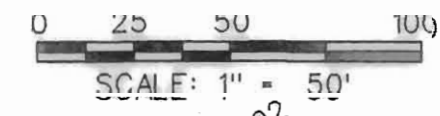
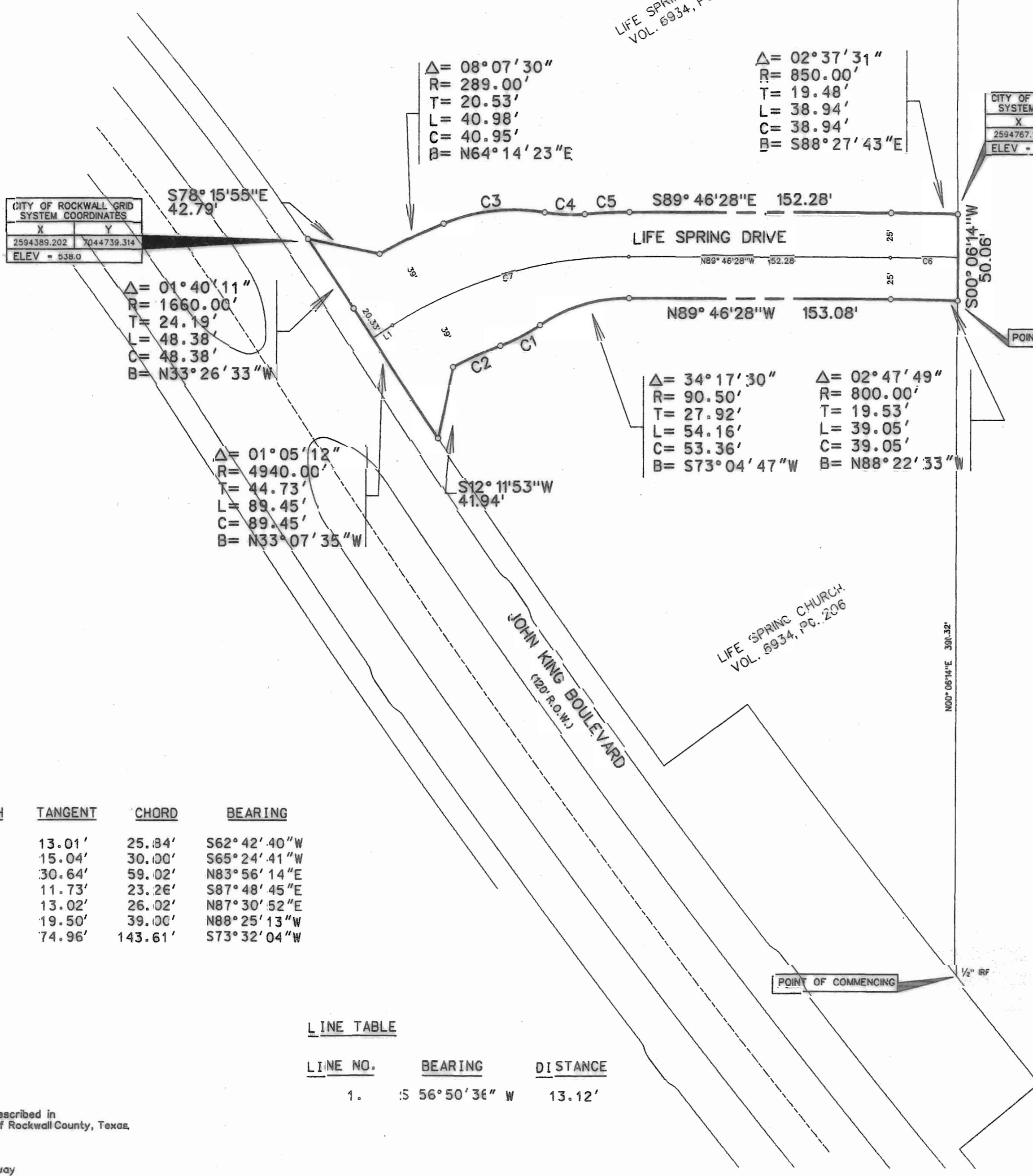


CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2594389.202	7044739.314
ELEV = 538.0	

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2594767.113	7044753.237
ELEV = 538.0	



CLERKS FILE NO. 2007-00375392
405.184 ACRE TRACT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	13° 33' 16"	109.50'	25.90'	13.01'	25.84'	S62° 42' 40" W
2.	08° 09' 14"	211.00'	30.03'	15.04'	30.00'	S65° 24' 41" W
3.	31° 16' 10"	109.50'	59.76'	30.64'	59.02'	N83° 56' 14" E
4.	14° 46' 07"	90.50'	23.33'	11.73'	23.26'	S87° 48' 45" E
5.	05° 25' 20"	275.00'	26.03'	13.02'	26.02'	N87° 30' 52" E
6.	02° 42' 30"	825.00'	39.00'	19.50'	39.00'	N88° 25' 13" W
7.	33° 22' 56"	250.00'	145.66'	74.96'	143.61'	S73° 32' 04" W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 56° 50' 36" W	13.12'

NOTES

- Bearing are referenced to a 405.184 acre tract, as described in Clerks File No. 2007-00375392, in the Deed Records of Rockwall County, Texas.
- 1/2" Iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- No building permits will be issued until all public improvements are accepted by the City.

TOTAL ACRES 0.491

RIGHT-OF-WAY PLAT
OF
LIFE SPRING DRIVE

BEING 0.491 ACRES
OUT OF THE
J. STRICKLAND SURVEY ABSTRACT NO. 187

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNERS

BRUCE & ROSE CLARK **LAKESIDE NATIONAL BANK REX** **WALKER**
313 SHENANDOAH LANE P.O. BOX 4 PO BOX 886
ROCKWALL, TEXAS 75087 ROCKWALL, TEXAS 75087 ROCKWALL, TEXAS 75087
972-771-8311 972-771-8311 214-497-7208

JANUARY 2014 SCALE 1" = 100'

IDS

LEGAL DESCRIPTION

WHEREAS, REX WALKER, BRUCE & ROSE CLARK & LAKESIDE NATIONAL BANK, are the owners of a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of a 31.012 acre tract, as described in Clerks File Vol. 6934, Pg. 206 in the Dead Records of Rockwall County, Texas and being more particularly described as follows:

COMMENCING, at 1/2 inch iron rod found at the most southerly southeast corner of said 31.012 acre tract, being in the east line of John King Boulevard (120' R.O.W.):

THENCE, North 00° 06' 14" East, along the east line of said 31.012 acre tract, for a distance of 390.32 feet, to a 1/2 inch iron rod set at the POINT OF BEGINNING, being a point on a curve to the left, having a radius of 800.00 feet, a central angle of 02° 47' 49", and a tangent of 19.53 feet;

THENCE, departing the east line of said 31.012 acre tract and with said curve to the left for an arc distance of 39.05 feet (Chord Bearing North 88° 22' 33" West - 39.05 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 89° 46' 28" West, for a distance of 153.08 feet, to a 1/2 inch iron rod set at the point at the point of curvature of a curve to the left, having a radius of 90.50 feet, a central angle of 34° 17' 30", and a tangent of 27.92 feet;

THENCE, along said curve to the left for an arc distance of 54.16 feet (Chord Bearing South 73° 04' 47" West - 53.36 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 109.50 feet, a central angle of 13° 33' 16", and a tangent of 13.01 feet;

THENCE, along said curve to the right for an arc distance of 25.90 feet (Chord Bearing South 62° 42' 40" West - 25.84 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left, having a radius of 211.00 feet, a central angle of 08° 09' 14", and a tangent of 15.04 feet;

THENCE, along said curve to the left for an arc distance of 30.03 feet (Chord Bearing South 65° 24' 41" West - 30.00 feet), to a 1/2 inch iron rod set

THENCE, South 12° 11' 53" West, for a distance of 41.94 feet, to a 1/2 inch iron rod set in the west line of said 31.012 acre tract, being in the east line of said John King Boulevard, being on a curve to the right, having a radius of 4940.00 feet, a central angle of 01° 05' 12", and a tangent of 44.73 feet;

THENCE, along the east line of said John King Boulevard and the west line of said 31.012 acre tract and with said curve to the right for an arc distance of 89.45 feet (Chord Bearing North 33° 07' 35" West - 89.45 feet), to a 1/2 inch iron rod set at the point of a reverse curvature of a curve to the left, having a radius of 1660.00 feet, a central angle of 01° 40' 11", and a tangent of 24.19 feet;

THENCE, continuing along said east and west lines and with said curve to the left for an arc distance of 48.38 feet (Chord Bearing North 33° 26' 33" West - 48.38 feet), to a 1/2 inch iron rod set;

THENCE, South 78° 16' 55" East, departing said lines, for a distance of 42.79 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 289.00 feet, a central angle of 08° 07' 30", and a tangent of 20.53 feet;

THENCE, along said curve to the right for an arc distance of 40.98 feet (Chord Bearing North 64° 14' 23" East - 40.95 feet), to a 1/2 inch iron rod set at the point of a compound curvature of a curve to the right, having a radius of 109.50 feet, a central angle of 31° 16' 10", and a tangent of 30.64 feet;

THENCE, along said curve to the right for an arc distance of 59.76 feet (Chord Bearing North 83° 56' 14" East - 59.02 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left, having a radius of 90.50 feet, a central angle of 14° 46' 07", and a tangent of 11.73 feet;

THENCE, along said curve to the left for an arc distance of 23.33 feet (Chord Bearing South 87° 48' 45" East - 23.26 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 275.00 feet, a central angle of 05° 25' 20", and a tangent of 13.02 feet;

THENCE, along said curve to the right for an arc distance of 26.03 feet (Chord Bearing North 87° 30' 52" East - 26.02 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 89° 46' 28" East, for a distance of 152.28 feet, to a 1/2 inch iron rod set at the point curvature of a curve to the right, having a radius of 850.00 feet, a central angle of 02° 37' 31", and a tangent of 19.48 feet;

THENCE, along said curve for an arc distance of 38.94 feet (Chord Bearing South 88° 27' 43" East - 38.94 feet), to a 1/2 inch iron rod set in the east line of said 31.012 acre tract;

THENCE, South 00° 06' 14" West, along the east line of said 31.012 acre tract, for a distance of 50.06 feet, to the POINT OF BEGINNING and containing 0.491 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as LIFE SPRING DRIVE, 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. We further certify that all other parties who have a mortgage or lien interest in the LIFE SPRING DRIVE, 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 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; 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.

LIFE SPRING: CHRUCH

REX WALKER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared REX 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 9 day of April, 2014.

Notary Public in and for the State of Texas My Commission Expires: 07/20/17

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 at shall be approved, authorized or permit therefore issued, nor shall such approval / representation, assurance or guarantee by the City of the adequacy and availability personal use and fire protection within such plat, as required under Ordinance 83-54.

Recorded
Public Records
Per. County Clerk
County, Texas
01:47:26 PM

4816

Shein

LAKESIDE NATIONAL BANK

Lyn McCreary
LYN McCREARY President



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LYN McCREARY, 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 7 day of April, 2014.

Notary Public in and for the State of Texas My Commission Expires: 6-25-2017

Bruce Clark
BRUCE CLARK

Rose Clark
ROSE CLARK

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRUCE CLARK, 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 9 day of April, 2014.

Notary Public in and for the State of Texas My Commission Expires: 07/20/17

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROSE CLARK, 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 9 day of April, 2014.

Notary Public in and for the State of Texas My Commission Expires: 07/20/17



SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the 8th day of Jan., 2014.

Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621



THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 8th day of Jan., 2014.

Hein E. Shein
Notary Public in and for the State of Texas

Recommended for Final Approval:

Kimberly Ashberry

11/12/13



going plat of an addition to the City of Rockwall, Texas, was approved on 10th day of December, 2013.

Approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within the eighty (80) days from said date of final approval.

April, 2014.

Kimberly Ashberry City Secretary
Anna Williams City Engineer

RIGHT-OF-WAY PLAT
OF

LIFE SPRING DRIVE

BEING 0.491 ACRES

OUT OF THE

J. STRICKLAND SURVEY ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
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OWNERS

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ROCKWALL, TEXAS 75087

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