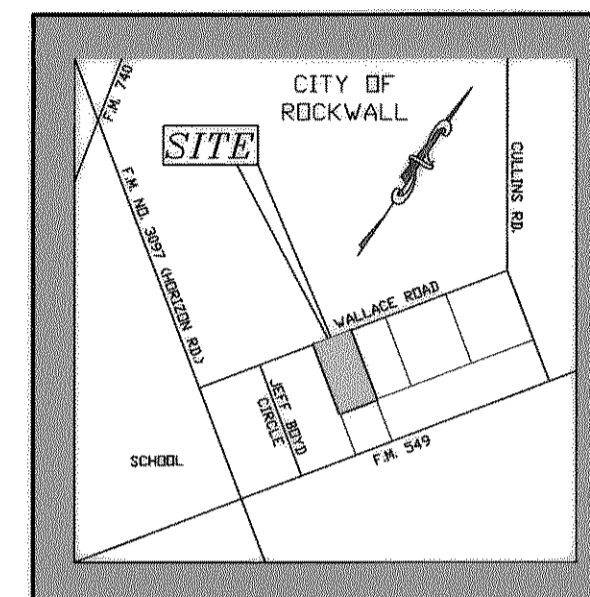


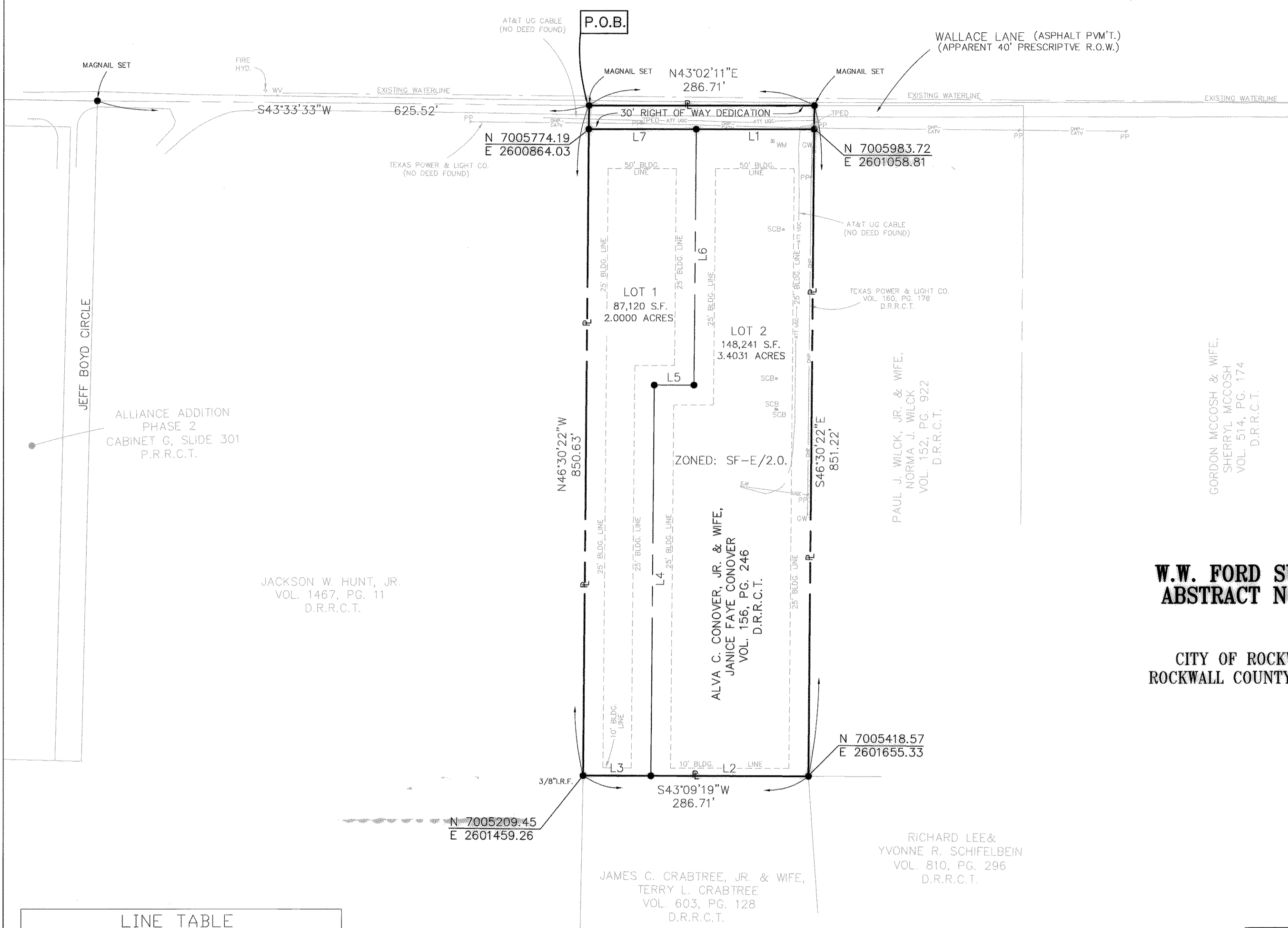
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



VICINITY MAP



**W.W. FORD SURVEY  
ABSTRACT NO. 80**

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

LEGEND

- EM=ELECTRIC METER
- CW=GUY WIRE
- LS=LIGHT STANDARD
- PP=POWER POLE
- SCB=SPRINKLER CONTROL BOX
- TPED=TELEPHONE PEDESTAL
- WM=WATER METER
- WV=WATER VALVE

NOTE: ALL CORNERS ARE 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.

FILED FOR RECORD  
ROCKWALL CO., TEXAS  
10 JUN 17 AM 11:39  
COUNTY CLERK  
DEPUTY

LINE	LENGTH	BEARING
L1	150.00	N43°02'11"E
L2	200.59	S43°09'19"W
L3	86.12	S43°09'19"W
L4	495.81	N46°30'22"W
L5	50.58	N43°02'11"E
L6	325.00	N46°30'22"W
L7	136.71	N43°02'11"E

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE CONVERSION FACTOR OF 1.000146148.

**OWNER/DEVELOPER**  
JANICE CONOVER  
421 WALLACE LANE  
ROCKWALL, TEXAS 75087  
(972)771-1601

**ENGINEER/SURVEYOR**  
DOUPHRAE & ASSOCIATES, INC.  
2235 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
(972) 771-9004

**FINAL PLAT**

**CONOVER ADDITION**

**LOT 1 AND LOT 2**

**A PLAT OF 5.4031 ACRES SITUATED IN THE**

**W.W. FORD SURVEY, ABSTRACT NO. 80**

**CITY OF ROCKWALL**

**ROCKWALL COUNTY, TEXAS**

PROJECT: 10011FPLAT	<p>ENGINEERING • PROJECT MANAGEMENT • SURVEYING</p> <p>2235 RIDGE ROAD ROCKWALL, TEXAS 75087</p> <p>PHONE: (972)771-9004 FAX: (972)771-9005</p>
DATE: APRIL 15, 2010	
SCALE: 1"=100'	
DRAWN: R.R.B.	
CHK'D: H.W.K.	

SHEET 1 OF 2

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

LEGAL DESCRIPTION

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE CONOVER ADDITION, SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO 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 LEIN INTEREST IN THE CONOVER 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 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.

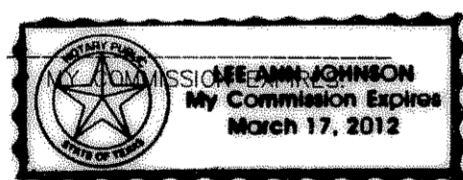
I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY, I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

Janice Conover  
OWNER, JANICE CONOVER  
STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Janice Conover 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 6 DAY OF May, 2010

Lee Ann Johnson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BEING A 5.600 ACRE TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING THAT TRACT CONVEYED TO ALVA C. CONOVER, JR. AND WIFE, JANICE FAYE CONOVER AS RECORDED IN VOLUME 156, PAGE 246 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAGNAIL SET AT THE WESTERN CORNER OF SAID CONOVER TRACT AND ALSO BEING THE NORTHERN CORNER OF A TRACT CONVEYED TO JACKSON W. HUNT, JR. AS RECORDED IN VOLUME 1467, PAGE 11 OF SAID DEED RECORDS, FROM WHICH A MAGNAIL SET AT THE WESTERN CORNER OF SAID HUNT TRACT AND THE NORTHERN CORNER OF ALLIANCE ADDITION, PHASE 2, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET G, SLIDE 301 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, BEARS SOUTH 43 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 625.52 FEET;

1) THENCE NORTH 43 DEGREES 02 MINUTES 11 SECONDS EAST ALONG THE NORTHWESTERN LINE OF SAID CONOVER TRACT, A DISTANCE OF 286.71 FEET TO A MAGNAIL SET AT THE NORTHERN CORNER OF SAID CONOVER TRACT AND ALSO BEING THE WESTERN CORNER OF A TRACT CONVEYED TO PAUL J. WILCK, JR. AND WIFE, NORMA J. WILCK AS RECORDED IN VOLUME 152, PAGE 922 OF SAID DEED RECORDS;

2) THENCE SOUTH 46 DEGREES 30 MINUTES 22 SECONDS EAST, ALONG THE COMMON LINE OF SAID CONOVER TRACT AND SAID WILCK TRACT, PASSING AT A DISTANCE OF 30 FEET, A 1/2" IRON ROD SET, CONTINUING IN ALL A TOTAL DISTANCE OF 851.22 FEET TO A 1/2" IRON ROD SET AT THE EASTERN CORNER OF SAID CONOVER TRACT AND THE SOUTHERN CORNER OF SAID WILCK TRACT AND ALSO BEING THE WESTERN CORNER OF A TRACT CONVEYED TO RICHARD LEE AND YVONNE R. SCHIFELBEIN AS RECORDED IN VOLUME 810, PAGE 296 OF SAID DEED RECORDS AND ALSO BEING THE NORTHERN CORNER OF A TRACT CONVEYED TO JAMES C. CRABTREE AND WIFE, TERRY L. CRABTREE AS RECORDED IN VOLUME 603, PAGE 128 OF SAID DEED RECORDS;

3) THENCE SOUTH 43 DEGREES 09 MINUTES 19 SECONDS WEST, ALONG THE COMMON LINE OF SAID CONOVER TRACT AND SAID CRABTREE TRACT, A DISTANCE OF 286.71 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHERN CORNER OF SAID CONOVER TRACT AND THE WESTERN CORNER OF SAID CRABTREE TRACT AND ALSO BEING ON THE NORTHEASTERN LINE OF SAID HUNT TRACT;

4) THENCE NORTH 46 DEGREES 30 MINUTES 22 SECONDS WEST ALONG THE COMMON LINE OF SAID CONOVER TRACT AND SAID HUNT TRACT, PASSING AT A DISTANCE OF 820.63 FEET, A 1/2" IRON ROD SET, CONTINUING IN ALL A TOTAL DISTANCE OF 850.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.600 ACRES OF LAND, MORE OR LESS.

NOTE: SUBJECT TO DEED RESTRICTIONS PER VOLUME 156, PAGE 246 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE CONVERSION FACTOR OF 1.000146148.

RECOMMENDED FOR FINAL APPROVAL

[Signature]  
PLANNING AND ZONING COMMISSION  
DATE 04/27/10

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 3rd DAY OF May, 2010. 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 19th DAY OF May, 2010. DATE OF FINAL APPROVAL.

Kristy Ashberry City Secretary 05/18/10  
MAYOR, CITY OF ROCKWALL  
William R. Cecil Mayor 05/18/10  
CITY SECRETARY  
Chuck Fidd 5-17-2010  
CITY ENGINEER



CERTIFICATION

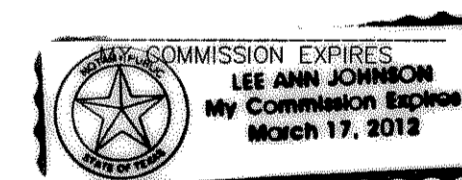
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, HUGH WILSON KNIGHT, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Hugh W. Knight  
HUGH WILSON KNIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4872



GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 6 DAY OF

May, 2010  
Lee Ann Johnson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTE: ALL CORNERS ARE 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.

<b>FINAL PLAT</b>	
<b>CONOVER ADDITION</b>	
LOT 1 AND LOT 2	
A PLAT OF 5.4031 ACRES SITUATED IN THE	
W.W. FORD SURVEY, ABSTRACT NO. 80	
CITY OF ROCKWALL	
ROCKWALL COUNTY, TEXAS	
PROJECT: 10011FPLAT	<b>DOUPHRATE &amp; ASSOCIATES, INC.</b>
DATE: APRIL 15, 2010	ENGINEERING • PROJECT MANAGEMENT • SURVEYING
SCALE: 1"=100'	2235 RIDGE ROAD ROCKWALL, TEXAS 75087
DRAWN: R.R.B.	PHONE: (972)771-9004 FAX: (972)771-9005
CHK'D: H.W.K.	

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