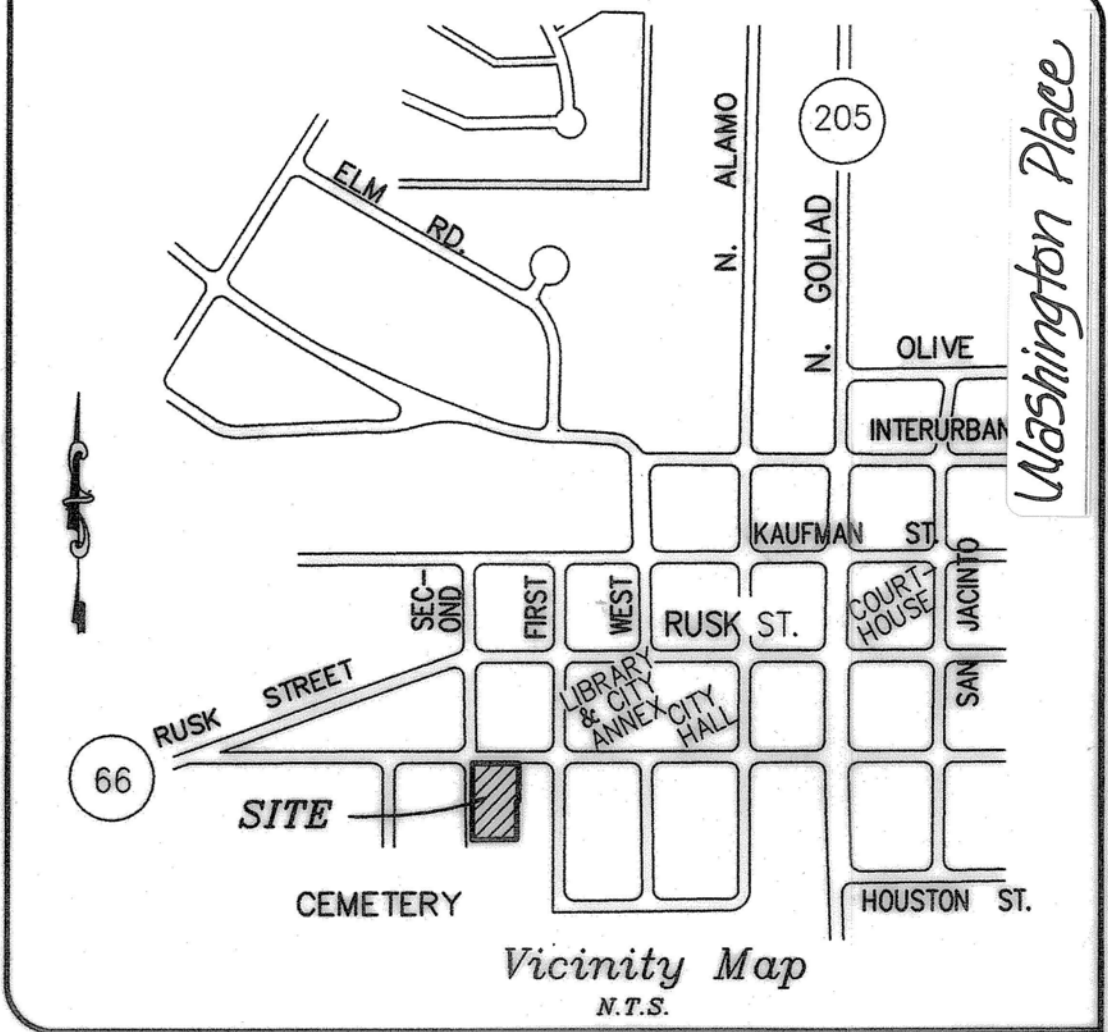
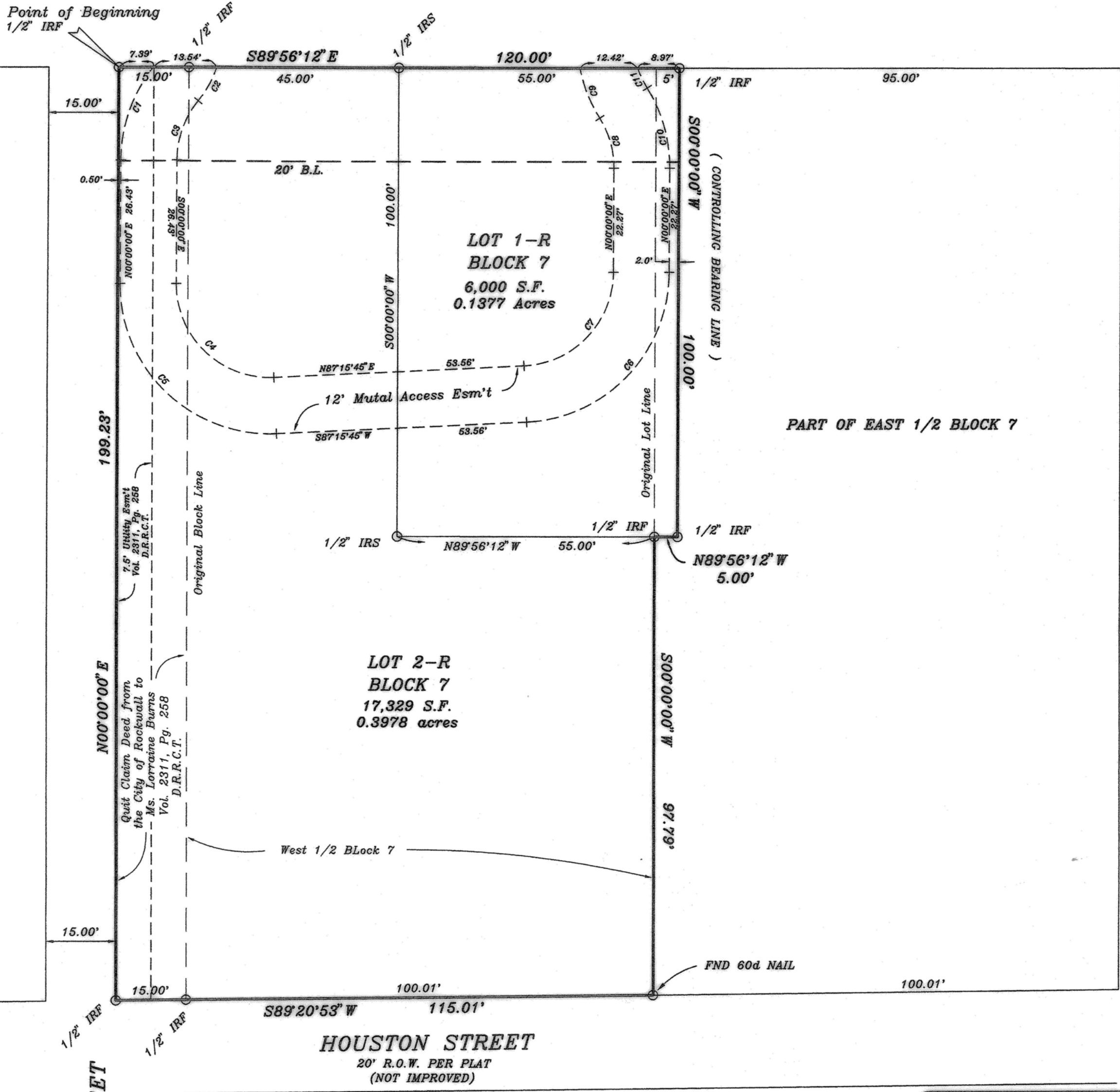


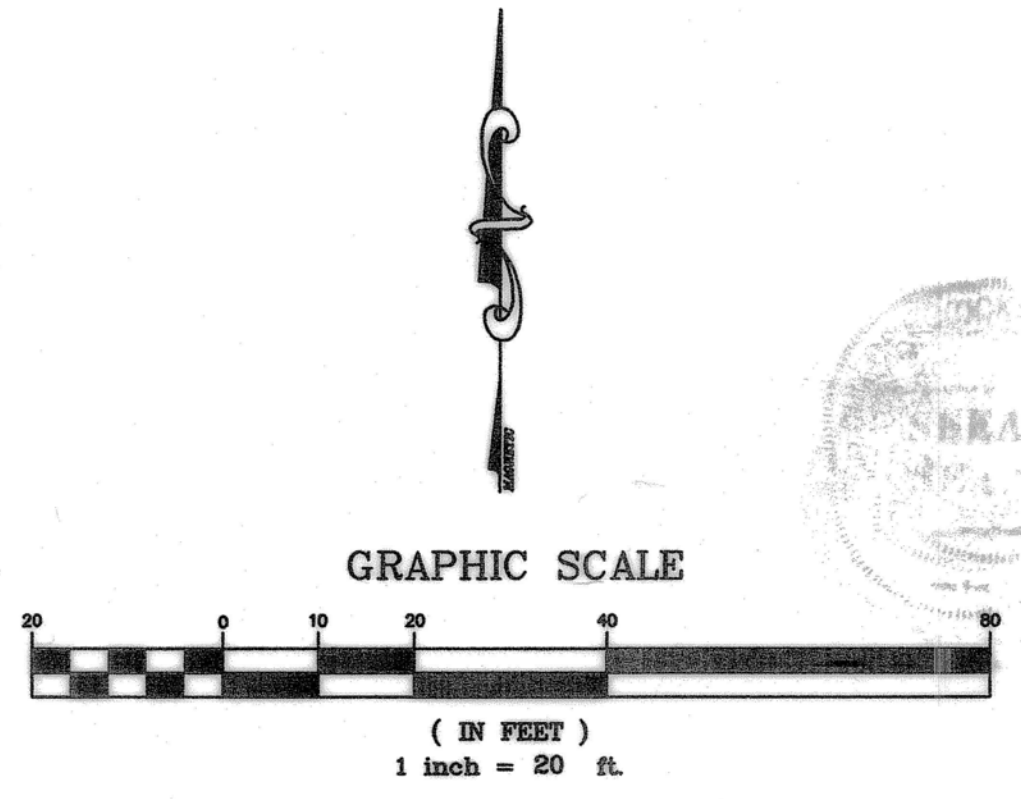
SECOND STREET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	32.00'	21.39'	11.11'	20.99'	S19°08'57" W	38°17'55"
C2	22.00'	8.19'	4.14'	8.15'	N28°38'05" E	21°20'09"
C3	20.00'	13.72'	7.14'	13.45'	S19°39'05" W	39°18'10"
C4	20.00'	32.37'	20.98'	28.95'	S46°22'08" E	92°44'15"
C5	32.00'	51.79'	33.57'	46.32'	S46°22'08" E	92°44'15"
C6	32.00'	48.74'	30.51'	44.16'	N43°37'52" E	87°15'45"
C7	20.00'	30.46'	19.07'	27.60'	S43°37'52" W	87°15'45"
C8	20.00'	11.28'	5.79'	11.13'	N16°09'16" W	32°18'31"
C9	32.00'	11.53'	5.83'	11.47'	N21°58'56" W	20°39'10"
C10	32.00'	18.04'	9.27'	17.81'	N16°09'16" W	32°18'31"
C11	20.00'	4.68'	2.35'	4.67'	N25°36'18" W	13°24'26"

WASHINGTON STREET  
50' R.O.W.



FIRST STREET



FILED FOR RECORD  
ROCKWALL CO., TEXAS  
02 JUN 25 PM 3:50  
PAULETTE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

SECOND STREET  
30' R.O.W. PER PLAT  
(NOT IMPROVED)

- NOTES:
- 1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie with a 100-year flood plain.
  - 2) Bearing source: Recorded Plat.

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 20'	2-16-02	0069

**WASHINGTON PLACE**  
PART OF BLOCK 7 LOWE & ALLEN ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LORRAINE BURNS  
403 W. WASHINGTON ROCKWALL, TEXAS 75087 (972) 771-2121

E 209/210

OWNER'S CERTIFICATE:

WHEREAS, LORRAINE BURNS is the owner of a tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT No. 14, City of Rockwall, Rockwall County, Texas and being part of Block 7 of the LOWE and ALLEN ADDITION, an addition to the City of Rockwall recorded in Volume K, Page 242 of the Deed Records of Rockwall County, Texas;

BEGINNING at a 1/2" iron rod found at the Northwest corner of a tract of land described in a Quit Claim Deed from the City of Rockwall to Ms. Lorraine Burns recorded in Volume 2311, Page 258 of the Deed Records of Rockwall County, Texas, said point being on the South line of Washington Street (a 50' wide right-of-way at this point) and said point being in the centerline of Second Street (an unimproved street);

THENCE South 89°56'12" East along the South line of said Washington Street, a distance of 120.00' to a 1/2" iron rod found for a corner;

THENCE South 00°00'00" West (Controlling Bearing Line) leaving the South line of said Washington Street, a distance of 100.00' to a 1/2" iron rod found for a corner;

THENCE North 89°56'12" West a distance of 5.00' to a 1/2" iron rod found for a corner;

THENCE South 00°00'00" West a distance of 97.79' to a found 60d nail for a corner, said point being on the North line of Houston Street (a 20' wide right-of-way), said Houston Street being unimproved;

THENCE South 89°20'53" West along the North line of said Houston Street, a distance of 115.01' to a 1/2" iron rod found for a corner, said point being the Southwest corner of said Burns Tract;

THENCE North 00°00'00" East a distance of 199.23' to the POINT OF BEGINNING and containing 23,329 square feet or 0.5356 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the WASHINGTON PLACE, an addition to the City of Rockwall, Rockwall County, Texas, and whose names are 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 plat for purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in this replat 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:

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.

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.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

LORRAINE BURNS

*Lorraine Burns*

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LORRAINE BURNS, known to me to be the persons 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<sup>th</sup> day of March, 2002.

*Amy Thurmond-Bush*  
Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 2002.

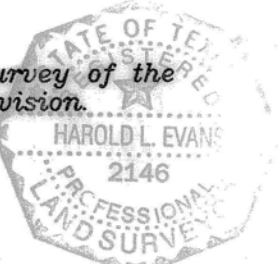
Notary Public in and for the State of Texas

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 thereon were properly placed under my personal supervision.

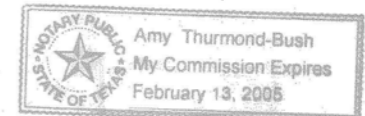
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 26<sup>th</sup> day of March, 2002 by Harold L. Evans.

Notary Public



RECOMMENDED FOR FINAL APPROVAL

*Donna L. Conway*  
Planning and Zoning Commission

9 April 2002  
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 18<sup>th</sup> day of March, 2002.

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 twenty (120) 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 18<sup>th</sup> day of March, 2002.

*Richard J. Todd*  
Mayor, City of Rockwall

*Deborah Brooks*  
City Secretary, City of Rockwall



*Chuck Todd 4-1-2002*

FINAL PLAT

2/2

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
	2-16-02	0069

**WASHINGTON PLACE**

PART OF BLOCK 7 LOWE & ALLEN ADDITION

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LORRAINE BURNS

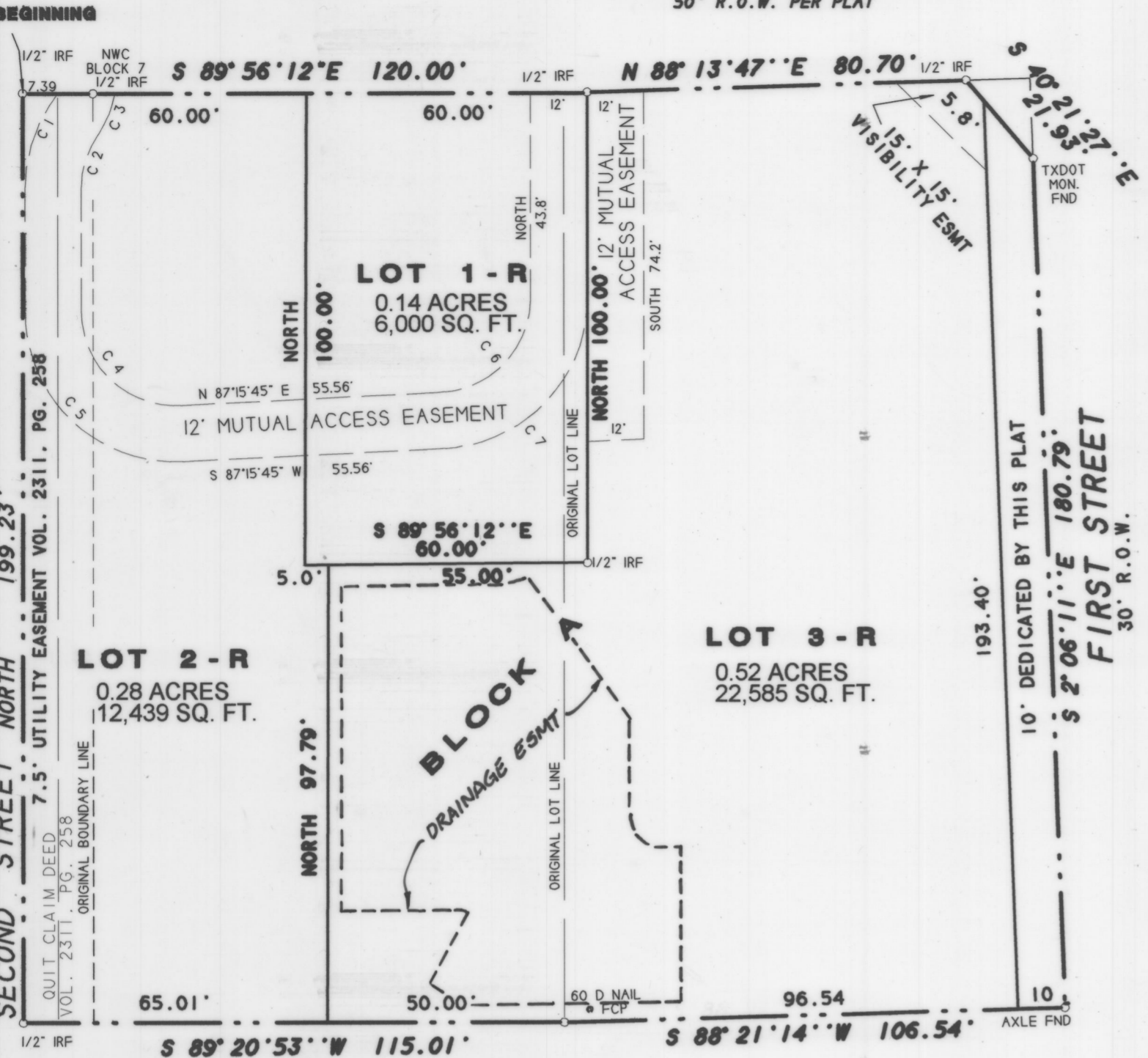
403 W. WASHINGTON ROCKWALL, TEXAS 75087 (972) 771-2121

E 209/210

Washington Place

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	32.00	21.39	11.11	20.99	S 19°08'57"W	38°17'55"
C2	22.00	8.19	4.14	8.15	N 28°38'05"E	21°20'09"
C3	20.00	13.72	7.14	13.45	S 19°39'05"W	39°18'10"
C4	20.00	32.37	20.98	28.95	S 65°46'22"O8"E	82°44'19"
C5	32.00	51.79	33.57	46.32	S 65°46'22"O8"E	82°44'19"
C6	20.00	30.46	19.07	27.60	S 65°46'22"O8"E	87°15'45"
C7	32.00	48.74	30.51	44.16	N 43°37'52"E	87°15'45"

**WASHINGTON STREET**  
50' R.O.W. PER PLAT

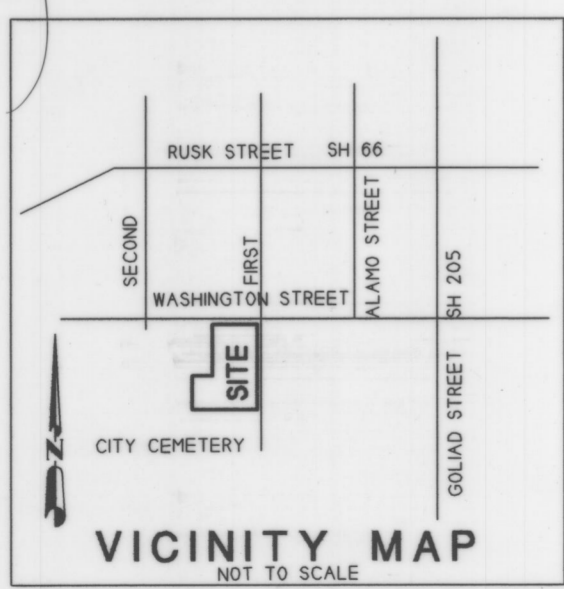


**SURVEYOR'S CERTIFICATE**  
CITY OF ROCKWALL  
CITY CEMETERY

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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



- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED PLAT.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

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.

**OWNER'S CERTIFICATE**  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS HAIR MOTION, INC. and LORRAINE BURNS, 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 B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being Block 7, LOWE AND ALLEN ADDITION, an Addition to the City of Rockwall, Texas, according to the Map thereof recorded in Volume K, Page 242 of the Deed Records of Rockwall County, Texas, and being all of Lot 1-R and 2-R, of WASHINGTON PLACE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 209 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found for corner in the South right-of-way line of W. Washington Street (50' R.O.W.) said point being at the Northwest corner of said Lot 2-R; and being N. 89 deg. 56 min. 12 sec. W., 15.00 feet from the Northwest corner of said Block 7;
- THENCE S. 89 deg. 56 min. 12 sec. E. along said right-of-way line, a distance of 120.00 feet to a 1/2" iron rod found for corner;
- THENCE N. 88 deg. 13 min. 47 sec. E. a distance of 80.70 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the Northwest line of a right-of-way deed to the State of Texas, as recorded in Volume 1903, Page 66 of the Real Property Records of Rockwall County, Texas;
- THENCE S. 40 deg. 21 min. 27 sec. E. along said right-of-way line, a distance of 21.93 feet to TXDOT monument found for corner in the West right-of-way line of First Street;
- THENCE S. 02 deg. 06 min. 11 sec. E. along said right-of-way line, a distance of 180.79 feet to an axle rod found for corner at the Southeast corner of said Block 7;
- THENCE S. 88 deg. 21 min. 14 sec. W. along the South line of Block 7, a distance of 106.54 feet to a 60d nail found for corner at the base of a fence corner post at the Southeast corner of tract of land as described in a Warranty deed to Lorraine Burns, as recorded in Volume 1947, Page 59 of the Real Property Records of Rockwall County, Texas;
- THENCE S. 89 deg. 20 min. 53 sec. W. a distance of 115.01 feet to a 1/2" iron rod found at the Southwest corner of said Lot 2-R;
- THENCE NORTH (Controlling bearing line) along the West line of said Lot 2-R, a distance of 199.79 feet to the POINT OF BEGINNING and containing 41,024 square feet or 0.94 acres of land.

RECOMMENDED FOR FINAL APPROVAL

*David [Signature]*  
Planning and Zoning Commission Date 29 July 03

APPROVED

I hereby certify that the above and foregoing plat of REPLAT WASHINGTON PLACE, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of June, 2003.

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 8<sup>th</sup> day of August, 2003.

*[Signature]*  
Mayor, City of Rockwall

*[Signature]*  
City Secretary City of Rockwall

*[Signature]*  
City Engineer

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as REPLAT WASHINGTON PLACE, A Replat of Part of Block 7 of LOWE & ALLEN ADDITION, an Addition to of Rockwall, Texas, and whose names are 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. We 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:

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, 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 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; We, our 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.

*[Signature]*  
Terry Lee Bomar  
for HAIR MOTION, INC.

*[Signature]*  
Lorraine Burns

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Terry Lee Bomar, 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 25<sup>th</sup> day of July, 2003.

*[Signature]*  
Notary Public in and for the State of Texas  
STATE OF TEXAS  
COUNTY OF ROCKWALL

My Commission Expires: 2-16-04  
February 16, 2004

Before me, the undersigned authority, on this day personally appeared Lorraine Burns, 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 25<sup>th</sup> day of July, 2003.

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

My Commission Expires: 2-16-04  
February 16, 2004

**REPLAT WASHINGTON PLACE**

OWNERS:  
LORRAINE BURNS &  
HAIR MOTION, INC.  
c/o DEE HERRING  
PO BOX 1482  
ROCKWALL, TEXAS 75087  
972-722-8040

LOT 1-R, 2-R AND 3-R, BLOCK A  
A REPLAT OF BLOCK 7  
LOWE & ALLEN ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**RSCILAND SURVEYING**  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

**E 335**  
SURVEY DATE FEBRUARY 7, 2003  
SCALE 1" = 30' FILE # 20030272  
CLIENT BOMAR GF # 17819

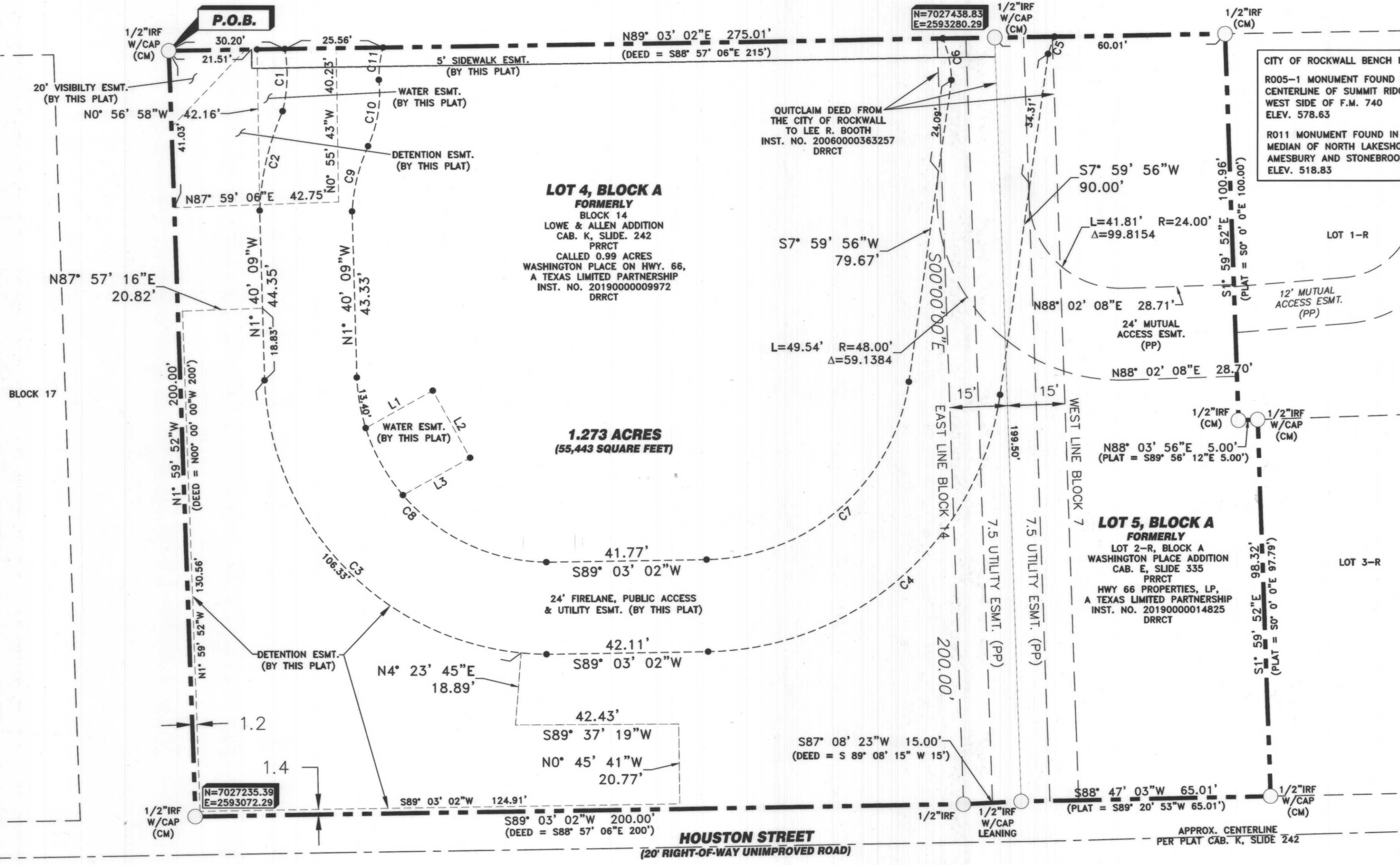
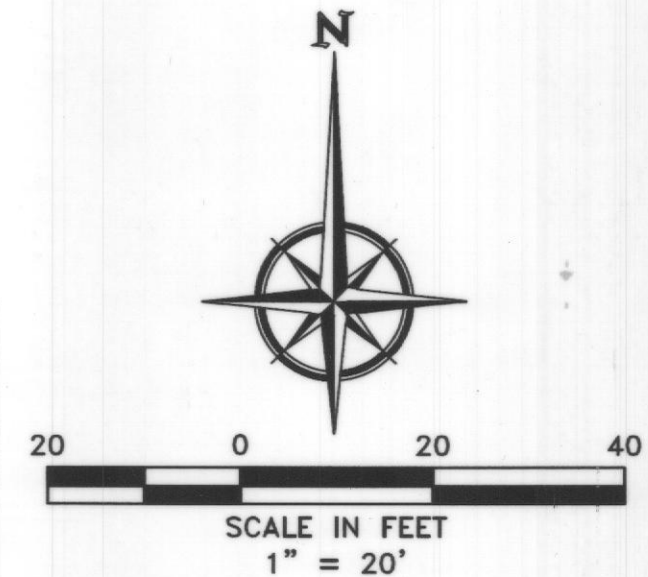
03 AUG 11 AM 9:11  
PAULETTE BURNS  
CO. CLERK  
DEPUTY

Washington Place  
Lots 1R, 2R, 3R

SITE BENCH MARK:  
CUT "X" ON WALK  
ELEV. = 534.39

**WASHINGTON STREET**  
**S.H. HWY. 66**  
(50' RIGHT-OF-WAY PER PLAT)

APPROX. CENTERLINE  
PER PLAT CAB. K, SLIDE 242



**CITY OF ROCKWALL BENCH MARKS USED:**  
R005-1 MONUMENT FOUND IN MEDIAN IN THE CENTERLINE OF SUMMIT RIDGE DR. ON THE WEST SIDE OF F.M. 740 ELEV. 578.63  
R011 MONUMENT FOUND IN THE CENTERLINE MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN AMESBURY AND STONEBROOK. ELEV. 518.83

**LOT 4, BLOCK A**  
FORMERLY  
BLOCK 14  
LOWE & ALLEN ADDITION  
CAB. K, SLIDE. 242  
PRRCT  
CALLED 0.99 ACRES  
WASHINGTON PLACE ON HWY. 66,  
A TEXAS LIMITED PARTNERSHIP  
INST. NO. 2019000009972  
DRRCT

**1.273 ACRES**  
(55,443 SQUARE FEET)

**LOT 5, BLOCK A**  
FORMERLY  
LOT 2-R, BLOCK A  
WASHINGTON PLACE ADDITION  
CAB. E, SLIDE 335  
PRRCT  
HWY 66 PROPERTIES, LP,  
A TEXAS LIMITED PARTNERSHIP  
INST. NO. 2019000014825  
DRRCT

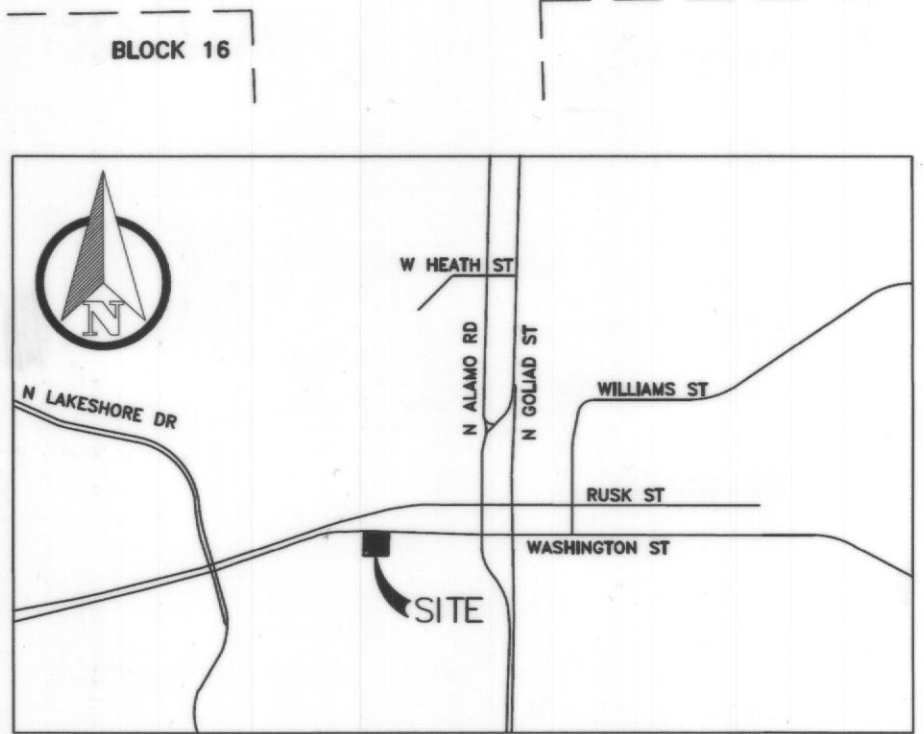
Parcel Line Table

Line #	Length	Direction
L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.46	39.63	23.79	N1° 59' 11"E	16.34
C2	26.77	71.40	21.49	N12° 57' 09"E	26.62
C3	112.93	74.15	87.26	N45° 50' 53"W	102.33
C4	110.12	78.00	80.90	S48° 36' 10"W	101.20
C5	4.77	30.32	9.01	S20° 25' 07"W	4.76
C6	11.12	30.16	21.13	S11° 45' 42"E	11.06
C7	76.21	54.00	80.86	S48° 37' 07"W	70.04
C8	76.00	50.15	86.82	N45° 44' 54"W	68.93
C9	17.70	47.40	21.39	N13° 47' 17"E	17.59
C10	17.71	33.08	30.68	N9° 12' 47"E	17.50
C11	8.62	30.00	16.47	N7° 13' 41"E	8.59

**STANDARD NOTE**  
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP  
N.T.S.

- GENERAL NOTES**
- Bearings are based on Texas State Plane Coordinate System, North Central zone 4202, North American Datum of 1983(2011).
  - Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.

**LEGEND**

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

**SURVEYOR/ENGINEER:**  
TOM FIDLER (SURVEYOR)  
MITCH LENAMOND (ENGINEER)  
ERIC L. DAVIS ENGINEERING, INC.  
P.O. BOX 2637  
FORNEY, TX 75126  
(972) 564-0592

**OWNER:**  
WASHINGTON PLACE ON HWY. 66  
JIMMY MCCLINTOCK  
2850 SHORELINE TRAIL, SUITE 200  
ROCKWALL, TEXAS 75032  
(469) 974-8889

DATE PREPARED: 04/09/2021

**FINAL PLAT**  
**LOT 4 & 5, BLOCK A**  
**WASHINGTON PLACE**  
**ADDITION**

BEING A REPLAT OF BLOCK 14  
LOWE & ALLEN ADDITION  
AND LOT 2-R, BLOCK A  
WASHINGTON PLACE ADDITION  
CONTAINING A TOTAL OF 1.273 ACRES  
SITUATED IN THE  
B.F. BOYDSTUN SURVEY,  
ABSTRACT NO. 14  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, HWY 66 PROPERTIES, LP, A TEXAS LIMITED PARTNERSHIP are the owner's of a 1.273 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 2019000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT) all of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE North 89°03'02" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract and said Lot 2-R, a distance of 275.01 feet, to a 1/2" iron rod found for corner in the south right-of-way line of said Washington Street at the northeast corner of said Lot 2-R common to the northwest corner of Lot 1-R of said Washington Place Addition;

THENCE along the common lines of said Lot 2-R and Lot 1-R, the following courses:

South 01°59'52" East, a distance of 100.96 feet, to a 1/2" iron rod found for corner;

North 88°03'56" East, a distance of 5.00 feet, to a 1/2" iron rod found with a yellow cap for corner in the south line of said Lot 1-R at an exterior ell corner of said Lot 2-R common to an exterior ell corner of Lot 3-R of said Washington Place Addition;

THENCE South 01°59'52" East, along an east line of said Lot 2-R common to a west line of said Lot 3-R, a distance of 98.32 feet, to a 1/2" iron rod found with a yellow cap found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at the southeast corner of said Lot 2-R common to the southwest corner of said Lot 3-R;

THENCE South 88°47'03" West, along the north right-of-way line of said Houston Street common to the south line of said Lot 2-R, a distance of 65.01 feet, to a 1/2" iron rod with a yellow cap found (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 87°08'23" West, along a south line of said 0.99 acre tract common to the north right-of-way line of said Houston Street, a distance of 15.00 feet, to a 1/2" iron rod found for corner thereof;

THENCE South 89°03'02" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston Street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 01°59'52" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 55,443 square feet, or 1.273 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as LOT 4 AND 5, BLOCK A, WASHINGTON PLACE ADDITION, a subdivision 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 further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 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.
7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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.

FOR: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: WASHINGTON PLACE ON HWY. 66 (LIEN HOLDER)

BY: Jimmy McClintock
NAME:
TITLE: owner

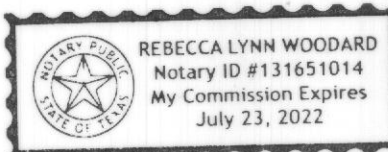
NOTARY CERTIFICATE

STATE OF TX
COUNTY OF Rockwall

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Jimmy McClintock, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 19 day of April, 2021.

Notary Stamp:



Notary Signature: Rebecca Woodard

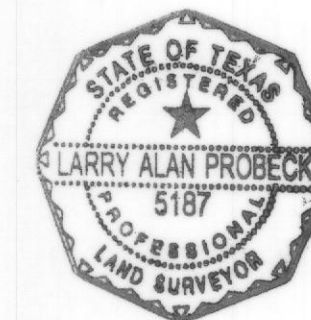
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Larry Probeck, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF April, 2021.

Larry Probeck
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5187



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman

5/25/21
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 16 day of July 2020.

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 25th day of May, 2021.

Mayor, City of Rockwall; Kristy Cole, City Secretary; Ann Wise, P.E., City Engineer



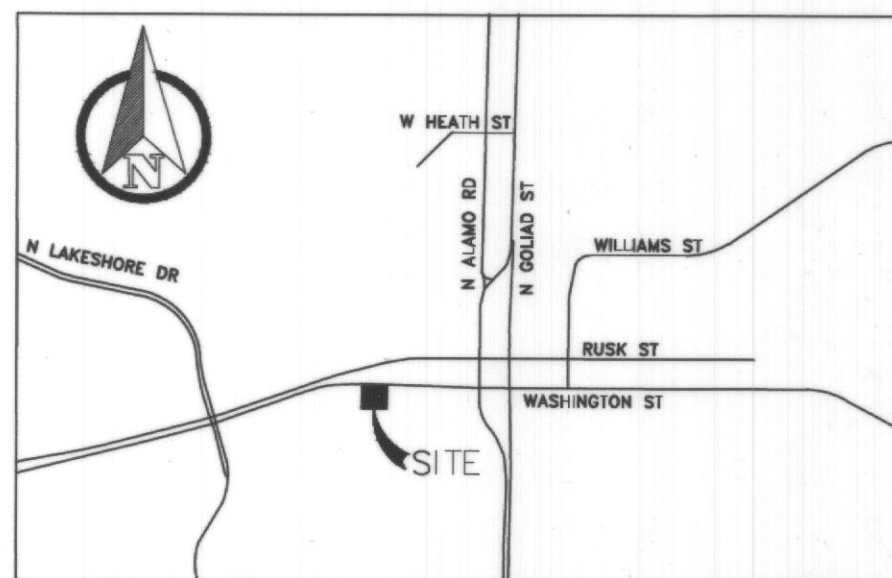
Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
06/01/2021 01:32:36 PM
\$100.00
20210000014663



Signature of Jennifer Fogg

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
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DATE PREPARED: 04/09/2021

FINAL PLAT
LOT 4 & 5, BLOCK A
WASHINGTON PLACE
ADDITION

BEING A REPLAT OF BLOCK 14
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