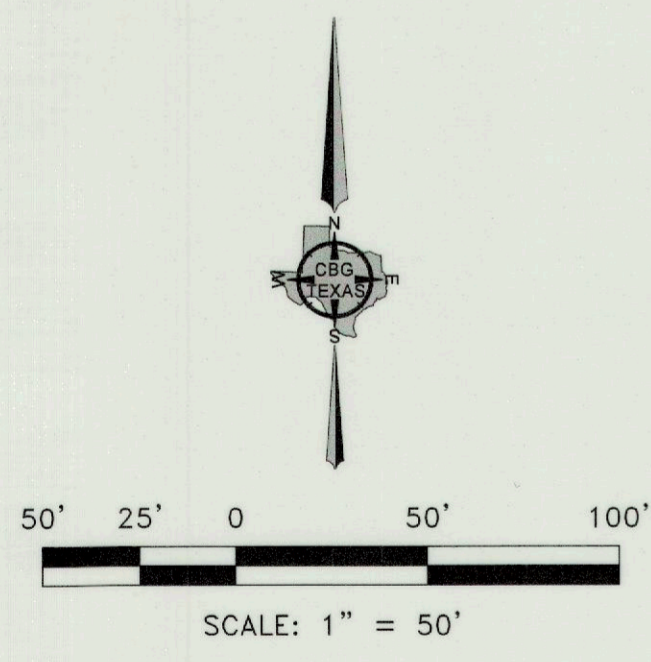
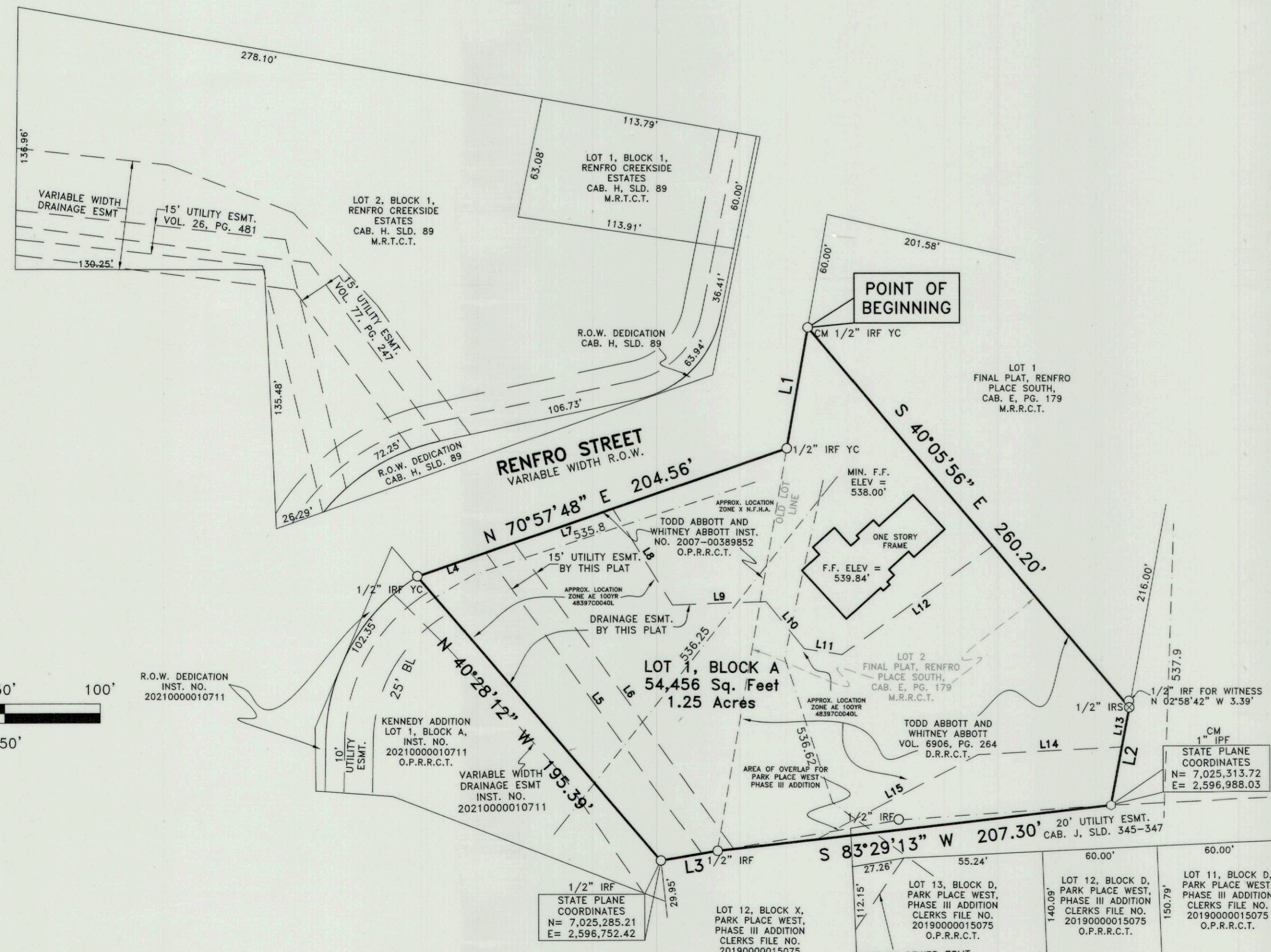


VICINITY MAP  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 09°58'36" E	64.07'
L2	N 10°46'45" E	51.86'
L3	S 80°26'56" W	29.96'
L4	N 70°57'48" E	37.85'
L5	N 35°32'11" W	193.41'
L6	S 35°32'11" E	196.79'
L7	N 70°57'48" E	54.62'
L8	S 31°41'27" E	59.37'
L9	N 87°56'18" E	48.98'
L10	S 38°59'28" E	31.74'
L11	S 80°54'35" E	19.83'
L12	N 54°20'25" E	97.17'
L13	S 10°46'45" W	21.00'
L14	S 87°07'40" W	75.25'
L15	S 62°31'30" W	95.22'

**LEGEND:**

- 1" IPF = 1" IRON PIPE FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
- 1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- 60D NF = 60D NAIL FOUND
- CM CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- B.F.E. BASE FLOOD ELEVATION
- MIN. F.F. ELEV MINIMUM FINISH FLOOR ELEVATION



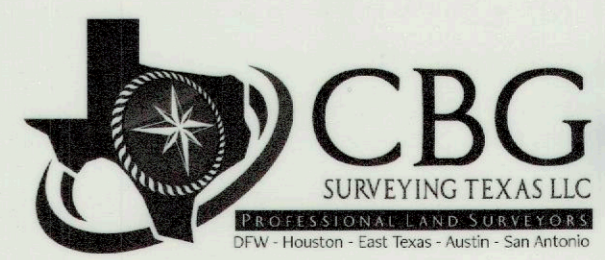
**GENERAL NOTES:**

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF LOT 2 AND A TRACT OF LAND.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X & ZONE AE AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE BY LOMR 20-06-3796P EFFECTIVE 11/1/2021.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.
- 6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.

SHEET 1 OF 2

**FINAL PLAT  
ABBOTT ADDITION  
LOT 1, BLOCK A  
BEING A REPLAT OF  
LOT 2, RENFRO PLACE SOUTH ADDITION AND  
TRACT 52 OF THE REUBEN BALLARD SURVEY, ABSTRACT NO. 29  
1.25 ACRES (54,456 SF)  
SITUATED WITHIN THE R, BALLARDS SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**OWNER: TODD ABBOTT & WHITNEY ABBOTT**  
619 RENFRO STREET,  
ROCKWALL, TEXAS 75087  
PHONE: (903) 949-5255  
EMAIL: TABBOTTMX25@YAHOO.COM



PLANNING & SURVEYING  
Main Office  
1413 E. I-30, Ste. 7  
Garland, TX 75048  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtllc.com

SCALE: 1"=50' / DATE: 7/20/2023 / JOB NO. 2210661-01 / DRAWN BY: ANR

CASE NO. P2023-004

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Todd Abbott and Whitney Abbott are the owners of a tract of land situated in the Reuben Ballard Survey, Abstract No. 29, and being Lot 2, by deed recorded in Volume 6906, Page 264, Deed Records, Rockwall County, Texas, same being in the Final Plat of Renfro Place South, as shown by map thereof recorded in Cabinet E, Page 179, in the Map Records, Rockwall County, Texas, also being a tract of land conveyed to Todd Abbott and Whitney Abbott by deed recorded in Instrument No. 2007-00389852, in the Official Public Records, Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of said Lot 2, same being an East corner of Lot 1, of said Final Plat of Renfro Place South, same also lying along the East Right-of-Way line of Renfro Street (a variable width Right-of-Way);

THENCE South 40 degrees 05 minutes 56 seconds East, along the Southwest line of said Lot 1, a distance of 260.20 feet to a 1/2 inch iron rod set, with a yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Lot 1, same lying along the West line of Lot 11, Block X, of Park Place West, Phase III Addition, as shown by plat thereof recorded in Clerk's File No. 20190000015075, Official Public Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 02 degrees 58 minutes 42 seconds West, a distance of 3.39 feet, for witness;

THENCE South 10 degrees 46 minutes 45 seconds West, along the West line of Lot 11 of said Park Place West Addition, a distance of 51.86 feet, to a 1 inch iron pipe found for corner;

THENCE South 83 degrees 29 minutes 13 seconds West, a distance of 207.30 feet, to a 1/2 inch iron rod found for corner;

THENCE South 80 degrees 26 minutes 56 seconds West, a distance of 29.96 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 12, of said Park Place West Addition, same being the East corner of Lot 1, Block A, Kennedy Addition, as shown by Plat thereof recorded in Instrument No. 20210000010711, Official Public Records, Rockwall County, Texas;

THENCE North 40 degrees 28 minutes 12 seconds West, along the Northeast line of Lot 1, of said Kennedy Addition, a distance of 195.39 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, of said Kennedy Addition, same lying along the Southeast Right-of-Way line of said Renfro Street;

THENCE North 70 degrees 57 minutes 48 seconds East, along the Southeast Right-of-Way line of said Renfro Street, a distance of 204.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 09 degrees 58 minutes 36 seconds East, along the East Right-of-Way line of said Renfro Street, a distance of 64.07 feet to the POINT OF BEGINNING, containing 54,456 square feet or 1.25 acres of land.

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 the LOT 2A, BLOCK 1, ABBOTT ADDITION, an addition to 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 on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOT 2A, BLOCK 1, ABBOTT ADDITION, 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 (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.

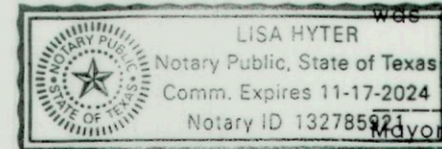
By: Todd Abbott  
Todd Abbott, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Todd Abbott, 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 August, 2023.

By: Lisa Hyter  
printed name: Lisa Hyter  
Notary Public in and for the State of Texas



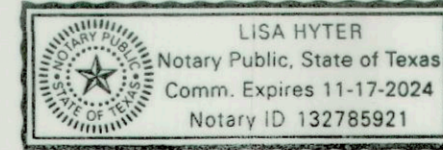
By: W. Abbott  
Whitney Abbott, Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Whitney Abbott, 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 August, 2023.

By: Lisa Hyter  
printed name: Lisa Hyter  
Notary Public in and for the State of Texas



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.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the 1st day of August, 2023.

By: Bryan Connally  
Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

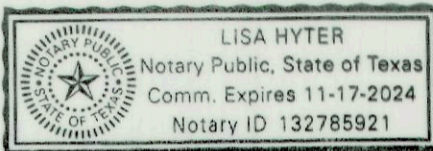


STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, 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 1st day of August, 2023.

By: Lisa Hyter  
printed name: Lisa Hyter  
Notary Public in and for the State of Texas



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 7th day of Sept, 2023.

By: [Signature]  
Mayor of the City of Rockwall

By: [Signature]  
Planning and Zoning Commission Chairman

By: Kirsty League  
City Secretary



By: Amey Williams P.E.  
City Engineer

(SHEET 2 OF 2)

FINAL PLAT  
ABBOTT ADDITION  
LOT 1, BLOCK A  
BEING A REPLAT OF  
LOT 2, RENFRO PLACE SOUTH ADDITION AND  
TRACT 52 OF THE REUBEN BALLARD SURVEY, ABSTRACT NO. 29  
1.25 ACRES (54,456 SF)  
SITUATED WITHIN THE R, BALLARDS SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
10/16/2023 01:57:54 PM  
\$100.00  
20230000017343

Jennifer Fogg

OWNER: TODD ABBOTT & WHITNEY ABBOTT  
619 RENFRO STREET,  
ROCKWALL, TEXAS 75087  
PHONE: (903) 949-5255  
EMAIL: TABBOTTMX25@YAHOO.COM

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CASE NO. P2023-004