

TANK LOT  
BISHOP'S SECOND ADDITION  
VOL. 8, PG. 481  
D.R.R.C.T.

50' R.O.W. SHERMAN STREET  
PER PLAT WILL ADDITION

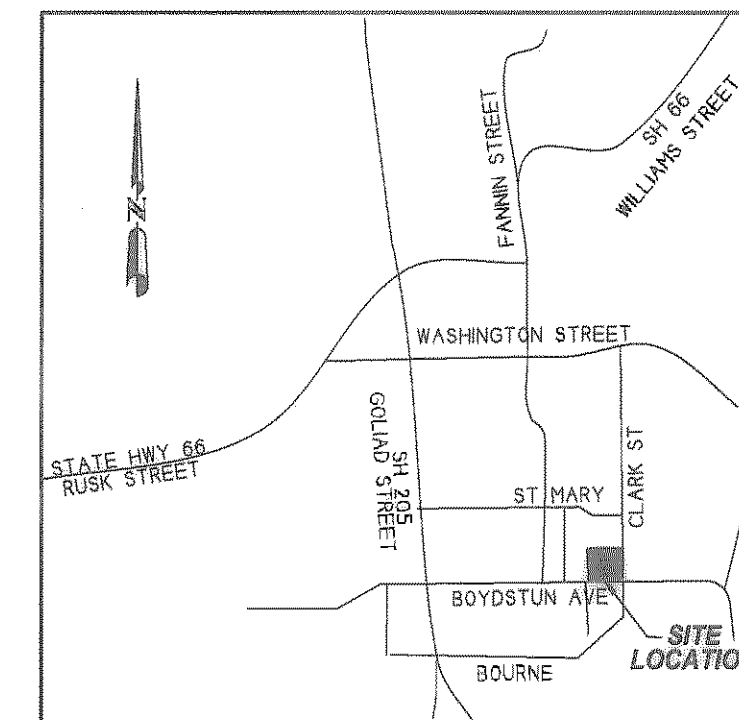
MILL BLOCK  
MILL COMPANY ADDITION  
VOL. K, PG. 243  
D.R.R.C.T.

HARTMAN ADDITION  
CAB. E. SLIDE 308

LOT 26  
MILL COMPANY ADDITION  
VOL. K, PG. 243  
D.R.R.C.T.

LOT 1 LOT 2  
BLOCK A

JAMES H. MOORE  
VOL. 1281, PG 318



VICINITY MAP  
N.T.S.

PART OF BISHOP STREET  
BISHOP'S SECOND ADDITION  
VOL. 8, PG. 461, D.R.R.C.T.  
ABANDONED VOL. 17, PG. 36

PART OF BISHOP STREET  
BISHOP'S SECOND ADDITION  
VOL. 8, PG. 461, D.R.R.C.T.  
ABANDONED VOL. 17, PG. 36  
TO HEIRS OF M.H. MCKOY

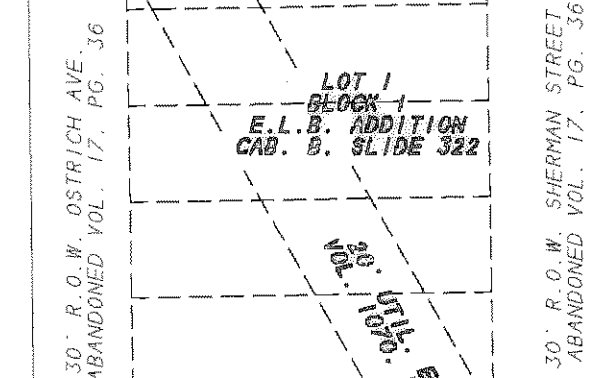
JAMES H. MOORE  
VOL. 226, PG 183

PART OF BISHOP STREET  
ABANDONED VOL. 17, PG. 36

$N 89^{\circ} 01' 01'' E 34.47'$   
 $N 0^{\circ} 55' 02'' W 9.37'$

N 7025542.98  
E 2595808.03  
1/2" IRF

$S 89^{\circ} 18' 30'' E 243.70'$   
51.02' 51.02' 125.13'



LOT 1  
BLOCK A  
E.L.B. ADDITION  
CAB. B. SLIDE 322

5' MAINTENANCE EASEMENT

1/2" IRF

ZERO LOT LINE

1/2" IRF

5' MAINTENANCE EASEMENT

ZERO LOT LINE

1/2" IRF

5' MAINTENANCE EASEMENT

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1/2" IRF

5' MAINTENANCE EASEMENT

ZERO LOT LINE

1/2" IRF

5' MAINTENANCE EASEMENT

ZERO LOT LINE

30' R.O.W. OSTRICH AVE.  
ABANDONED VOL. 17, PG. 36

30' R.O.W. SHERMAN STREET  
ABANDONED VOL. 17, PG. 36

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ABANDONED VOL. 17, PG. 36

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ABANDONED VOL. 17, PG. 36

30' R.O.W. SHERMAN STREET  
ABANDONED VOL. 17, PG. 36

N 7025350.33  
E 2595658.31

1/2" IRF

$S 89^{\circ} 01' 01'' W 281.06'$

POINT OF BEGINNING

E. BOYDSTUN AVENUE  
60' R.O.W.

CLARK STREET  
60' R.O.W.



FILED FOR RECORD  
ROCKWALL COUNTY CLERK  
13 SEP 26 AM 9:28  
SHELL MILLER  
ROCKWALL COUNTY CLERK  
BY: [Signature] DEPUTY

SHERMAN STREET  
40' R.O.W.  
VOL. 40, PG. 148

LOT 1

RIDGELL'S ADDITION  
VOL. 40, PG. 148  
D.R.R.C.T.

LOT 2

JON PALMER  
TO  
D. KAUFMAN  
VOL. 1275, PG. 278

0.15 ACRES  
JON PALMER  
TO  
DARRELL MCCALLUM  
VOL. 1880, PG. 281

OWNERS: ASCOT INVESTORS, LLC  
CHARLES SMITH  
214-212-2307

FINAL PLAT  
INTEGRITY ADDITION  
PHASE 2  
4 LOTS 1.25 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
SITUATED IN B.F. BOYDSTUN SURVEY  
ABSTRACT NO. 14

SHEET 1 OF 2

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

SURVEY DATE MARCH 15, 2013  
SCALE 1" = 40' FILE # 990735FP2  
CLIENT SMITH

H-343

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ASCOT INVESTORS, LLC, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, Rockwall County, Texas, and being all of that 1.10 acre tract of land as described in a Warranty deed from Jerry C. Boyd and wife, Blanche May Moore Boyd to Integrity Concepts, LLC as recorded in Volume 4525, Page 92 of the Official Public Records of Rockwall County, Texas, and being part of that tract of land as described in a Warranty deed from Vincent H. Hargrave to Integrity Concepts, LLC as recorded in Volume 4525, Page 92 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the intersection of the West right-of-way line of Clark Street and the North right-of-way line of Boydston Avenue, said point being at the southeast corner of said 1.10 acres tract;

THENCE S. 89 deg. 01 min. 01 sec. W. along the north right-of-way line of Boydston Avenue, a distance of 281.06 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 3, Block A, INTEGRITY ADDITION PHASE 1, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 149 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 58 min. 59 sec. W. along the east line of Lot 3, a distance of 190.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 01 min. 01 sec. E. a distance of 34.47 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in an old fence and tree line;

THENCE N. 00 deg. 55 min. 02 sec. W. along said old fence and tree line, a distance of 9.37 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 18 min. 30 sec. E. a distance of 243.70 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the west right-of-way line of Clark Street at the southeast corner of a 0.250 acres tract of land as described in a Warranty deed from Micanna J. Chauncy to James L. Moore, as recorded in Volume 228, Page 183 of the Real Property Records of Rockwall County, Texas;

THENCE S. 01 deg. 52 min. 18 sec. E. along said right-of-way line, a distance of 192.27 feet to the POINT OF BEGINNING and containing 54,536 square feet or 1.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as INTEGRITY ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, and whose name is subscribed herein, hereby dedicated to the use of public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the plat and consideration therein expressed. I further certify that all other parties who have a mortgage or lien in the subdivision 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 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 impede 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 purposes of construction, reconstruction, inspecting, performing maintenance, and other work to or removing all or part of their respective systems without the liability 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 streets with respect to the entire block on the block or blocks on which property exists, including the actual installation of streets with the required base and paving, curb and gutters, 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 commissioner, contributed on a private commercial site 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, which 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 equalizers to the city secretary, supported by evidence of such work, 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.

  
CHARLES SMITH  
FOR ASCOT INVESTORS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHARLES SMITH, 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 13<sup>th</sup> day of Sept. 2013.

  
Elizabeth A Morgan  
Notary Public in and for the State of Texas

02-25-17  
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



RECOMMENDED FOR FINAL APPROVAL

  
Planning and Zoning Commission

3/26/2013  
Date

APPROVED

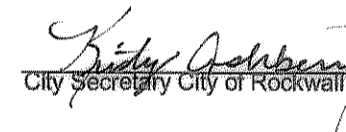
I hereby certify that the above and foregoing plat of INTEGRITY ADDITION, PHASE 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19<sup>th</sup> day of April, 2013.

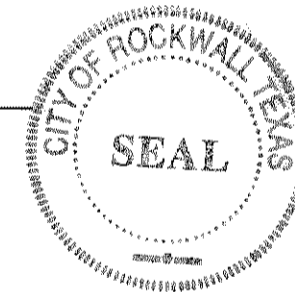
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.


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

WITNESS OUR HANDS, this 25<sup>th</sup> day of September, 2013.

  
Paul Sweet  
Mayor, City of Rockwall

  
Kristin Goldberg  
City Secretary City of Rockwall



  
City Engineer

9/24/2013  
Date

FINAL PLAT  
INTEGRITY ADDITION  
PHASE 2  
4 LOTS 1.25 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
SITUATED IN B.F. BOYDSTUN SURVEY  
ABSTRACT NO. 14

OWNERS: ASCOT INVESTORS, LLC  
CHARLES SMITH  
214-212-2307

SHEET 2 OF 2

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

SURVEY DATE MARCH 15, 2013  
SCALE 1" = 40' FILE# 990735FP2  
CLIENT SMITH

H-344