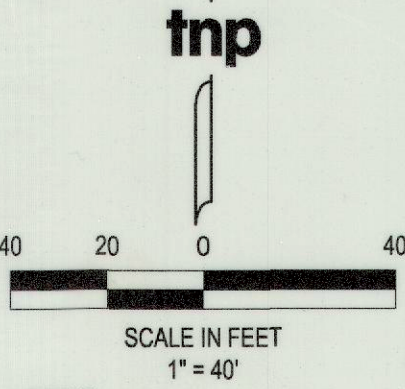


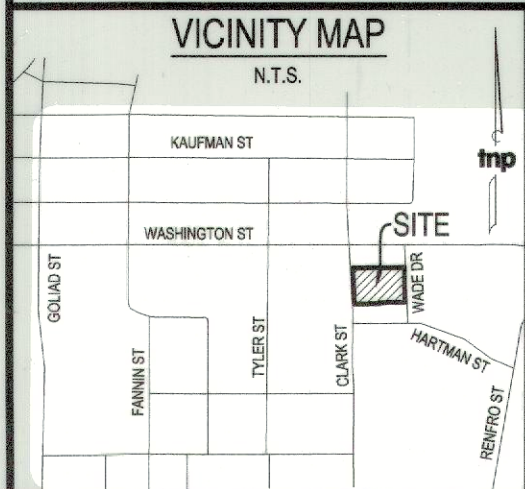
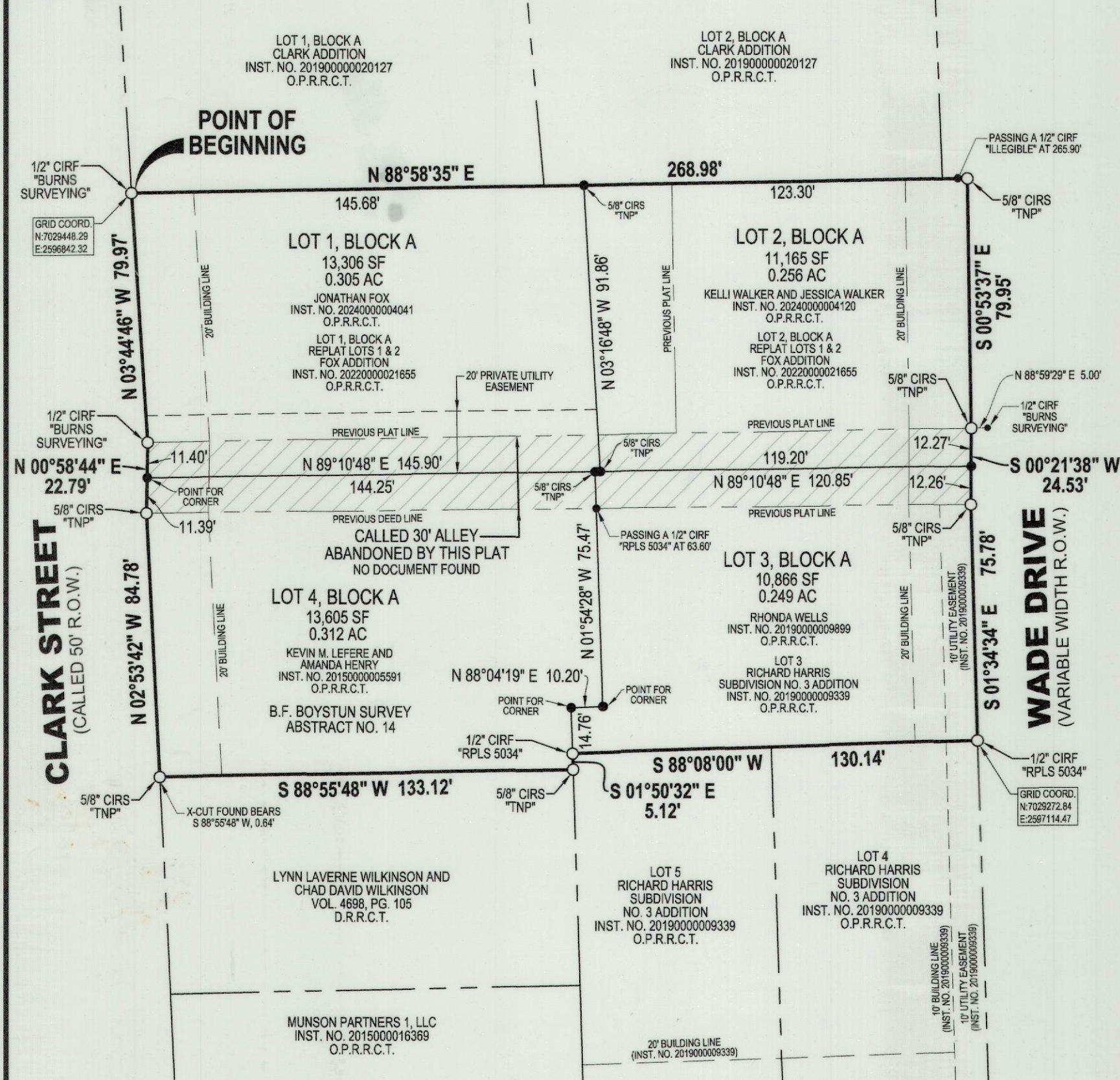
Total Pgs: 2
PLAT
2025000007448
Drawing: L:\Projects\RWL 24372 Downtown Rockwall Platting\Acad\Deliverables\Final_Plat\2024-12-19 RWL 24372 Fox-Harris Final Plat.dwg at Dec 19, 2024-2:45pm by wslg10n

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS AND REFERENCING THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-16. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- SELLING A PORTION OF THIS METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT COD, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- 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 SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE THAT ANY BUILDING WITH SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DESTENTION EASEMENTS.
- ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
- ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOT LINE FOR FUTURE DEVELOPMENT.



LEGEND
CIRF - CAPPED IRON ROD FOUND
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
INST. NO. - INSTRUMENT NUMBER
VOL. - VOLUME
PG. PAGE
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



RECOMMENDED FOR FINAL APPROVAL

APPROVED: I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the 12th day of February, 2025.

Mayor of the City of Rockwall
City Secretary
Planning and Zoning Commission Chairman
City Engineer

OWNERS DEDICATION

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 LOTS 1, 2, 3, & 4, BLOCK A, FOX-HARRIS ADDITION an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 drains, 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 Addition 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.

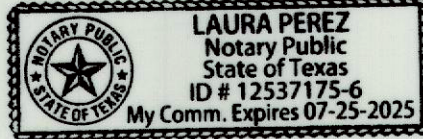
JONATHAN FOX

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Jonathan Fox, 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 9th day of April, 2025.

Notary Public in and for the State of Texas
My Commission Expires: 7-25-2025



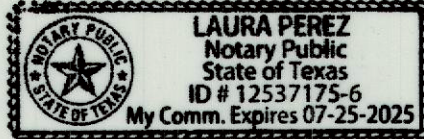
KELLI WALKER

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Kelli Walker, 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 8th day of April, 2025.

Notary Public in and for the State of Texas
My Commission Expires: 7-25-2025

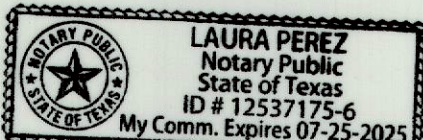


STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Jessica Walker, 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 8th day of April, 2025.

Notary Public in and for the State of Texas
My Commission Expires: 7-25-2025

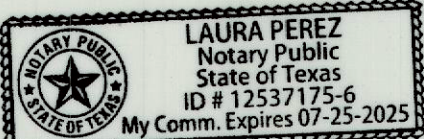


STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Rhonda Wells, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 11th day of April, 2025.

Notary Public in and for the State of Texas
My Commission Expires: 7-25-2025



OWNER LOT 1

JONATHAN FOX
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2

KELLI WALKER AND JESSICA WALKER
603 E Rusk St
Rockwall, Texas 75087

OWNER LOT 3

RHONDA WELLS
210 Wade Dr
Rockwall, Texas 75087

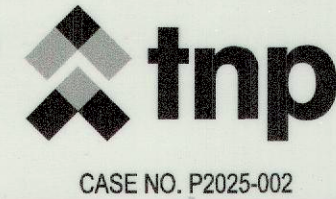
OWNER LOT 4

KEVIN M. LEFERE AND AMANDA HENRY
209 S Clark St
Rockwall, Texas 75160

PROJECT INFORMATION

Project No.: RWL 24372
Date: January 20, 2025
Drawn By: WS
Scale: 1"=40'
SHEET 1 of 1

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com



CASE NO. P2025-002

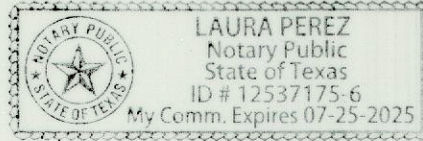
KEVIN M. LEFERE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Kevin M. Lefere, 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 21st day of April, 2025.

Notary Public in and for the State of Texas
My Commission Expires: 7-25-2025

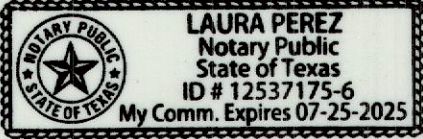


STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Amanda Henry, 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 9th day of April, 2025.

Notary Public in and for the State of Texas
My Commission Expires: 7-25-2025



OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Jonathan Fox, Kelli Walker and Jessica Walker, Rhonda Wells, and Kevin M. Lefere and Amanda Henry, being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 1 & 2, Block A, Fox Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 20220000021655 of the Official Public Records of Rockwall County, Texas, all of Lot 3 of Richard Harris No. 3 Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 20190000009339 of the Official Public Records of Rockwall County, Texas, all of a tract of land described by deed to Kevin M. Lefere and Amanda Henry as recorded in Instrument Number 20150000005591 of the Official Public Records of Rockwall County, Texas, and all of a called 30 feet wide alley, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "BURNS SURVEYING" found on the east right-of-way of Clark Street, a called 50 foot right-of-way, for the southwest corner of Lot 1, Block A of Clark Addition, an addition to the City of Rockwall, Texas as recorded in Instrument Number 20190000020127 of the Official Public Records of Rockwall County, Texas, same being the northwest corner of said Lot 1, Block A, Fox Addition;

THENCE North 88 degrees 58 minutes 35 seconds East departing the east right-of-way of said Clark Street and along the south line of said Clark Addition, same being the north line of said Fox Addition, passing at a distance of 265.90 feet a 1/2 inch iron rod with an illegible cap found, and continuing a total distance of 268.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the west right-of-way of Wade Drive, a variable width right-of-way, for the northeast corner of said Lot 2, Block A, Fox Addition;

THENCE South 00 degrees 53 minutes 37 seconds East, along the west right-of-way of said Wade Drive and the east line of said Fox Addition, a distance of 79.95 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of said Lot 2, Block A, from which a 1/2 inch iron rod found for the southeast corner of said Fox Addition bears North 88 degrees 59 minutes 29 seconds East, a distance of 5.00 feet;

THENCE South 00 degrees 21 minutes 38 seconds West continuing along the west right-of-way of said Wade Drive, a distance of 24.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Lot 3, Block A, Richard Harris No. 3 Addition;

THENCE South 01 degrees 34 minutes 34 seconds East continuing along the west right-of-way of said Wade Drive and the east line of said Lot 3, Block A, a distance of 75.78 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found for the southeast corner of said Lot 3, and the northeast corner of Lot 4 of said Richard Harris No. 3 Addition;

THENCE South 88 degrees 08 minutes 00 seconds West departing the west right-of-way of said Wade Drive and along the south line of said Lot 3, Richard Harris No. 3 Addition and the north line of Lot 4 of said Richard Harris No. 3 Addition, a distance of 130.14 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found in the east line of said Lefere tract for the southwest corner of said Lot 3, Richard Harris No. 3 Addition, same being the northwest corner of Lot 5 of said Richard Harris No. 3 Addition;

THENCE South 01 degrees 50 minutes 32 seconds East along the east line of said Lefere tract, same being the west line of said Lot 5, Richard Harris No. 3 Addition, a distance of 5.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a tract of land described by deed to Lynn Laverne Wilkinson and Chad David Wilkinson as recorded in Volume 4698, Page 105 of the Deed Records of Rockwall County, Texas, same being the southeast corner of said Lefere tract;

THENCE South 88 degrees 55 minutes 48 seconds West along the south line of said Lefere tract, same being the north line of said Wilkinson tract, a distance of 133.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the east right-of-way of said Clark Street for the southwest corner of said Lefere tract, same being the northwest corner of said Wilkinson tract, from which an x-cut found bears South 88 degrees 55 minutes 48 seconds West, a distance of 0.64 feet;

THENCE North 02 degrees 53 minutes 42 seconds West along the east right-of-way of said Clark Street and the west line of said Lefere tract, a distance of 84.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northwest corner of said Lefere tract;

THENCE North 00 degrees 58 minutes 44 seconds East continuing along the east right-of-way of said Clark Street, a distance of 22.79 feet to a 1/2 inch iron rod with cap stamped "BURNS SURVEYING" found for the southwest corner of said Lot 1, Block A, Fox Addition;

THENCE North 03 degrees 44 minutes 46 seconds West continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition, a distance of 79.97 feet to the POINT OF BEGINNING containing 48,942 square feet, or 1.124 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF February, 2025.

Brian J. Maddox, R.P.L.S. No. 5430



FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK A
FOX-HARRIS ADDITION

BEING A REPLAT OF LOTS 1 & 2, BLOCK A, FOX ADDITION AND BEING A REPLAT OF LOT 3, BLOCK A, RICHARD HARRIS NO. 3 ADDITION AND ALL OF A TRACT OF LAND DESCRIBED BY DEED TO KEVIN M. LEFERE AND AMANDA HENRY AND ALL OF A CALLED 30 FEET WIDE ALLEY CONTAINING A TOTAL OF 1.124 ACRES OR 48,942 SF

SITUATED IN THE B.F.. BOYSTUN SURVEY, ABSTRACT NO. 14
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR



Jennifer Fogg, County Clerk
Rockwall County, TX

20250000007448 PLAT
04/30/2025 09:06:16 AM Total Fees: \$98.00

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Rockwall County, Texas.

COUNTY OF ROCKWALL

THE STATE OF TEXAS

APPROVED: I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas,
is in conformity with the provisions of the Subdivision Map Act, Chapter 205, Texas Government Code, and the
Ordinance of the City of Rockwall, Texas, and the same is hereby approved for recording.

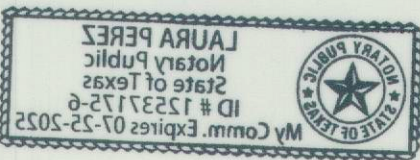


City Engineer
Planning and Zoning Commission Chairman

VICINITY MAP
N.T.S.

RECOMMENDED FOR FINAL APPROVAL

Before me, the undersigned authority, on this day personally appeared
BRIAN J. 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 purposes and consideration therein stated.
Given under my hand and seal of office this 14th day of April, 2025.



OWNER LOT 3
KEVIN M. LEFERE AND AMANDA HENRY
200 S Clark St
Rockwall, Texas 75080

OWNER LOT 2
KELLI WALKER AND JESSICA WALKER
803 S Clark St
Rockwall, Texas 75082

OWNER LOT 1
JONATHAN FOX
202 S Clark St
Rockwall, Texas 75082



PROJECT INFORMATION
Project No.: RWL 24375
Date: January 20, 2025
Drawn By: WS
Scale: 1"=40'
SHEET 1 of 1



TEAGUE HALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
514.461.9867 ph 514.461.9864 fx
T.B.F.L.S. Registration No. 10194381
www.tnpinc.com

FOX-HARRIS ADDITION LOTS 1, 2, 3 & 4 BLOCK A FINAL PLAT

BRIAN J. MADDOX, R.P.L.S. NO. 6430
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF February, 2025.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Madcox, do hereby certify that I prepared and accurate survey of the land, and that the corner monuments
shown thereon were properly placed under my personal supervision.

THENCE North 03 degrees 44 minutes 44 seconds West continuing along the east right-of-way of said Clark Street and the west line of said Lot 1,
Block A, Fox Addition, a distance of 179.91 feet to the POINT OF BEGINNING containing 48,945 square feet, or 1.124 acres of land.

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1,
Block A, Fox Addition, a distance of 179.91 feet to the northwest corner of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,

THENCE North 00 degrees 00 minutes 44 seconds East continuing along the east right-of-way of said Clark Street and the west line of said Lot 1, Block A, Fox Addition,