

Site subject to restrictive covenants recorded in Volume 217, Page 96 of the Real Property Records of Rockwall County, Texas.
 Site subject to terms, provisions of Facility Agreement recorded in Volume 6479, Page 168
 Site subject to Easement recorded in Volume 6662, Page 125.

NOTES:
 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE DEED RECORDED IN VOLUME 217, PAGE 92, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
Conc. Mon.	Concrete Monument
OPRRCT	Official Public Records of Rockwall County, Texas
DRRCT	Deed Records of Rockwall County, Texas

THE PURPOSE OF THIS PLAT IS TO CREATE 3 INDIVIDUAL LOTS.

CASE NO. P2013-039

FINAL PLAT
LOTS 1, 2 & 3, BLOCK A
SHARP ADDITION
9.259 ACRES

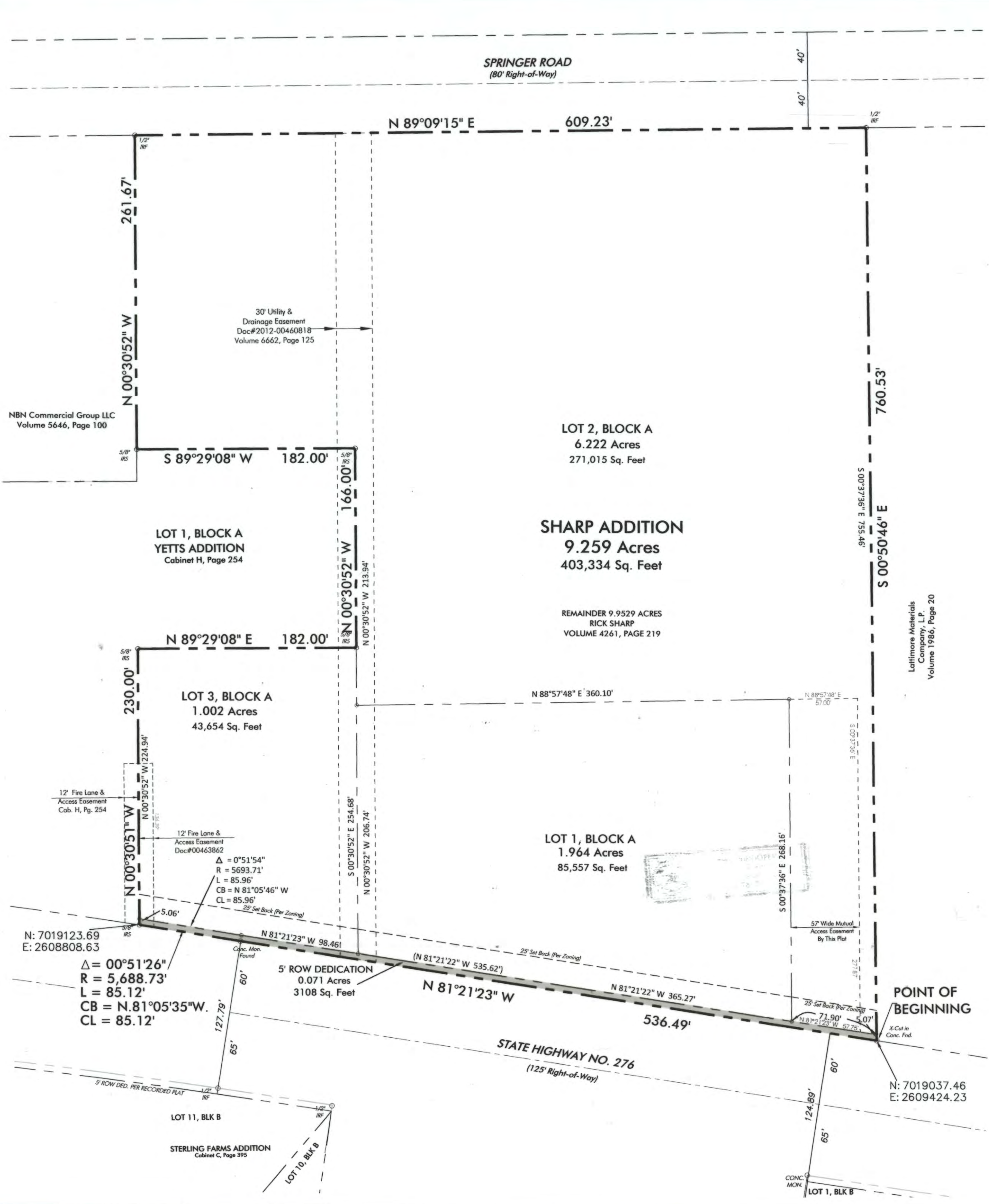
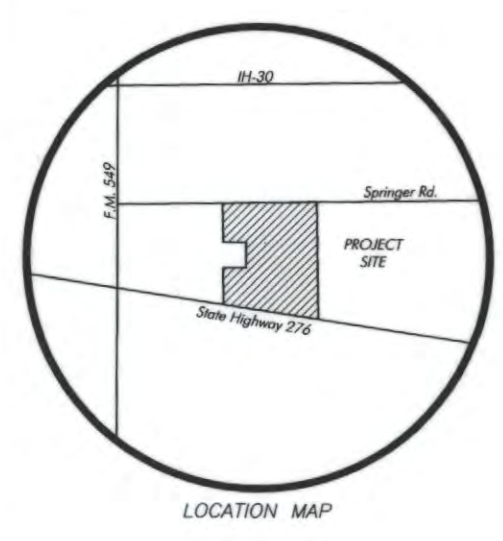
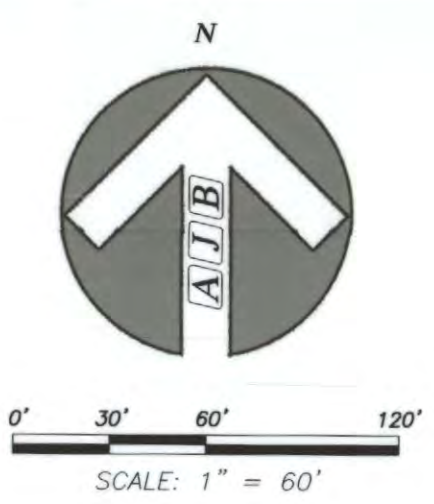
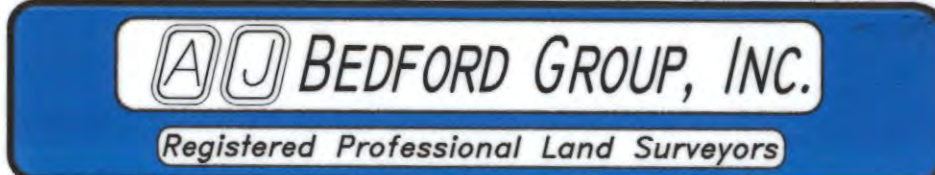
J. A. RAMSEY SURVEY, ABSTRACT NO. 186
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

Owner: RICK SHARP richard.sharp@sharpinsulation.com
 201 LAURENCE DR. PMB 523
 HEATH, TX 75032 972-772-7411

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: November 11, 2013	P.C.: D. Cryer
Technician: B J Elam	File: SHARP ADDITION
Drawn By: B J Elam	Job. No. 533-001-C
	TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
 (972) 722-0225 www.ajbedfordgroup.com

Sheet: 1
 of: 2



Sharp Addition
 Lots 1, 2 & 3, Block A
 Final Plat

H-361

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RICK SHARP IS THE OWNER of a Tract of Land in the City of Rockwall, County of Rockwall, State of Texas, according to the deeds recorded in Volume 4261, Page 219 and Volume 6665, Page 178 of the Real Property Records of Rockwall County Texas, said tract being described as follows:

BEING a 9.259 acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas and being a portion of a 9.9529 acre tract of land described by deed to Rick Sharp & John W. Sharp recorded in Volume 4261, Page 219 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an "x" cut in concrete found for the southeast corner of said 9.9529 acre tract of land and being located in the north line of State Highway No. 276 (125' wide);

THENCE along said north line, NORTH 81°21'23" WEST a distance of 536.49 feet to a concrete monument found for the beginning of a curve to the left having a radius of 5688.73 feet and a chord bearing of NORTH 81°05'35" WEST;

THENCE along said curve to the left through a central angle of 00°51'26" for an arc length of 85.12 feet to a 5/8 inch iron rod found for the southeast corner of Lot 1, Block A of Yetts Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 254 of the Real Property Records of Rockwall County, Texas;

THENCE departing said north line and along the east line of Lot 1, Block A of said Yetts Addition as follows:

NORTH 00°30'51" WEST a distance of 230.00 feet to a 5/8 inch iron rod set for corner;
NORTH 89°29'08" EAST a distance of 182.00 feet to a 5/8 inch iron rod set for corner;
NORTH 00°30'52" WEST a distance of 166.00 feet to a 5/8 inch iron rod set for corner;
SOUTH 89°29'08" WEST a distance of 182.00 feet to a 5/8 inch iron rod set for corner in the east line of a tract of land to NBN Commercial Group described in a deed recorded in Volume 5646, Page 100 of the Real Property Records of Rockwall County, Texas;

THENCE along the east line of said NBN Commercial Group Tract NORTH 00°30'52" WEST a distance of 261.67 feet to a 1/2 inch iron rod found for corner in the south line of Springer Road (80' wide);

THENCE along the south line of said Springer Road NORTH 89°09'15" EAST a distance of 609.23 feet to a 1/2 inch iron rod found for the northwest corner of a tract of land to Lattimore Materials Company, L.P. as described in Volume 1986, Page 20 of the Real Property Records of Rockwall County, Texas;

THENCE along the west line of said Lattimore Materials Company, L.P. tract SOUTH 00°50'46" EAST a distance of 760.53 feet to the POINT OF BEGINNING;

CONTAINING 9.259 Acres or 403,334 Square Feet of land more or less.

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 the SHARP ADDITION, LOTS 1, 2 & 3, BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. WE further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION, LOTS 1, 2 & 3, BLOCK A 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. 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.

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.

RICK SHARP - OWNER

[Signature of Rick Sharp]

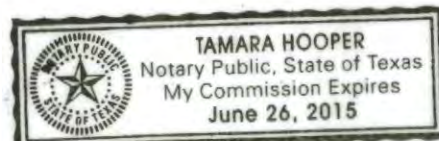
STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared RICK SHARP, known to me to be the person(s) whose name(s) is/are 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 5 day of December, 2013.

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

Signature of Party With Mortgage or Lien Interest



RECOMMENDED FOR FINAL APPROVAL

[Signature] 11/26/2013
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 2nd day of December, 2013.

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 5th day of December, 2013.

[Signatures of Mayor, City Secretary, and City Engineer]



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, 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.

THE PURPOSE OF THIS PLAT IS TO CREATE 3 INDIVIDUAL LOTS.

CASE NO. P2013-039

FINAL PLAT
LOTS 1, 2 & 3, BLOCK A
SHARP ADDITION
9.259 ACRES

J. A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: RICK SHARP richard.sharp@sharpinsulation.com
201 LAURENCE DR. PMB 523
HEATH, TX 75032 972-772-7411

Scale: 1" = 60'
Date: November 11, 2013
Technician: B J Elam
Drawn By: B J Elam

Checked By: A.J. Bedford
P.C.: D. Cryer
File: SHARP ADDITION
Job. No. 533-001-C
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com

Sheet: 2
Of: 2

AJ BEDFORD GROUP, INC.
Registered Professional Land Surveyors

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

[Signature]
Austin J. Bedford
Registered Professional Land Surveyor No. 4132

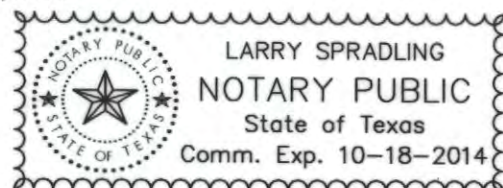


STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, 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 2th day of December, 2013.

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



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/09/2013 03:48:06 PM
\$100.00
20130000500997

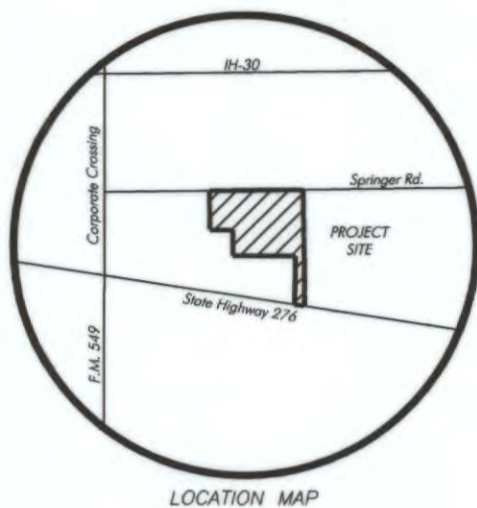
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Sharp Addition
Lots 1, 2 & 3, Block A
Final Plat

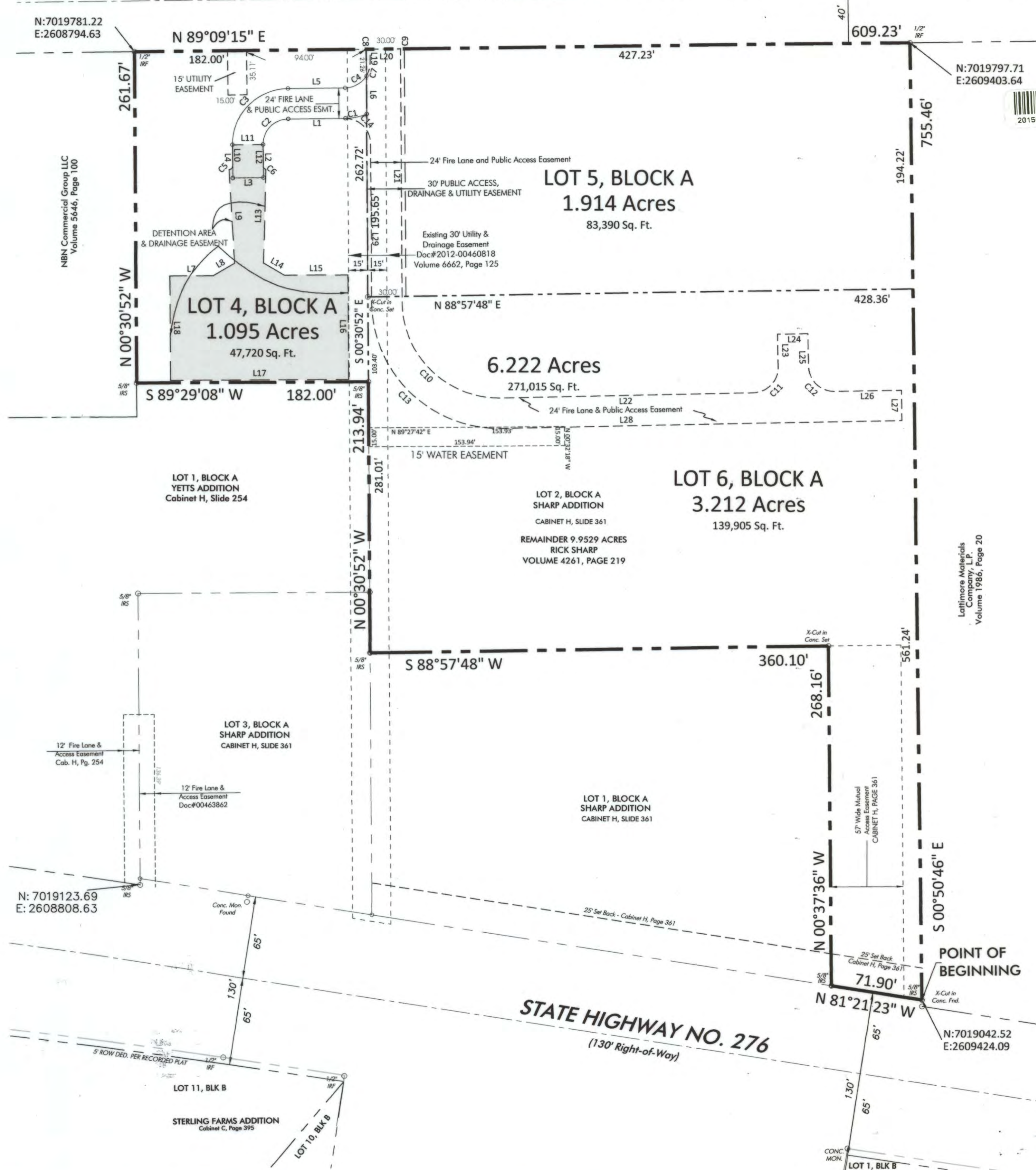
H-362



0' 30' 60' 120'
SCALE: 1" = 60'



SPRINGER ROAD (80' Right-of-Way)



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.00'	221°19'	17.12'	S 78°00'36" W	17.01'
C2	20.00'	90°00'00"	31.42'	S 44°09'15" W	28.28'
C3	44.00'	90°00'00"	69.12'	N 44°09'15" E	62.23'
C4	20.00'	57°27'54"	20.06'	N 60°25'18" E	19.23'
C5	3.00'	90°00'00"	4.71'	N 44°09'15" E	4.24'
C6	2.00'	89°58'10"	3.14'	S 45°50'29" E	2.83'
C7	20.00'	314°7'18"	11.10'	N 15°22'47" E	10.95'
C8	20.00'	4°58'41"	1.74'	N 03°00'13" W	1.74'
C9	20.00'	325°00"	1.19'	S 01°11'37" W	1.19'
C10	76.00'	90°59'46"	120.70'	S 45°48'33" E	108.41'
C11	20.00'	90°00'00"	31.42'	N 43°41'33" E	28.28'
C12	20.00'	90°00'00"	31.42'	S 46°18'27" E	28.28'
C13	100.00'	90°47'34"	158.46'	N 45°54'40" W	142.40'
C14	20.00'	90°19'53"	31.53'	N 45°40'49" W	28.37'

LINE	BEARING	DISTANCE
L1	S 89°09'15" W	44.90'
L2	S 02°50'45" E	26.12'
L3	S 89°09'15" W	24.00'
L4	N 00°50'45" W	26.12'
L5	N 89°09'15" E	44.90'
L6	S 02°50'52" E	29.98'
L7	N 89°29'08" E	34.04'
L8	N 59°54'4" E	19.43'
L9	N 03°30'09" W	74.08'
L10	N 00°50'45" W	16.50'
L11	N 89°09'15" E	24.00'
L12	S 00°50'45" W	17.50'
L13	S 01°18'27" E	28.00'
L14	S 89°48'11" E	18.87'
L15	N 89°58'58" E	50.08'
L16	S 00°30'52" E	82.50'
L17	S 89°29'08" W	140.00'
L18	N 00°30'52" W	82.50'
L19	N 00°30'52" W	8.88'
L20	N 89°09'15" E	24.11'
L21	S 00°30'52" E	198.77'
L22	N 88°41'33" E	198.09'
L23	N 01°18'27" W	26.00'
L24	N 88°41'33" E	24.00'
L25	S 01°18'27" E	28.00'
L26	N 88°41'33" E	52.70'
L27	S 00°50'46" E	24.00'
L28	S 88°41'33" W	314.59'
L29	N 00°30'52" W	125.48'

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Site subject to restrictive covenants recorded in Volume 217, Page 96 of the Real Property Records of Rockwall County, Texas.

Site subject to terms, provisions of Facility Agreement recorded in Volume 6479, Page 168

Site subject to Easement recorded in Volume 6662, Page 125.

Notes:
Basis of Bearings: Bearings are based on the Deed Recorded in Volume 217, Page 92, Deed Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
Conc. Mon.	Concrete Monument
OPRRT	Official Public Records of Rockwall County, Texas
DRRCT	Deed Records of Rockwall County, Texas

THE PURPOSE OF THIS PLAT IS TO CREATE 3 INDIVIDUAL LOTS AND ADD AN ACCESS EASEMENT.

I-125 CASE NO. P2014-041

REPLAT
SHARP ADDITION
LOTS 4, 5 & 6, BLOCK A
6.222 ACRES

BEING A REPLAT OF LOT 2, BLOCK A OF SHARP ADDITION RECORDED IN CABINET H, SLIDE 361 SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: RICK SHARP
201 LAURENCE DR. PMB 523
HEATH, TX 75032 972-772-7411
richard.sharp@sharpinsulation.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: August 14, 2014	P.C.: D. Cryer
Technician: B J Elam	File: SHARP ADDITION-Replat
Drawn By: B J Elam	Job. No. 533-001-C
	TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RICK SHARP is the owner of a 6.222 acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas, being all of Lot 2, Block A of Sharp Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Slide 361, Plat Records Rockwall County, Texas (PRRCT) and being a portion of a 9.9529 acre tract of land described by deed to Rick Sharp & John W. Sharp recorded in Volume 4261, Page 219 of the Real Property Records of Rockwall County, Texas (RPRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of State Highway No. 276 (130 feet wide right of way) and being the northeast corner of a 5 feet wide right of way dedication recorded in Cabinet H, Page 361 (PRRCT);

THENCE along the north line of said State Highway 276 and said 5 feet wide right of way dedication, NORTH 81°21'23" WEST a distance of 71.90 feet to a 5/8 inch iron rod set for corner and being the southeast corner of Lot 1, Block A of said Sharp Addition;

THENCE along the east line of said Lot 1, NORTH 00°37'36" WEST a distance of 268.16 feet to a x-cut in concrete set for corner;

THENCE along the north line of said Lot 1, SOUTH 88°57'48" WEST a distance of 360.10 feet to a 5/8 inch iron rod set in the east line of Lot 3, Block A of said Sharp Addition;

THENCE along the east line of said Lot 3, NORTH 00°30'52" WEST a distance of 213.94 feet to a x-cut in concrete set for the northeast corner of Lot 1, Block A of Yetts Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 254 (PRRCT);

THENCE along the north line of said Lot 1, Block A of Yetts Addition, SOUTH 89°29'08" WEST a distance of 182.00 feet to a 5/8 inch iron rod set for corner in the east line of a tract of land described in a deed to Starfire Properties, LP recorded in Volume 2195, Page 187 (RPRRCT);

THENCE along the east line of said Starfire Properties, LP tract, NORTH 00°30'52" WEST a distance of 261.67 feet to a 5/8 inch iron rod set in the south line of Springer Road (80 feet wide right of way);

THENCE along the south line of said Springer Road, NORTH 89°09'15" EAST a distance of 609.23 feet to a 5/8 inch iron rod set for corner and being the northwest corner of a tract of land described in a deed to Lattimore Materials Company, LP recorded in Volume 1986, Page 20 (RPRRCT);

THENCE along the west line of said Lattimore materials Company, LP tract, SOUTH 00°50'46" EAST a distance of 755.46 feet to the POINT OF BEGINNING;

CONTAINING 6.222 acres or 271,015 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132

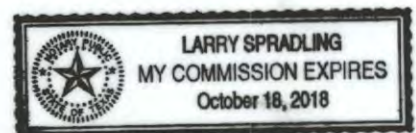


STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared AUSTIN J BEDFORD, known to me to be the person(s) 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 13th day of January, 2015.

Larry Spradling
Notary Public in and for the State of Texas



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 the SHARP ADDITION, LOTS 4, 5 & 6 BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION, LOTS 4, 5 & 6, BLOCK A 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:

- 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 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 exactions made herein.

RICK SHARP - OWNER

[Signature of Rick Sharp]

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared RICK SHARP, known to me to be the person(s) 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 13th day of January, 2015.

Larry Spradling
Notary Public in and for the State of Texas



[Signature of Rick Sharp]
Signature of Party With Mortgage or Lien Interest



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
01/20/2015 04:07:49 PM
\$100.00
2015000000701



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission
Date 01/15/2015

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 5th day of January, 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.

WITNESS OUR HANDS, this 16th day of January, 2015.

[Signature]
Mayor, City of Rockwall

[Signature]
City Engineer

[Signature]
City Secretary



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, 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.

THE PURPOSE OF THIS PLAT IS TO CREATE 3 INDIVIDUAL LOTS AND ADD AN ACCESS EASEMENT.

I-126 CASE NO. P2014-041

REPLAT
SHARP ADDITION
LOTS 4, 5 & 6, BLOCK A
6.222 ACRES

BEING A REPLAT OF LOT 2, BLOCK A OF SHARP ADDITION RECORDED IN CABINET H, SLIDE 361 SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: RICK SHARP richard.sharp@sharppinsulation.com
201 LAURENCE DR. PMB 523
HEATH, TX 75032 972-772-7411

Table with 2 columns: Field (Scale, Date, Technician, Drawn By) and Value (1" = 60', August 14, 2014, B J Elam, B J Elam). Right column: Checked By: A.J. Bedford, P.C.: D. Cryer, File: SHARP ADDITION-Replat, Job. No. 533-001-C, TBPLS Reg. #10118200

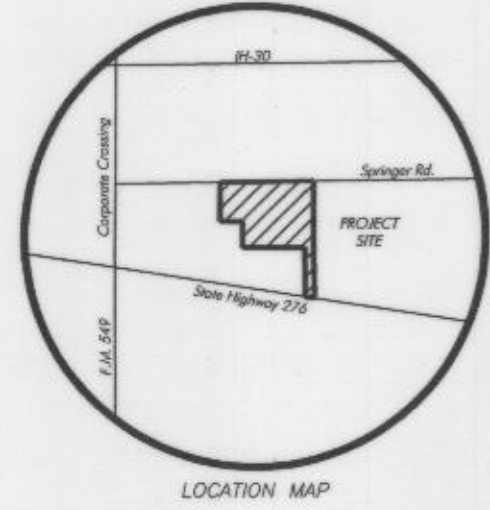
301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet: 2
Of: 2

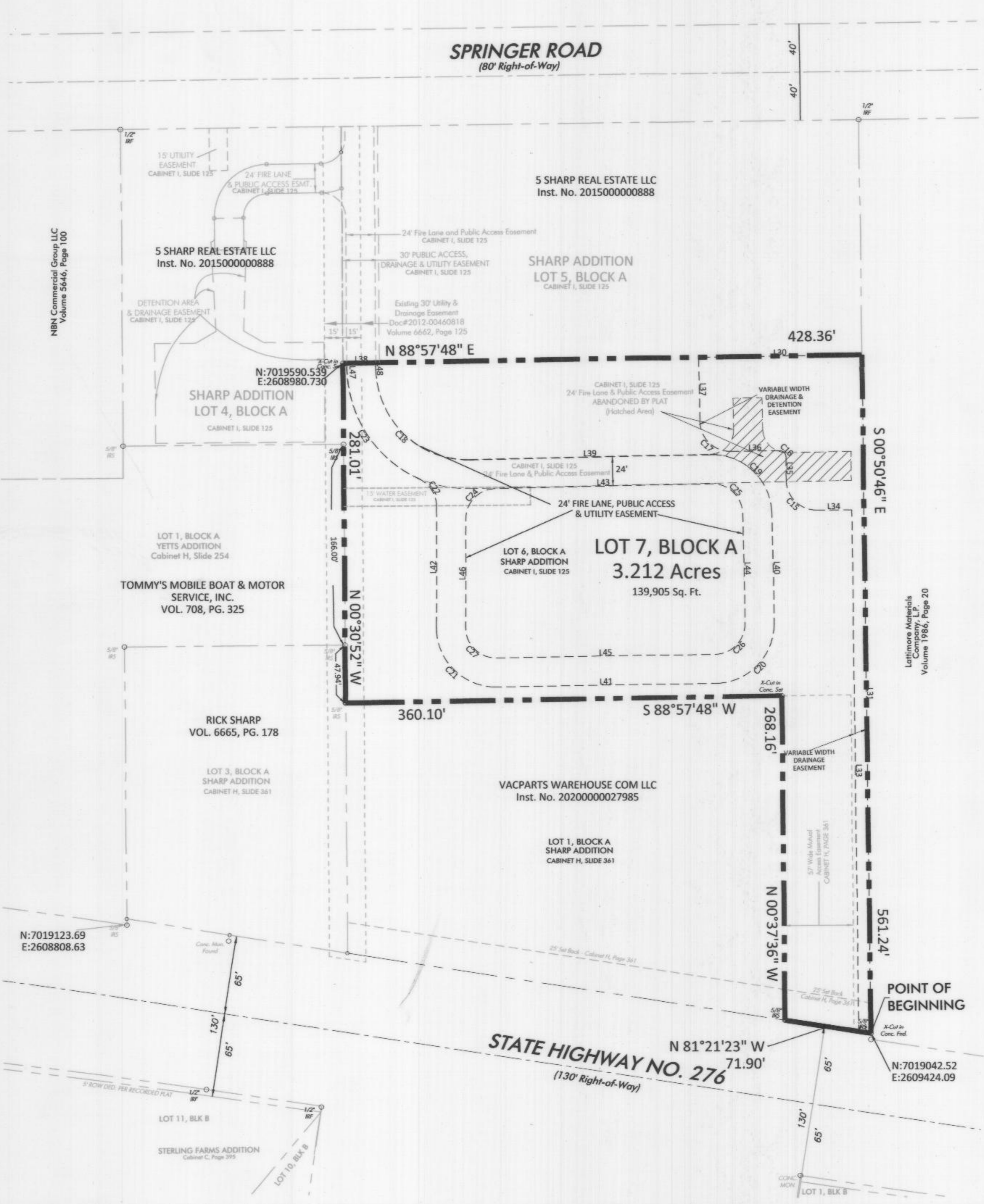




0' 30' 60' 120'
SCALE: 1" = 60'



THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS AND ABANDON EASEMENT.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	89°47'45"	25.00'	39.18'	N 45°44'39" W	35.29'
C16	89°59'41"	5.00'	7.85'	N 45°50'46" W	7.07'
C17	90°11'33"	25.00'	39.35'	N 46°27'26" W	35.41'
C18	90°59'46"	76.00'	120.70'	S 46°00'45" E	108.41'
C19	90°03'21"	49.00'	71.02'	S 46°16'47" E	69.33'
C20	90°13'38"	49.00'	77.16'	S 43°51'43" W	69.43'
C21	91°01'30"	49.00'	77.85'	N 45°30'43" W	69.91'
C22	66°01'47"	25.00'	28.81'	N 33°00'51" W	27.24'
C23	65°30'52"	100.00'	114.34'	N 33°16'19" W	108.22'
C24	88°41'31"	25.00'	38.70'	S 44°20'48" W	34.95'
C25	90°03'21"	25.00'	39.29'	N 46°16'47" W	35.37'
C26	90°13'38"	25.00'	39.37'	N 43°51'43" E	35.43'
C27	91°01'30"	25.00'	39.72'	S 45°30'43" E	35.67'

LINE	BEARING	DISTANCE
L30	N 88°57'48" E	134.98'
L31	S 00°50'46" E	561.24'
L32	N 81°21'23" W	110.14'
L33	N 00°50'46" W	431.37'
L34	S 89°29'48" W	28.98'
L35	N 00°50'46" W	19.37'
L36	S 89°09'24" W	40.46'
L37	N 01°11'15" W	53.44'
L38	N 88°57'48" E	23.72'
L39	N 88°41'33" E	198.09'
L40	S 01°15'06" W	90.96'
L41	S 88°58'32" W	180.55'
L42	N 00°00'02" E	100.37'
L43	S 88°41'33" W	178.58'
L44	N 01°15'06" W	90.96'
L45	N 88°58'32" E	180.55'
L46	S 00°00'02" W	90.09'
L47	N 00°30'52" W	4.85'
L48	S 00°30'52" E	5.07'

Notes:
Basis of Bearings: Bearings are based on the Replat of Sharp Addition recorded in Cabinet I, Slide 125, Plat Records, Rockwall County, Texas.

Property owner shall be responsible for all maintenance, repairs, and replacement of drainage and detention easements on site.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
Conc. Mon.	Concrete Monument
OPRRCT	Official Public Records of Rockwall County, Texas
DRRCT	Deed Records of Rockwall County, Texas

CASE NO. P2021-065

**FINAL PLAT
SHARP ADDITION**

LOT 7, BLOCK A
3.212 ACRES OR 139,905 SQ. FT.

BEING A REPLAT OF LOT 6, BLOCK A,
SHARP ADDITION RECORDED IN CABINET I, SLIDE 125
SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:
1
of: 2



OWNERS DEDICATION

STATE OF TEXAS Michigan §
 COUNTY OF ROCKWALL Oakland §

WHEREAS AGREE LIMITED PARTNERSHIP is the owner of a 3.212 acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas, being all of Lot 6, Block A of Sharp Addition an addition to the City of Rockwall according to the plat recorded in Cabinet I, Slide 125, Plat Records Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of State Highway No. 276 (130 feet wide right of way) and being the northeast corner of a 5 feet wide right of way dedication recorded in Cabinet H, Page 361 (PRRCT);

THENCE along the north line of said State Highway 276 and said 5 feet wide right of way dedication, **NORTH 81°21'23" WEST** a distance of 71.90 feet to a 5/8 inch iron rod found for corner and being the southeast corner of Lot 1, Block A of said Sharp Addition;

THENCE along the east line of said Lot 1, **NORTH 00°37'36" WEST** a distance of 268.16 feet to a x-cut in concrete found for corner;

THENCE along the north line of said Lot 1, **SOUTH 88°57'48" WEST** a distance of 360.10 feet to a 5/8 inch iron rod found in the east line of Lot 3, Block A of said Sharp Addition;

THENCE along the east line of said Lot 3, **NORTH 00°30'52" WEST** a passing distance of 47.94 feet to a 5/8 inch iron rod found for the southeast corner of Lot 1, Block A of Yetts Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 254 (PRRCT) and continuing along the common line of said Lot 6 and said east line of said Lot 1, Block A of Yetts Addition, **NORTH 00°30'52" WEST** a passing distance of distance of 166.00 feet to a 5/8 inch iron rod found for the southeast corner of Lot 4, Block A of said Sharp Addition and in all a total distance of 281.01 feet to the northwest corner of said Lot 6 and being the southwest corner of Lot 5 of said Sharp Addition;

THENCE along the common line of said Lot 6 and said Lot 5, **NORTH 88°57'48" EAST** a distance of 428.36 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 6 and being located in the west line of a tract of land to Lattimore Materials Company, L.P. tract per Deed recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas.

THENCE continuing along the east line of said Lattimore Materials Company, L.P. tract and said Lot 6, **SOUTH 00°50'46" EAST** a distance of 561.24 feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds 3.212 acres or 139,905 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

Frank R. Owens
 Frank R. Owens
 Registered Professional Land Surveyor No. 5387



General Notes:

1) 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.

2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Michigan
 STATE OF TEXAS §
 COUNTY OF ROCKWALL Oakland §

I the undersigned owner of the land shown on this plat, and designated herein as the SHARP ADDITION, LOT 7 BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION, LOT 7, BLOCK A 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 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.

AGREE LIMITED PARTNERSHIP, OWNER

Danielle Spehner

Michigan
 STATE OF TEXAS §
 COUNTY OF ROCKWALL Oakland §

Before me, the undersigned authority, on this day personally appeared Danielle Spehner, known to me to be the person(s) 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 17th day of February, 2022.

Susan M. Moore
 Notary Public in and for the State of Texas
Michigan

SUSAN M. MOORE
 Notary Public, State of Michigan
 County of Macomb
 My Commission Expires Oct. 07, 2023
 Acting in the County of Oakland

N/A
 Signature of Party With Mortgage or Lien Interest

RECOMMENDED FOR FINAL APPROVAL

[Signature] 4/26/22
 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 3 day of January, 2022.

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 28th day of April, 2022.

[Signature]
 Mayor, City of Rockwall

[Signature]
 City Secretary



[Signature]
 City Engineer

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CASE NO. P2021-065

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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
 70 EAST LONG LAKE
 BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING GROUP
 1405 W. Chapman
 Sanger, Texas 76266
 MKhalaf@eikoncg.com
 940-458-7503

Scale: 1" = 60'
 Date: November 11, 2021
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 TBPLS Reg. #10118200

301 N. Alamo Road * Rockwall, Texas 75087
 (972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 04/28/2022 01:08:30 PM
 \$100.00
 20220000009534

[Signature]

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 Of: 2

