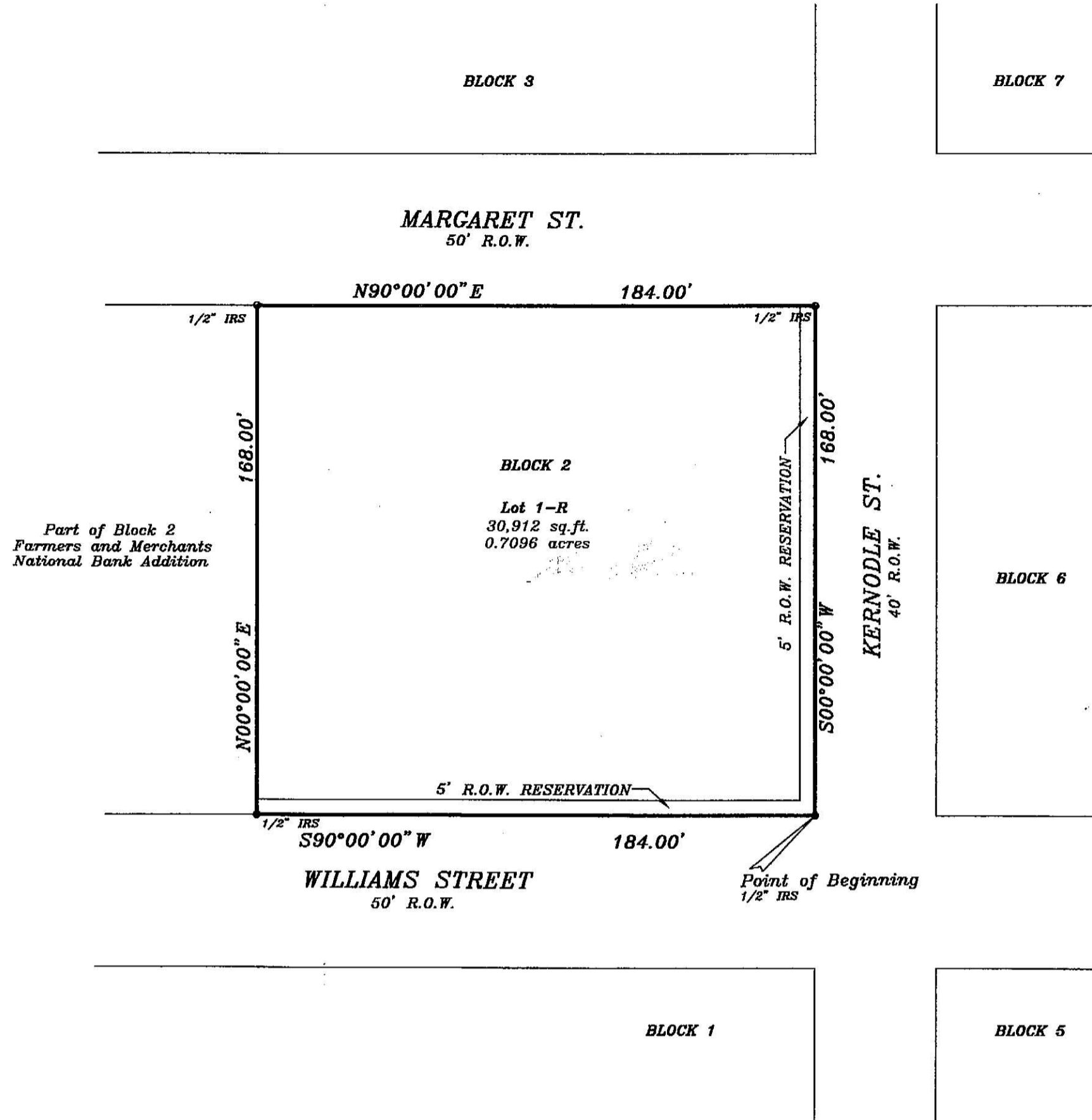




GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



Part of Block 2
Farmers and Merchants
National Bank Addition.

BLOCK 2

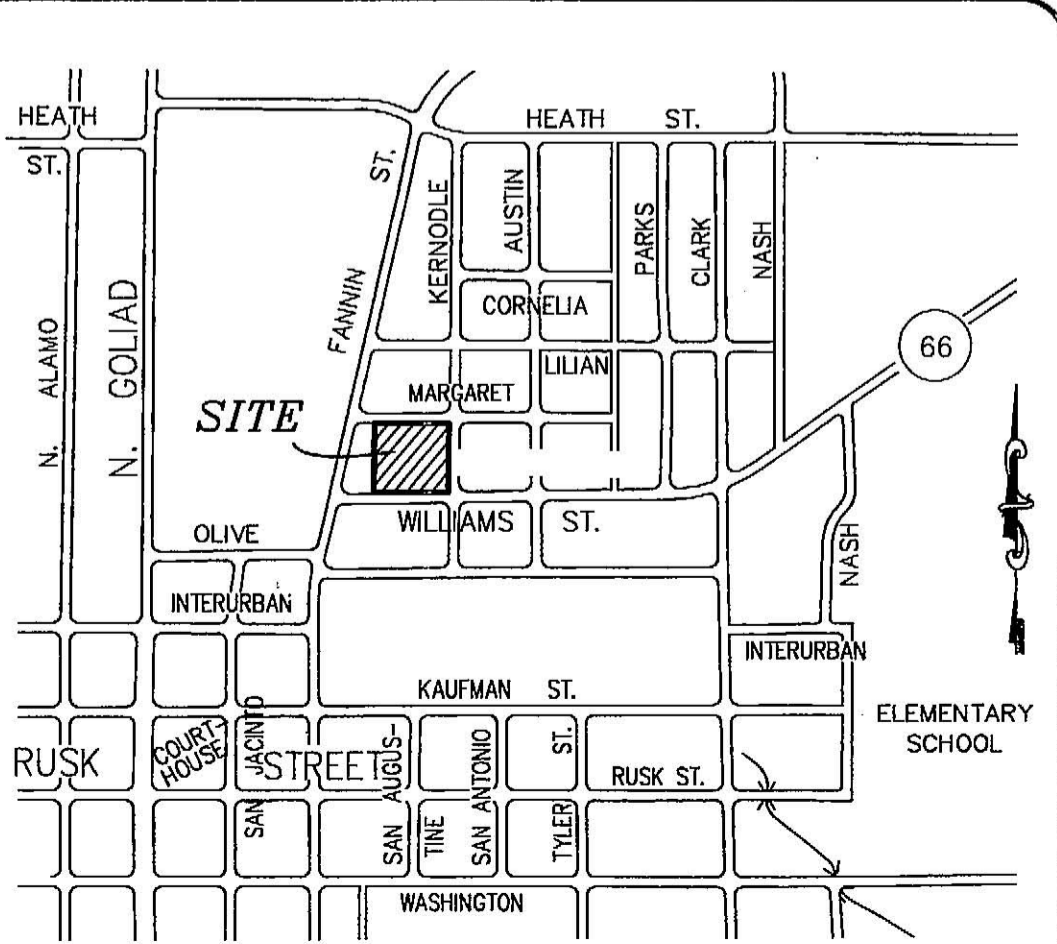
Lot 1-R
30,912 sq.ft.
0.7096 acres

WILLIAMS STREET
50' R.O.W.

MARGARET ST.
50' R.O.W.

KERNODLE ST.
40' R.O.W.

Note:
Bearings based on the Plat of Farmers and Merchants National Bank Addition, an addition to the City of Rockwall, Texas as recorded in Volume R, Page 313 of the Plat Records of Rockwall County, Texas.



Vicinity Map
N.T.S.

FILED FOR RECORD
ROCKWALL CO. TEXAS
05 JUN -3 PM 1:42
PAULETTE BURKS
CO. CLERK
DEPUTY

REPLAT
Lot 1-R, BLOCK 2 F-221 1/2

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

BUTTGEN ADDITION

All of Lots 1 and 2, Block 2
BUTTGEN ADDITION

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: JAMES BUTTGEN & PAT BUTTGEN

501 KERNODLE ST. ROCKWALL, TEXAS 75087 (972) 772-3504

SCALE	DATE	JOB No.
1" = 40'	3/30/05	02003REPLAT

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, JAMES BUTTGEN and PAT BUTTGEN ARE the owner of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14 and being all of Lots 1 and 2 of Buttgen Addition, an addition to the City of Rockwall, Texas, recorded in Cabinet E, Slide 192 Plat Records, County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Williams Street (a 50' wide right-of-way) and the West line of Kernodle Street (a 40' wide right-of-way);

THENCE South 90°00'00" West along the North line of said Williams Street, a distance of 184.00' to a 1/2" iron rod set for a corner;

THENCE North 00°00'00" East leaving said William Street, a distance of 168.00' to a 1/2" iron rod set for a corner on the South line of Margaret Street (a 50' wide right-of-way);

THENCE North 90°00'00" East along the South line of said Margaret Street, a distance of 184.00' to a 1/2" iron rod set for a corner on the West line of said Kernodle Street;

THENCE South 00°00'00" West a distance of 168.00' to the POINT OF BEGINNING and containing 30,912 square feet or 0.7096 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 Lot 1-R, Block 2 of the BUTTGEN ADDITION, 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.

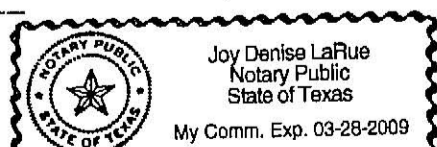
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

JAMES BUTTGEN *[Signature]* PAT BUTTGEN *[Signature]*

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared JAMES BUTTGEN, 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 19th day of May, 2005.

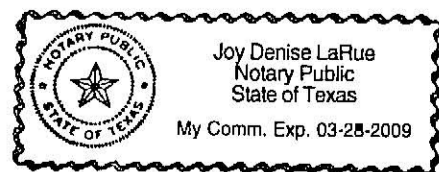
[Signature]
Notary Public in and for the State of Texas



STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared PAT BUTTGEN, 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 19th day of May, 2005.

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



N/A

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 _____, 2005.

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



RECOMMENDED FOR FINAL APPROVAL

[Signature] 5/5/05
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of Buttgen Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18th day of April, 2005.

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 2nd day of June, 2005.

[Signature] Mayor, City of Rockwall
[Signature] Dorothy Brooks, City Secretary, City of Rockwall

[Signature] 5-19-05
City Engineer



REPLAT
Lot 1-R, BLOCK 2 F-222 ^{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.
	3/30/05	02003

BUTTGEN ADDITION
All of Lots 1 and 2, Block 2
BUTTGEN ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER: JAMES BUTTGEN & PAT BUTTGEN
501 KERNODLE ST. ROCKWALL, TEXAS 75087 (972) 772-3504