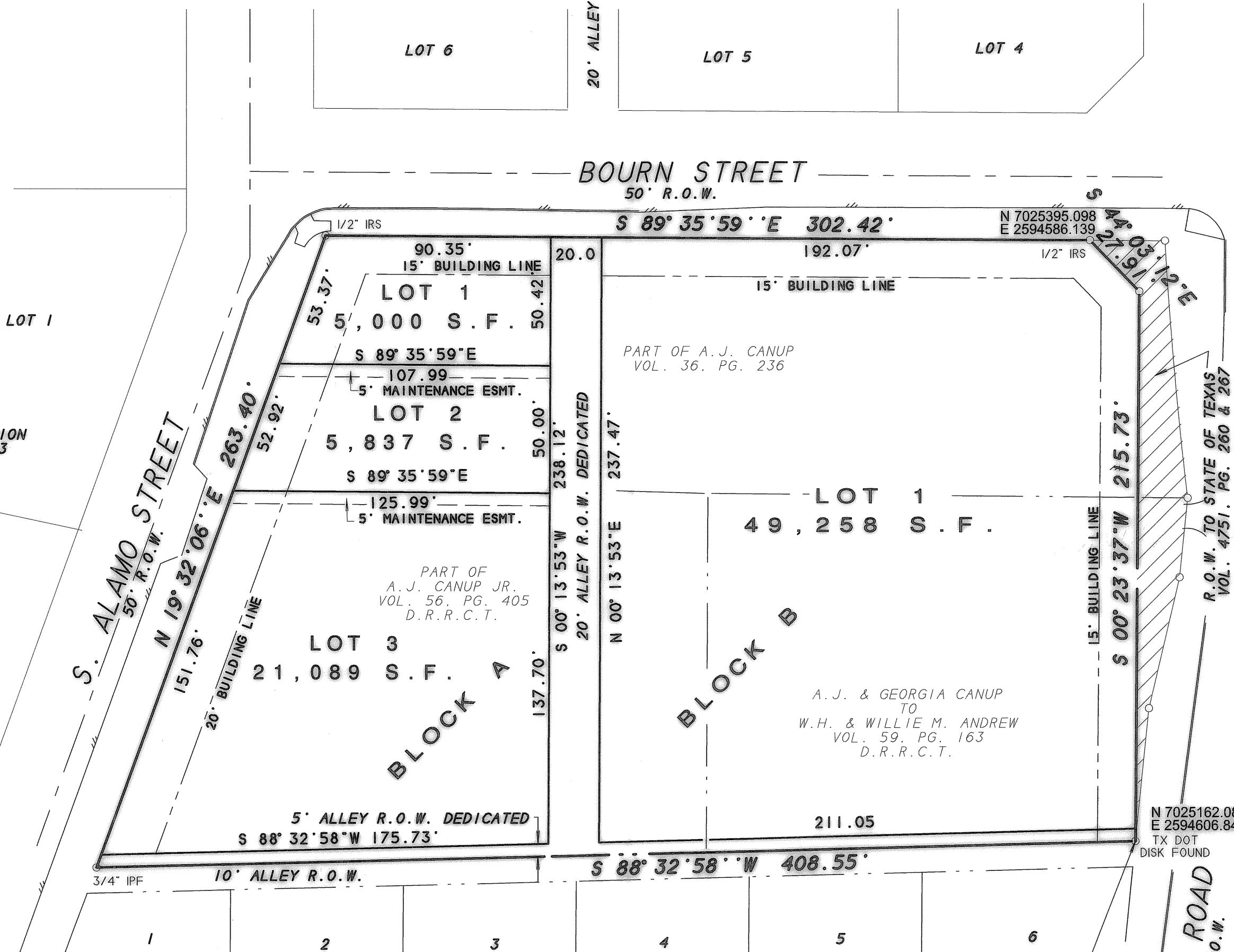


REPLAT OF LOTS 5-8
SANGER BROS ADDITION
CABINET F. SLIDE 27



JOHN SPRONG ADDITION
CAB. A. SLIDE 13

LOT 1
CANUP'S ADDITION

LOT 2

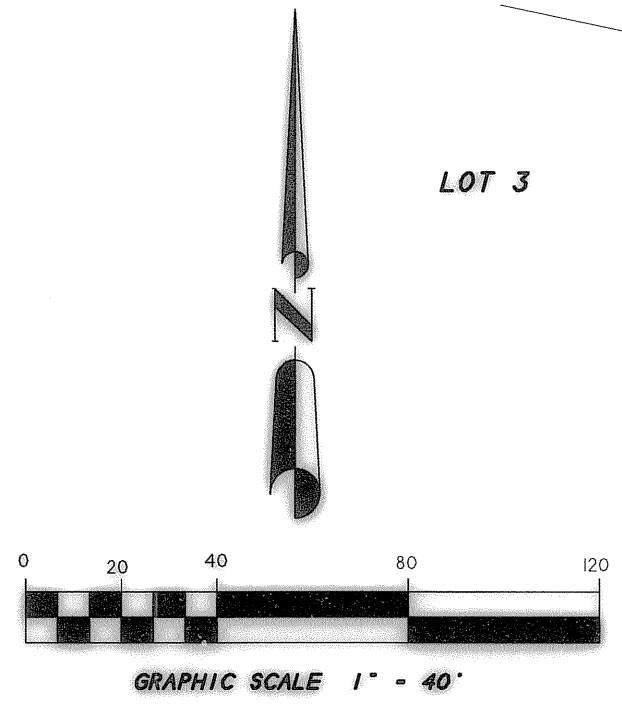
LAWHORN & WILLIAMS ADDITION
VOL. 46. PG. 209

POINT OF BEGINNING

N 7025162.089
E 2594606.840
TX DOT
DISK FOUND

FM 740 RIDGE ROAD
VARIABLE WIDTH R.O.W.

SH 205
S. GOLIAD STREET
VARIABLE WIDTH R.O.W.



OVERALL ZONING PD-62

LOT 1, BLOCK B ZONED GR
LOT 1, LOT 2, BLOCK A ZONED ZL-5
LOT 3, BLOCK A ZONED SF-10

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PER PLAT; SANGER BROTHERS ADDITION CAB. F, SLIDE 27
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:
SAM CANUP
JEORG WHITTENBURG
834 CYPRESS DRIVE
UNCERTAIN, TX 75661
903-789-3269

FINAL PLAT
JACK CANUP ADDITION

2.02 ACRES (4 LOTS)
PART OF THE B.J.T. LEWIS SURVEY, A-255
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

RSCILAND SURVEYING
1984 S. FM 551 ROYSE CITY, TEXAS 75189 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE AUG 17, 2006
SCALE 1" = 40' FILE# 20061374FP
CLIENT CANUP

FILED FOR RECORD
ROCKWALL CO. TEXAS
07 APR 11 AM 3:00
LISA CONSTANT
COUNTY CLERK
DEPUTY

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

WHEREAS SAMUEL D. CANUP & JEORG WHITTENBERG, BEING THE OWNERS OF A TRACT OF land in the 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.J.T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being a part of the remainder of a 4 acres tract of land as described in a Warranty deed from J.A. Canup, Sr. to A.J. Canup, dated January 4, 1927 and being recorded in Volume 36, Page 236 of the Deed Records of Rockwall County, Texas, and also being a part of a tract of land as described in a Warranty deed from A.J. Canup, Sr. and Georgia Canup to W.H. Andrew and Willie Marie Andrew, dated August 29, 1956 and being recorded in Volume 59, Page 163, of the Deed Records of Rockwall County, Texas, and also being a part of a tract of land as described in a Warranty deed from A.J. Canup, Sr. and wife, Georgia Canup to A.J. Canup, Jr., as recorded in Volume 56, Page 405 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT alum. Disk monument found for corner at the intersection of the West right-of-way line of F.M. Highway 740 with the South boundary line of said Andrew tract and in the North line of a 10 foot alley right-of-way at the Northeast corner of Lawhorn and Williams Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume 46, Page 209 of the Deed Records of Rockwall County, Texas;

THENCE S. 88 deg. 32 min. 58 sec. W. along the North line of said alley and addition, at 168.80 feet pass a 3/4" iron pipe found for corner at the Southwest corner of said Andrew tract and the Southeast corner of said A.J. Canup, Jr. tract, and continuing along said alley and addition, for a total distance of 408.55 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East right-of-way line of S. Alamo Street (50' R.O.W.);

THENCE N. 19 deg. 32 min. 06 sec. E. along said right-of-way line, a distance of 263.40 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the South line of Bourn Avenue (50' R.O.W. by limitation);

THENCE S. 89 deg. 35 min. 59 sec. E. along the South line of Bourn Avenue, a distance of 302.42 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the proposed west right-of-way line of State Highway 205 S. Goliad Street, said point being N. 89 deg. 35 min. 59 sec. W., 29.52 feet from the intersection of the West right-of-way of the current State Highway 205;

THENCE S. 44 deg. 03 min. 12 sec. E. along said proposed right-of-way line, a distance of 27.91 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 00 deg. 23 min. 37 sec. W. along said proposed right-of-way line, a distance of 215.73 feet to the POINT OF BEGINNING and containing 87,978 square feet or 2.02 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 JACK CANUP ADDITION an Addition 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 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, maint aining, 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

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. 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 exaction's made herein.

Samuel D. Canup
SAMUEL D. CANUP

Jeorg Whittenberg
JEORG WHITTENBERG

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SAMUEL D. CANUP 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 28th day of February, 2007.

Deloria R Barnett
Notary Public in and for the State of Texas

Deloria R Barnett
My Commission Expires August 28, 2008
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEORG WHITTENBERG 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 15th day of March, 2007.

Annette S. Sauter
Notary Public in and for the State of Texas

1/25/07
My Commission Expires:

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
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Jan Bergamy
Planning and Zoning Commission 3-27-07
Date

APPROVED

I hereby certify that the above and foregoing plat of JACK CANUP ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18th day of September, 2006.

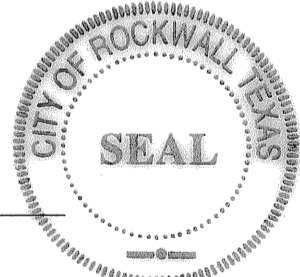
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 29th day of March, 2007.

William R. Cecil
Mayor, City of Rockwall

Dorothy Brooks
City Secretary City of Rockwall



Chuck Ladd
City Engineer 3-26-07

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.

FINAL PLAT
JACK CANUP ADDITION

2.02 ACRES (4 LOTS)
PART OF THE B. J. T. LEWIS SURVEY, A - 255
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER :
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SURVEY DATE AUG 17, 2006
SCALE 1" = 40' FILE# 20061374FP
CLIENT CANUP

Jack Canup
Addition

G-134