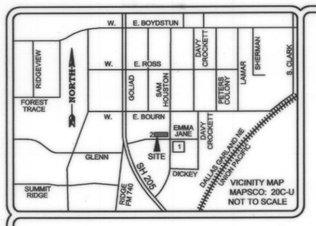
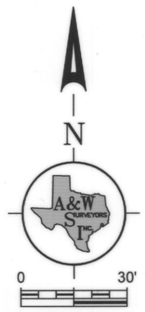
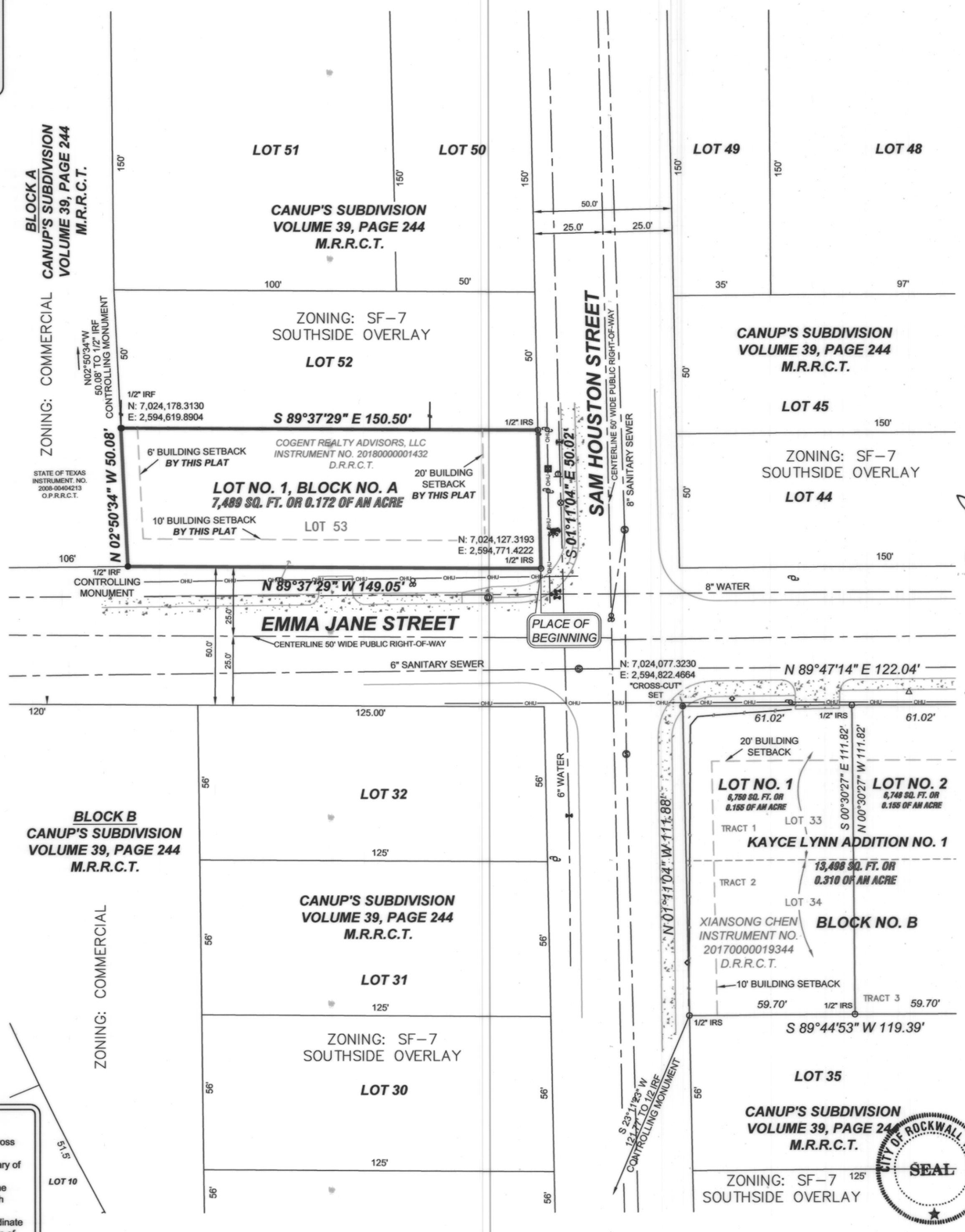
20180000011498 1/1 PLAT 06/29/2018 12:30:31 PM







SURVEYOR'S NOTES

1. Any structure new or existing may not extend across new property lines.
2. The purpose of this plat is to redefine the boundary of one lot.
3. Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011).
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
5. 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.

LEGEND

X-FOUND	TELE. BOX	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
SAN. SEW. MH.	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
FIRE HYDRANT	STORM DRAIN MH.		WOOD FENCE	HIGH BANK LINE	BUILDING WALL
LIGHT POLE	SAN. SEW. CO.	P.E. POOL EQUIP.	ASPHALT	COVERED AREA	TILE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Cogent Realty Advisors, LLC, a Texas Limited Liability Company is the sole owner of a tract of land located in the B.J.T. LEWIS SURVEY, Abstract No. 255, City of Rockwall, Rockwall County, Texas, and being Lot 53, of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 39, Page 244, Map Records, Rockwall County, Texas, and being the same tract of land described in Warranty Deed to Cogent Realty Advisors, LLC, recorded in Instrument No. 20180000001432, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod set at the intersection of the North line of Emma Jane Street, a 50' wide public right-of-way with the West line of Sam Houston Street, a 50' wide public right-of-way, same being the Southeast corner of said Lot 53;

Thence North 89°37'29" West, along said North line, a distance of 149.05' to a 1/2" iron rod found at the Southeast corner of a tract of land to State of Texas, recorded in Instrument No. 2008-00404213, Official Public Records, Rockwall County, Texas, same being the Southeast corner of Block A of said Canup's Subdivision;

Thence North 02°50'34" West, along the East line of said Block A and State of Texas tract, a distance of 50.08' to a 1/2" iron rod found at the West common corner of said Lot 53 and Lot 52 of said Canup's Subdivision;

Thence South 89°37'29" East, a distance of 150.50' to a 1/2" iron rod with a yellow plastic cap stampd "RPLS 5310" set in the said West line of Sam Houston Street, at the East common corner of said Lots 53 and 52;

Thence South 01°11'04" East, a distance of 50.02' to the PLACE OF BEGINNING and containing 7,489 square feet or 0.172 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,
This 8TH day of JUNE, 2018.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
REGISTERED
JOHN S. TURNER
#5310
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This 8TH day of JUNE, 2018.

Notary Public in and for the State of Texas

BILLY RAY DUCKWORTH
Notary ID #124506542
My Commission Expires
February 24, 2022

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/29/2018 12:30:31 PM
$50.00
20180000011498

COPY

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — *Date* 5/29/18

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 4 day of JULY, 20__.

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 14TH day of JUNE, 2018.

Mayor, City of Rockwall — *City Secretary* — *City Engineer*

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cogent Realty Advisors, LLC, acting by and through its authorized agent, Steven Goldberg, the undersigned owner of the land shown on this plat designated herein as ***KAYCE LYNN ADDITION NO. 2,*** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that there are no other parties who have a mortgage or lien interest in the KAYCE LYNN ADDITION NO. 2. 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 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.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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 exactions made herein.

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.

Cogent Realty Advisors, LLC

Steven Goldberg, Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Steven Goldberg, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 8TH day of JUNE, 2018.

Notary Public in and for The State of Texas

BILLY RAY DUCKWORTH
Notary ID #124506542
My Commission Expires
February 24, 2022

J 361

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 304 Emma Jane Street ~
Owner: Cogent Realty Advisors, LLC
~ 7117 Stefani Drive, Dallas, TX 75225 ~
~ 214-363-3373 ~

Job No. 18-0323	Drawn by: 543	Date:04-13-2018	Revised:

"A professional company operating in your best interest"

REPLAT

FOR
LOT 53
CANUP'S SUBDIVISION
TO
KAYCE LYNN ADDITION NO. 2
LOT NO. 1, BLOCK NO. A

AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
CASE NO. P2018-012