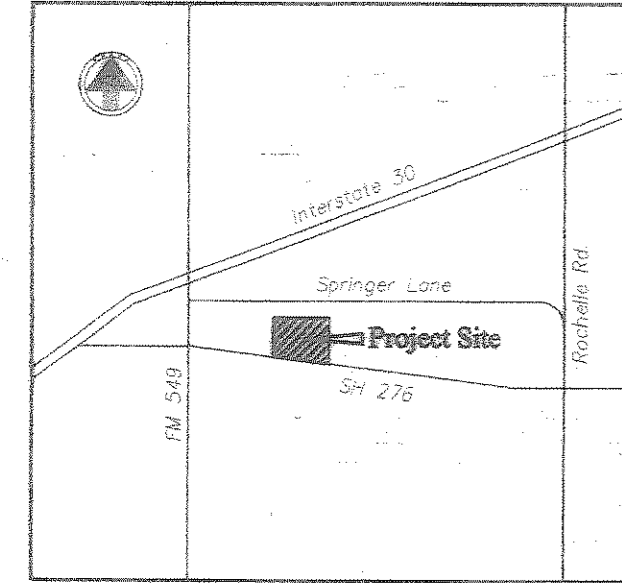
*[Signatures]*  
Mayor, City of Rockwall      City Secretary      City Engineer



**CONTROL MONUMENTS**

- CM#1:  
N: 7019410.791  
E: 2608096.273  
DESC: 1/2" I.R. W/ CAP STAMPED "STOVALL"
- CM#2:  
N: 7019164.297  
E: 2607769.664  
DESC: 1/2" I.R. W/ CAP STAMPED "R.P.L.S. 3691"

**FLOODPLAIN STATEMENT:**  
The property shown hereon is located in Zone "X" which is not a flood hazard area according to Map No. 400546, dated September 26, 1975 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.



- NOTES:**
1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE ON AUGUST 21, 2008.
  2. ALL 5/8" IRON RODS SET HAVE A PLASTIC CAP STAMPED R.P.L.S. 5430.

FIRELANE CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
CV1	20.00	89°03'03"	19.67	31.08	28.05	N 44°37'33" E
CV2	44.00	35°47'31"	14.21	27.49	27.04	N 17°59'47" E
CV3	20.00	39°51'08"	7.25	13.91	13.63	S 19°51'59" W
CV4	20.00	87°45'03"	19.23	30.63	27.72	S 48°58'24" E

**SURVEYORS CERTIFICATE**

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 30th DAY OF July, 2009.

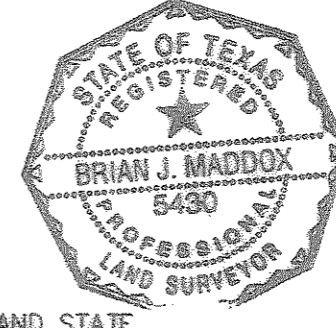
*[Signature]*  
BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS;  
COUNTY OF KAUFMAN;

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30th DAY OF July, 2009.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I (we) further acknowledge that the dedications and/or exactions 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.

*[Signature]*  
Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me the undersigned authority, on this day personally appeared Roland Cobb, 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 under my hand and seal of office this 10th day of September, 2009 me.

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

My Commission Expires: 04-30-12

**Final Plat**

**ROCKWALL CAR WASH ADDITION**  
~1 Lot~

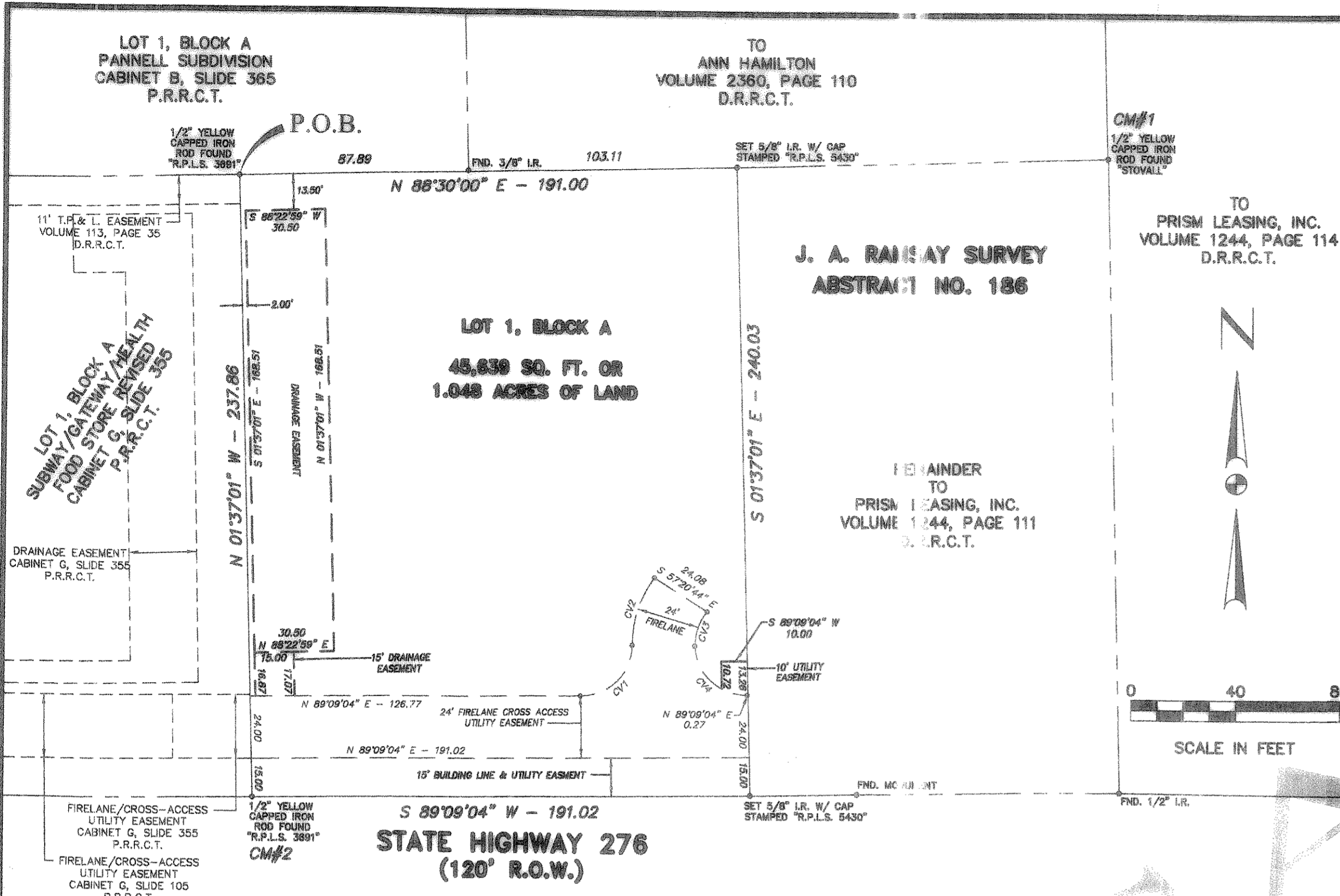
BEING A 1.048 AC. TRACT OF LAND SITUATED IN THE J. A. RAMSAY SURVEY, ABST. NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:	Surveyor:	Engineer:
RYAN COBB	MADDOX SURVEYING	F.C. CUNY CORP.
2398 S.H. 276	P.O. Box 2109	#2 Horizon Ct.
Rockwall, Texas 75032	Forney, Texas 75126	Heath, Texas 75032
(972) 772-5432	(972) 564-4416	(469) 402-7700

January 27, 2009      1"=40'      Sheet 1 of 1

FILED FOR RECORDS  
ROCKWALL COUNTY CLERK  
DEPUTY





**OWNERS CERTIFICATE**

STATE OF TEXAS;  
COUNTY OF ROCKWALL;

WHEREAS, PRISM LEASING, INC., BEING THE OWNER OF a tract of land in the J.A. Ramsay Survey, Abstract No. 186, situated in the City of Rockwall, in Rockwall County, Texas, embracing a portion of a tract of land described by deed to Prism Leasing, LTD. recorded in Volume 1244, Page 111 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "F.F.L.S. 3691" found in the south line of Pannell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas as shown on the plat recorded in Cabinet B, Slide 365 of said Plat Records for the northeast corner of Subway/Gateway/Health Food Store Revised, an addition to the City of Rockwall, Rockwall County, Texas as shown on the plat recorded in Cabinet G, Slide 365 of the Plat Records of Rockwall County, Texas and the northwest corner of said Prism Leasing, Inc. tract;

THENCE North 88 degrees 30 minutes 00 seconds East along the south line of said Pannell Subdivision and the north line of said Prism Leasing, Inc. tract, at a distance of 87.89 feet pass a 3/8 inch iron rod found for the southeast corner of said Pannell Subdivision and the southwest corner of a tract of land described in the deed to Ann Hamilton recorded in Volume 2360, Page 110 of said Deed Records and continuing for a total distance of 191.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 01 degree 37 minutes 01 second East, departing the south line of said Hamilton tract and the north line of said Prism Leasing, Inc. tract, a distance of 240.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the north line of State Highway 276, a 120 feet wide right of way, and the south line of said Prism Leasing, Inc. tract;

THENCE South 89 degrees 09 minutes 04 seconds West, along the north line of said State Highway 276 and the south line of said Prism Leasing, Inc. tract, a distance of 191.02 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 3691" found for the southwest corner of said Prism Leasing, Inc. tract and the southeast corner of said Subway/Gateway/Health Food Store Revised;

THENCE North 01 degree 37 minutes 01 second West, along the west line of said Prism Leasing, Inc. tract and the east line of said Subway/Gateway/Health Food Store Revised, a distance of 237.86 feet to the POINT OF BEGINNING and containing 45,639 square feet or 1.048 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS;  
COUNTY OF ROCKWALL;

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the Rockwall Car Wash 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 Alliance Addition Ph.2 subdivision 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's West 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.

*Ryan Cobb*  
Owner  
PRISM LEASING LTD

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared *Ryan Cobb & Brian Maddox*, 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 16<sup>th</sup> day of December, 2011.

*Suzette Hartberg*  
Notary Public in and for the State of Texas  
My Commission Expires: 10-30-15  
SUZETTE HARTBERG  
Notary Public  
State of Texas  
My Comm. Exp. 09-30-2015

**VACATION PLAT**  
**ROCKWALL CAR WASH ADDITION**  
~1 Lot~  
BEING A 1.048 AC. TRACT OF LAND SITUATED IN THE  
J. A. RAMSAY SURVEY, ABST. NO. 186  
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: RYAN COBB  
2398 S.H. 276  
Rockwall, Texas 75032  
(972) 772-5432  
Surveyor: MADDOX SURVEYING  
P.O. Box 2109  
Fomey, Texas 75126  
(972) 564-4416  
Engineer: F.C. CUNY CORP.  
#2 Horizon Ct.  
Heath, Texas 75032  
(469) 402-7700

RECOMMENDED FOR FINAL APPROVAL

*Platy: [Signature]* 10/25/11  
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing vacation plat of Rockwall Car Wash Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 16<sup>th</sup> day of December, 2011.  
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 the 16<sup>th</sup> day of December, 2011  
*Paul Swartz* Mayor, City of Rockwall  
*Kristy Ashberry* City Secretary  
*Chuck Fadd* 12-16-2011 City Engineer



**SURVEYORS CERTIFICATE**

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 16<sup>th</sup> DAY OF December, 2011.  
*Brian J. Maddox*  
BRIAN J. MADDOX, R.P.L.S. NO. 5430



**NOTES:**

1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE ON AUGUST 21, 2008.
2. ALL 5/8" IRON RODS: SET HAVE A PLASTIC CAP STAMPED R.P.L.S. 5430.

FIRELANE CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
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CV3	20.00	39°51'08"	7.21	13.91	13.63	S 19°51'59" W
CV4	20.00	87°45'03"	19.13	30.63	27.72	S 46°58'24" E

**CONTROL MONUMENTS**

- CM#1:  
N: 7019410.791  
E: 2608096.273  
DESC: 1/2" I.R. W/ CAP STAMPED "STOVALL"
- CM#2:  
N: 7019164.297  
E: 2607789.664  
DESC: 1/2" I.R. W/ CAP STAMPED "R.P.L.S. 3691"

**FLOODPLAIN STATEMENT:**

The property shown hereon is located in Zone "X" which is not a flood hazard area according to Map No. 480546, dated September 28, 1975 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency.

