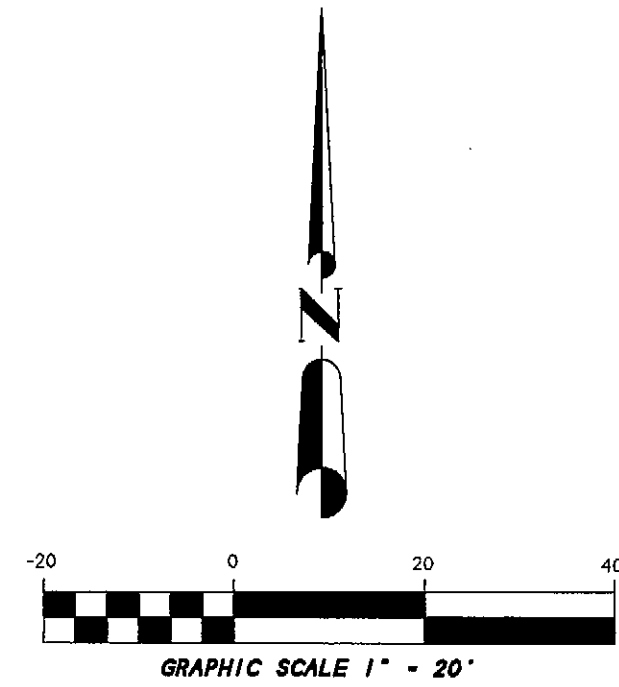
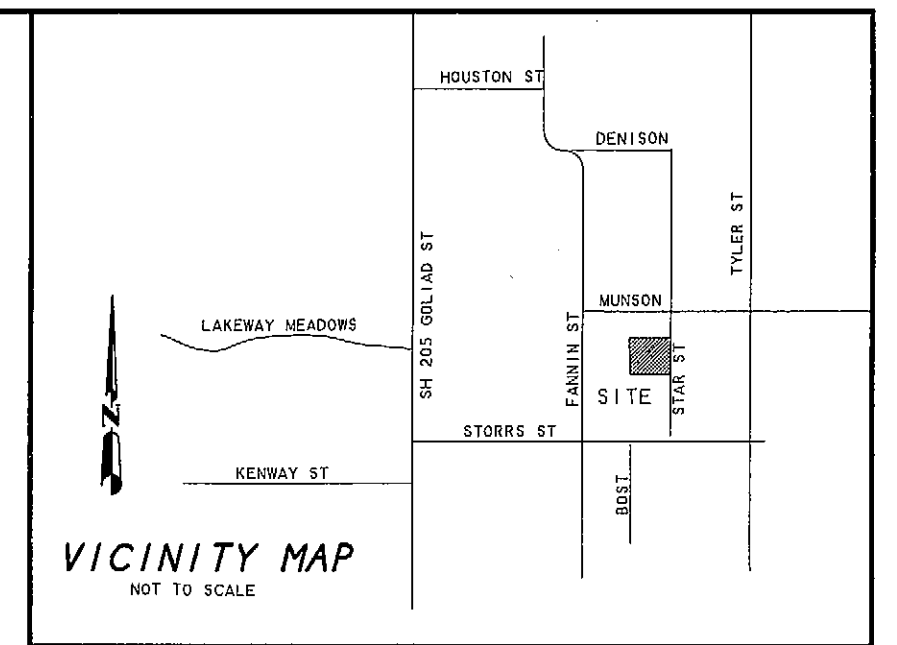


- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

OWNERS:
 AMADO C SOTO
 DEBORAH J. HUDSON
 306 STAR STREET
 ROCKWALL, TX 75087



FINAL PLAT
HUDSON-SOTO ADDITION
 BEING A REPLAT OF
 LOTS 4, 5 AND 6, BLOCK C
 EPPSTEIN ADDITION

AN ADDITION TO THE CITY OF ROCKWALL
 BEING 0.48 ACRES OR 21,123 S.F.
 B.F. BOYDSTUN SURVEY, A-14
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND	
TV	TELEPHONE
CC	CABLE
EL	ELECTRIC
ET	ETHEREAL
WA	WATER
SE	SEWER
LI	LIQUID
MA	MATERIAL
EA	EARTH
FA	FENCE
IR	IRON
CP	CAP
PR	PROPERTY
PL	PLANT
PO	POST
PI	PIPE
PH	PHONE
PA	POWER
PIR	PIPING
IP	IRON PIPE
LP	LIQUID PIPE
MP	MATERIAL PIPE
WP	WATER PIPE
SP	SEWER PIPE
EP	ELECTRIC PIPE
ETP	ETHEREAL PIPE
WTP	WATER PIPE
SWP	SEWER PIPE
ETWP	ELECTRIC WATER PIPE
ETSWP	ELECTRIC SEWER PIPE
WTP	WATER PIPE
SWP	SEWER PIPE
ETWP	ELECTRIC WATER PIPE
ETSWP	ELECTRIC SEWER PIPE
WTP	WATER PIPE
SWP	SEWER PIPE
ETWP	ELECTRIC WATER PIPE
ETSWP	ELECTRIC SEWER PIPE

SURVEY DATE: APRIL 8, 2009
 SCALE: 1" = 20' FILE # 20090193
 CLIENT: SOTO

H.D. Fetty Land Surveyor, LLC
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

FILED FOR RECORD
 ROCKWALL COUNTY, TEXAS
 09 APR 20 11:13
 LISA CONSTANT
 COUNTY CLERK
 DEPUTY

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, AMADO C. SOTO and DEBORAH J. HUDSON, BEING THE OWNERS
OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lots 4, 5 and 6 of EPPSTEIN ADDITION, an Addition to the City of Rockwall, Rockwall
County, Texas, according to the Plat thereof recorded in Volume L, Page 386, of the Deed Records of
Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of Star Street (50' R.O.W.)
at the southeast corner of Lot 4;

THENCE S. 89 deg. 10 min. 16 sec. W. along the south boundary line of Lot 4, a distance of 139.72
feet to a 1/2" iron rod found for corner at the southwest corner of Lot 4 and in the east right-of-way line
of a 10 foot alley;

THENCE N. 00 deg. 51 min. 25 sec. W. along the east right-of-way line of said alley, a distance of 150.02
feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the northwest corner
of Lot 6;

THENCE N. 89 deg. 04 min. 55 sec. E., along the north line of said Lot 6, a distance of 141.69 feet to a
1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west right-of-way line of
Star Street;

THENCE S. 00 deg. 06 min. 14 sec. E. along said right-of-way line, a distance of 150.25 feet to the
POINT OF BEGINNING and containing 21,123 square feet or 0.48 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as HUDSON-SOTO ADDITION, an Addition
to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets,
alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein
expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and
signed this plat.

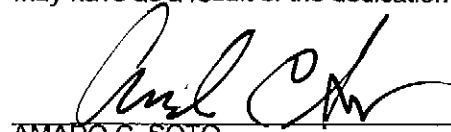
We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the
mutual use and accommodation of all utilities desiring to use or using same.

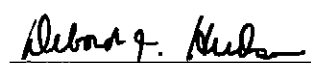
We also understand the following:

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 occasional 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 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I
may have as a result of the dedication of exaction's made herein.


AMADO C. SOTO


DEBORAH J. HUDSON

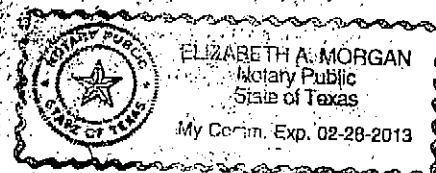
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared AMADO C. SOTO
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that she executed the same for the purpose and consideration therein
stated.

Given upon my hand and seal of office this 23 day of April,
2009.


Notary Public in and for the State of Texas


02-28-2013
My Commission Expires:



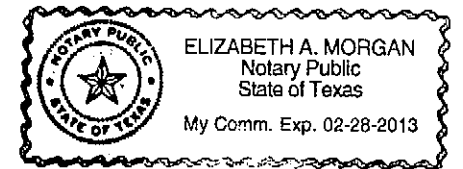
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DEBORAH J. HUDSON
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that she executed the same for the purpose and consideration therein
stated.

Given upon my hand and seal of office this 23 day of April,
2009.


Notary Public in and for the State of Texas

02-28-2013
My Commission Expires:




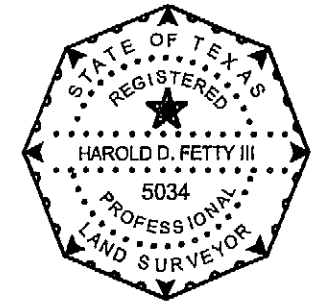
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets,
water, sewer and storm drainage systems have been accepted by the City. The approval of a plat
by the City does not constitute any representation, assurance or guarantee that any building within
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, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III
Registered Professional Land Surveyor No. 5034




APPROVED

I hereby certify that the above and foregoing plat of HUDSON-SOTO ADDITION, an addition to the City
of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 24 day
of April, 2009.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the
City of Rockwall.


Director of Planning 4-24-09


City Engineer 4-27-09

FINAL PLAT
HUDSON-SOTO ADDITION
BEING A REPLAT OF
LOTS 4, 5 AND 6, BLOCK C
EPPSTEIN ADDITION

AN ADDITION TO THE CITY OF ROCKWALL
BEING 0.48 ACRES OR 21,123 S.F.
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
TV	TEL
TRUNK	PIPE
CABLE	WATER
RISE	SEWER
MANHOLE	WATER
WATER	SEWER
ELEC	ELEC
ELECTRIC	ELEC
TRUNK	TRUNK
MANHOLE	MANHOLE
WATER	WATER
SEWER	SEWER
WATER	WATER
SEWER	SEWER
WATER	WATER
SEWER	SEWER
WATER	WATER
SEWER	SEWER
WATER	WATER
SEWER	SEWER

SURVEY DATE: APRIL 8, 2009
SCALE: 1" = 20' FILE# 20090193
CLIENT: SOTO

OWNERS:
AMADO C SOTO
DEBORAH J. HUDSON
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ROCKWALL, TX 75087

H.D. Fetty Land Surveyor, LLC

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