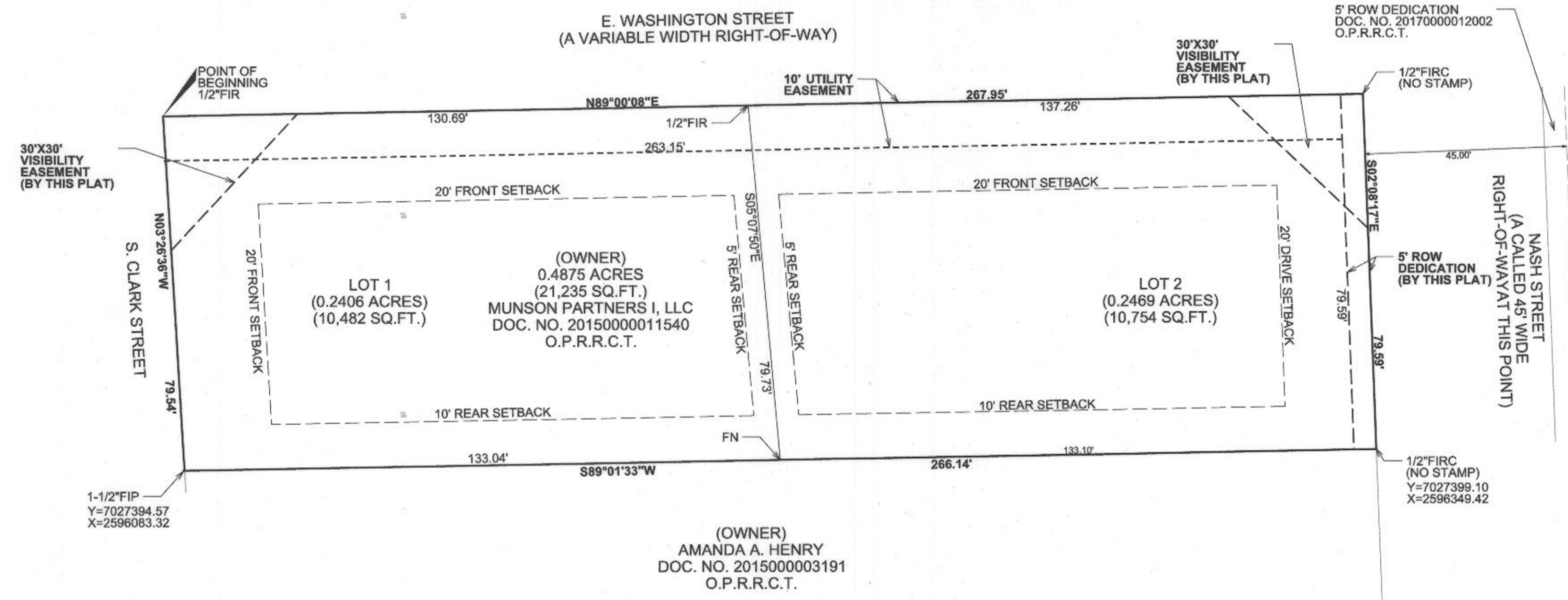




SURVEYOR'S NOTES:

1. The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
2. This survey was prepared without the benefit of a title commitment.
3. By graphical plotting of FEMA Flood Insurance Rate Map No. 48397C0040L, having an effective date of September 26, 2008, the subject property lies entirely within Zone X (unshaded) designated as those areas outside the 0.2% annual chance floodplain.
4. According to the City of Rockwall Zoning Maps, the subject property is zoned SF-7(Single Family Residential).
5. The purpose of this plat is to create an addition to the city and subdivide the tract into 2 (two) lots.



LEGEND

O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH CAP
FIP	FOUND IRON PIPE
FX	FOUND "X" CUT
DOC.	DOCUMENT
NO.	NUMBER

OWNER:
MUNSON PARTNERS I, LLC
608 E. WASHINGTON
ROCKWALL, TX 75087

GEONAV
SURVEYING · MAPPING · SCANNING

3410 MIDCOURT RD., STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=20' (972) 243-2409 PROJECT NUMBER: 1468
TBPLS FIRM NO. 10194205

DATED: MAY 06, 2019 DRAWN BY: JCH

FINAL PLAT
OF
CLARK ADDITION
LOTS 1 & 2, BLOCK A
BEING A REPLAT OF
BLOCK A, CLARK ADDITION
0.4875 ACRES OR 21,235 SQUARE FEET
(2 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
B. BOYDSTON SURVEY, ABSTRACT NUMBER 14



OWNER DEDICATION:

WHEREAS MUNSON PARTNERS I, LLC are the owner's of a 0.4875 acres of land situated in the B. Boydston Survey, Abstract Number 14, City of Rockwall, Rockwall County, Texas, and being known as Block A of Clark Addition, and being all of that land described in deed to Munson Partners I, LLC, as recorded in Document Number 2015000011540 of the Official Public Records of Rockwall County, Texas, O.P.R.R.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of the herein described tract at the intersection of the east right-of-way line of South Clark Street with the south line of Washington Street;

THENCE North 89 degrees 00 minutes 00 seconds East, along the common north line of said Munson tract and said south right-of-way line of Washington Street, a distance of 267.95 feet to 1/2-inch iron rod with cap (no stamp) found at the intersection of said common line with the west right-of-way line of Nash Street for the northeast corner of the herein described tract;

THENCE South 02 degrees 08 minutes 17 seconds East, along the common east line of said Munson tract and said west right-of-way line, a distance of 79.59 feet to a 1/2-inch iron rod with a cap for corner (no stamp), for the common southeast corner of the herein described tract and the northeast corner of the that tract of land described in deed to Amanda A. Henry, as recorded in Document Number 201500003191, O.P.R.R.C.T.;

THENCE South 89 degrees 01 minutes 33 seconds West, departing said west right-of-way and along the common south line of said Munson tract and north line of said Henry tract, a distance of 266.14 feet to a 1-1/2-inch iron pipe found for the common southeast corner of the herein described tract and northwest corner of said Henry tract, said corner being on said east right-of-way line of South Clark Street;

THENCE North 03 degrees 26 minutes 36 seconds West, along the common west line of said Munson tract and said east right-of-way line, a distance of 79.54 feet to the POINT OF BEGINNING AND CONTAINING 21,235 square feet or 0.4875 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOTS 1 AND 2, BLOCK A CLARK ADDITION 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. I (we) further certify that all other parties who have a mortgage or lien interest in the Clark Addition subdivision have been notified and signed this plat.

I (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. 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
7. Property owner shall be responsible for all maintenance, repair and reconstruction of drainage and detention systems.
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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

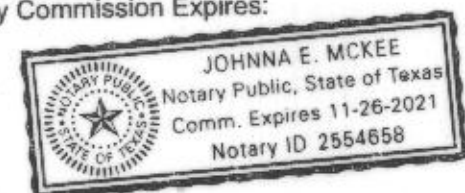
[Signature]
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Derek Jones, 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 25 day of June, 2019.

[Signature] My Commission Expires: 11/26/21
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL
[Signature] Date 10/9/2019
Planning and Zoning Commission

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 15 day of October, 2019.

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.

WITNESS OUR HANDS, this 28th day of June, 2019.

[Signature] Mayor, City of Rockwall
[Signature] Secretary
[Signature] City Engineer
CITY OF ROCKWALL TEXAS
SEAL

OWNER:
MUNSON PARTNERS I, LLC
608 E. WASHINGTON
ROCKWALL, TX 75087

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOEL C. HOWARD, 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.

[Signature]
JOEL C. HOWARD
Registered Public Surveyor No. 6267

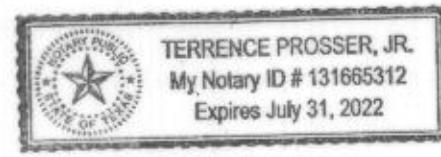


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOEL C. HOWARD 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 24th day of June, 2019.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 07/31/22



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/08/2019 08:38:56 AM
\$100.00
2018000020127



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SURVEYING • MAPPING • SCANNING

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