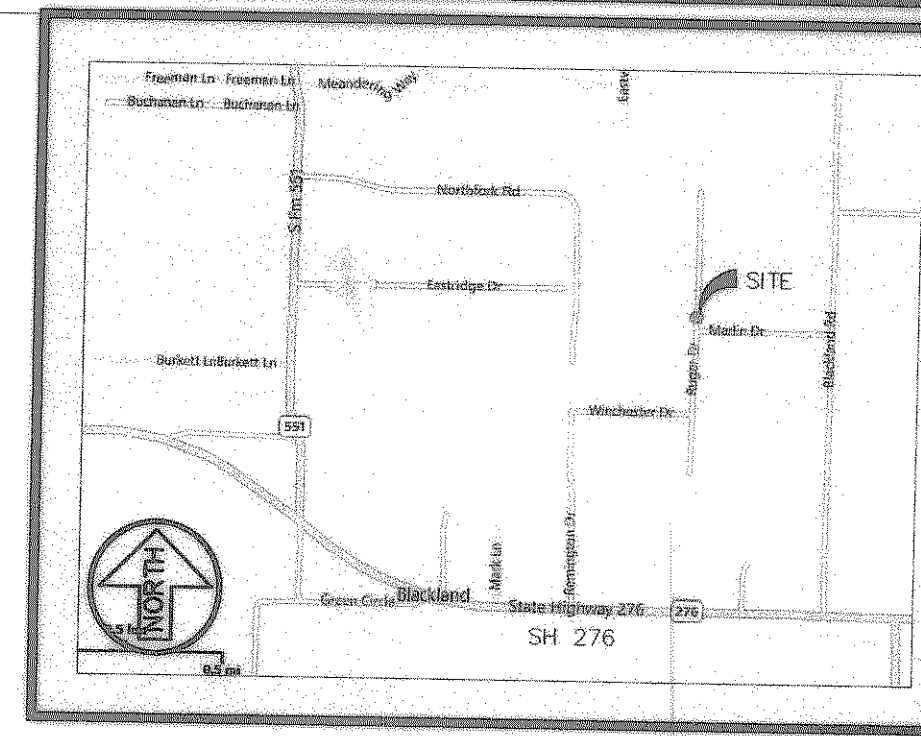


AMBROSE M. WILSON SURVEY, ABSTRACT NO. 223



VICINITY MAP  
NOT TO SCALE

RUGER DRIVE  
(60' R.O.W.)

REMINGTON PARK  
CABINET G, SLIDE 289  
P.R.R.C.T.

BLACKLAND ADDITION  
CAB. D, SL. 117  
P.R.R.C.T.

LOT 5  
BLOCK C

LOT 12  
BLOCK C

131,839 sq. ft.  
3.027 acres

LOT 8  
BLOCK C

1/2" CIRF  
GRIFFITH 4846

S89°17'42"E  
373.36'

1/2" CIRF  
GRIFFITH 4846

LOT 28

1/2" CIRF  
GRIFFITH 4846

277.63'

N00°42'18"E

15' UTILITY EASEMENT

50' BUILDING SETBACK LINE

329.62'

LOT 27

1/2" CIRF  
EC & D  
RPLS 5436

N89°17'42"W  
403.36'

1/2" CIRF  
GRIFFITH 4846

P.O.B.

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
12 AUG 17 AM 9:04  
SHELLHILLER  
ROCKWALL COUNTY CLERK  
BY: *[Signature]*  
DEPUTY

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

OWNER/DEVELOPER

RICHARD L. BECKER  
1392 RABBIT RIDGE  
ROCKWALL, TEXAS 75032

ENGINEER/SURVEYOR

DOUPHRATE & ASSOCIATES, INC. DANNY R. MIDDLETON, RPLS  
2235 RIDGE RD., # 200 11732 ROGUE WAY  
ROCKWALL, TEXAS 75087 DALLAS, TEXAS 75218  
(972) 771-9004 (214) 321-3716

REPLAT

REPLAT OF REMINGTON PARK, PHASE II  
BEING A REPLAT LOTS 6 & 7, BLOCK C  
CABINET G. SLIDE 289, P.R.R.C.T  
AMBROSE M. WILSON SURVEY, ABSTRACT NO. 223  
ROCKWALL COUNTY, TEXAS

PROJECT: 11018  
DATE: JUNE 2012  
SCALE: 1"=40'  
DRAWN: B.C.W.  
CHK'D: D.M.

DOUPHRATE & ASSOCIATES, INC.  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
2235 RIDGE ROAD ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9006

Whereas Richard L. Becker, Being the owner of a tract of land in the county of Rockwall, State of Texas, as evidenced by the deed recorded in Clerk's Instrument No. 2011-00454363 of the Deed Records of Rockwall County, Texas and being all of Lots 6 and 7, Block C of Remington Park Phase 2 as recorded in Cabinet G, Slide 289 of the Plat Records of Rockwall County, Texas, said tract being described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped "EC & D RPLS 5436" found at the southwest corner of said Lot 7, the northwest corner of Lot 8, Block C and on the East line of Roger Drive, a 60' right-of-way;

THENCE N 00°42'18" E, along said east line, a distance of 277.63' to the start of a non-tangent curve to the left, said curve having a radius of 60.00', a 1/2" iron rod with orange cap stamped "GRIFFITH 4846" found for corner;

THENCE continuing along said east line and along said curve an arc distance of 62.83' feet to the northwest corner of said Lot 6 and the southwest corner of Lot 5, Block C, a 1/2" iron rod with yellow cap stamped "GRIFFITH 4846" found for corner;

THENCE S 89°17'42" E, along the common line of Lots 5 and 6, a distance of 373.36' to the southeast corner of said Lot 5 and the northeast corner of said Lot 6, also being on the west line of the Blackland Addition as recorded in Cabinet D, Slide 117 of said Plat Records, a 1/2" iron rod with yellow cap stamped "GRIFFITH 4846" found for corner;

THENCE S 00°42'18" W, along said west line, a distance of 329.62' to the southeast corner of said Lot 7 and northeast corner of said Lot 8, a 1/2" iron rod with yellow cap stamped "GRIFFITH 4846" found for corner;

THENCE N 89°17'42" W, along the common line of Lots 7 and 8, a distance of 403.36' to the the POINT OF BEGINNING and containing 131,839 square feet or 3.027 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Richard L. Becker, is the owner of said tract, and do hereby adopt this plat designating the herein above described property as REMINGTON PARK PHASE II, an addition to Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and easements shown. No buildings shall be placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in anyway, endanger or interfere with construction, maintenance or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right to ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of at anytime, procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service requires or ordinarily performed by that utility.

WITNESS OUR HANDS, THIS THE 26th OF July, 2012

Richard L. Becker  
OWNER: RICHARD L. BECKER

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 26th day of July, 2012

Sherril D. Carson  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_



CERTIFICATION

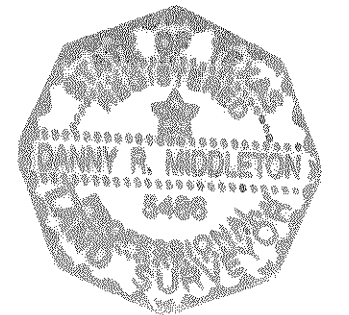
I, DANNY MIDDLETON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT; A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGE IN AREA OR BOUNDARY LINE CONFLICTS; E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM THE PROPERTY LINE THE DISTANCE INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROCEDURES, PRACTICES AND TECHNICAL STANDARDS.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANNY R. MIDDLETON, 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.

Danny R. Middleton  
DANNY R. MIDDLETON, R.P.L.S. NO. 5486



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 26th day of July, 2012

Sherril D. Carson  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_



APPROVED

I hereby certify that the above and foregoing plat of an addition to the County of Rockwall, Texas, and situated within the extraterritorial jurisdiction of the City of Rockwall was approved by the City Planning Director of the City of Rockwall on the 25th day of July, 2012.

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 requirements of the Subdivision regulations of the City of Rockwall.

WITNESS OUR HANDS, this 30th day of July, 2012.

Robert Salinas 7-30-2012  
Director of Planning

Chuck Judd 7-30-2012  
City Engineer

John H. Hagan 8/19/2012  
County Judge

OWNER/DEVELOPER  
RICHARD L. BECKER  
1392 RABBIT RIDGE  
ROCKWALL, TEXAS 75032

ENGINEER/SURVEYOR  
DOUPHRADE & ASSOCIATES, INC. DANNY R. MIDDLETON, RPLS  
2235 RIDGE RD., # 200 11732 ROGUE WAY  
ROCKWALL, TEXAS 75087 DALLAS, TEXAS 75218  
(972) 771-9004 (214) 321-3719

- NOTES:  
1. ALL IRONS ARE SET UNLESS OTHERWISE NOTED.  
2. BEARINGS ARE BASED ON PLAT RECORDED IN CAB. G, SLIDE. 289, P.R.R.C.T.

**REPLAT**

**REPLAT OF REMINGTON PARK, PHASE II  
BEING A REPLAT LOTS 6 & 7, BLOCK C  
CABINET G. SLIDE 289, P.R.R.C.T  
AMBROSE M. WILSON SURVEY, ABSTRACT NO. 223  
ROCKWALL COUNTY, TEXAS**

PROJECT:	11010	<p><b>DOUPHRADE &amp; ASSOCIATES, INC.</b> ENGINEERING • PROJECT MANAGEMENT • SURVEYING 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005</p>
DATE:	JUNE 2012	
SCALE:	1" = 40'	
DRAWN:	B.C.W.	
CHK'D:	D.M.	

SHEET 2 OF 2

H-258