

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Grady Rash, James M. Rash, Robert D. Rash, and Joan Rash Pappa, are the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

BEING, a tract of land situated in the Watson P. Bowles Survey, Abstract No. 12, Rockwall County, Texas, and also being those tracts as recorded in Volume 47, Page 14, Volume 125, Page 103, Volume 125, Page 101, and Volume 125, Page 565, Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING, at the Southwest Corner of Northshore Phase I-A, recorded in Slide A, Page 381, 382, 393, 394, a concrete monument for corner;

THENCE, along the Take Line of Lake Ray Hubbard, the following:

N. 74° 01' 57" W., a distance of 25.43 feet to a concrete monument for corner;

N. 67° 35' 25" W., a distance of 436.67 feet to a concrete monument for corner;

N. 42° 15' 24" W., a distance of 400.31 feet to a concrete monument for corner;

THENCE, S. 89° 55' 04" E., a distance of 696.66 feet to a iron stake for corner;

THENCE, S. 0° 04' 55" E., along the West Line of Northshore Phase I-A, a distance of 468.75 feet to the PLACE OF BEGINNING, and containing 4.683 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Grady Rash, James M. Rash, Robert D. Rash, and Joan Rash Pappa, being owners do hereby adopt this plat designating the herein above described property as Grady Rash Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and 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, 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 systems on any of the right-of-way and easement strips, and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claim of any nature resulting from or occasioned by the establishments of grades of streets in this addition.

WITNESS my hand at Rockwall, Texas this 9 day of March A.D. 1984.

By Grady Rash Owner Grady Rash
By James M. Rash Owner James M. Rash
By Robert D. Rash Owner Robert D. Rash
By Joan Rash Pappa Owner Joan Rash Pappa

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Grady Rash, James M. Rash, Robert D. Rash, and Joan Rash Pappa, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this, 9 day of March A.D. 1984

Chris Williams
Notary Public for the State of Texas
My Commission Expires 9/20/85

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor No. 1744
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 expressed.

GIVEN under my hand and seal of office this, 12th day of March A.D. 1984

Debra L. Brown
Notary Public for the State of Texas
My Commission Expires 6/7/87

RECOMMENDED FOR FINAL APPROVAL:

[Signature] 2/9/84
City Administrator Date

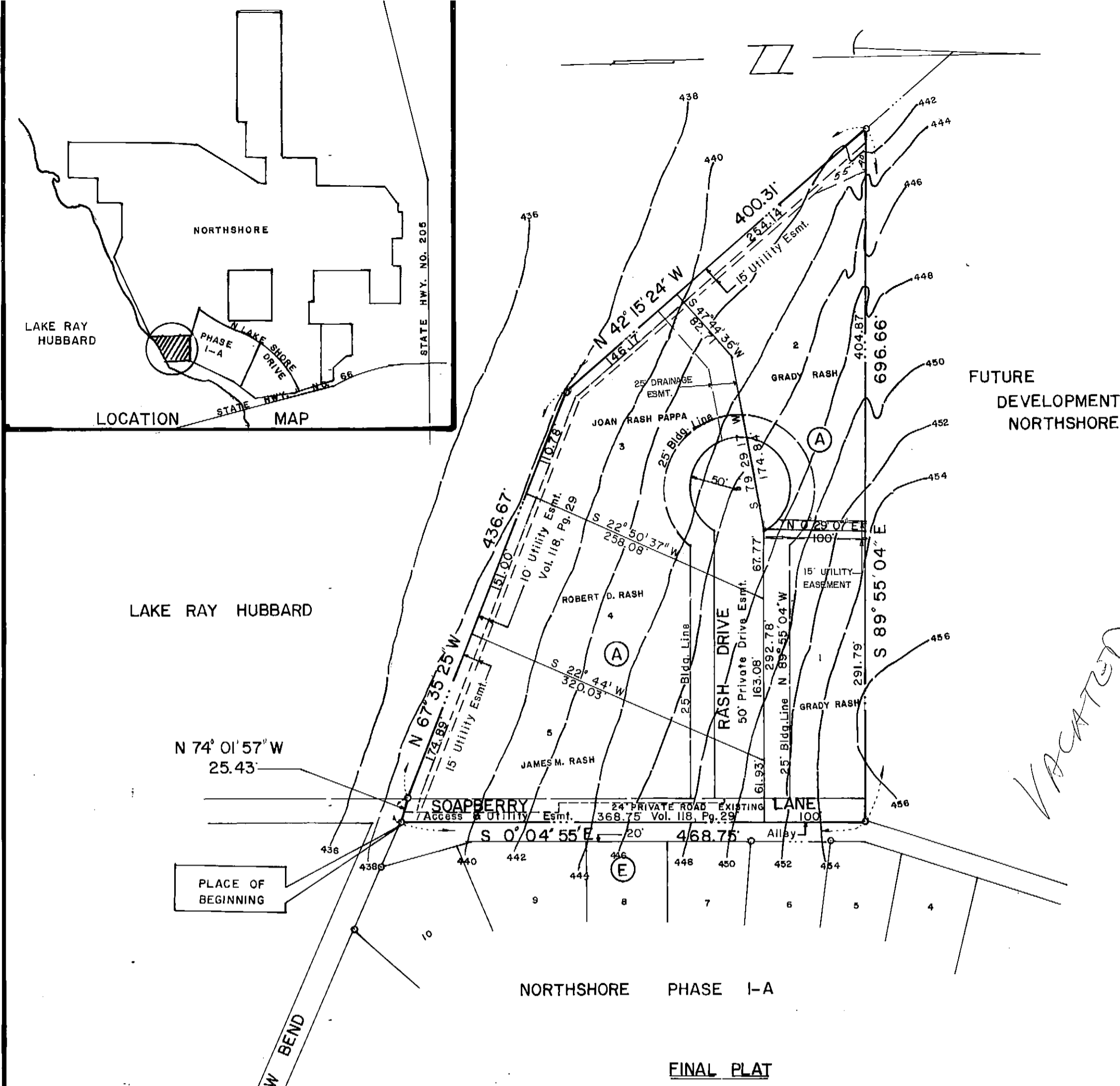
APPROVED: [Signature] 2/9/84
Chairman Planning and Zoning Commission Date

I hereby certify that the above and foregoing plat of the Grady Rash Subdivision, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

5 day of March A.D. 1984

WITNESS our hand this 13 day of March A.D. 1984

[Signature] Mayor
[Signature] City Secretary



GRADY RASH SUBDIVISION
ROCKWALL, TEXAS

W.P. BOWLES SURVEY ABSTRACT NO. 12
ROCKWALL COUNTY, TEXAS

OWNERS
GRADY RASH JAMES M. RASH
ROBERT D. RASH JOAN RASH PAPPA
NO. 1 SOAPBERRY LANE ROCKWALL, TEXAS 75087

BROWN LAND SURVEYORS
304 W. RUSK P.O. BOX 65 ROCKWALL, TEXAS 75087
SCALE 1"=100' OCTOBER 12, 1983

The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building with such plat shall be authorized or permit therefor issued, or that a plat shall constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for general use and fire protection, with such plat, as required under Ordinance 89-54.

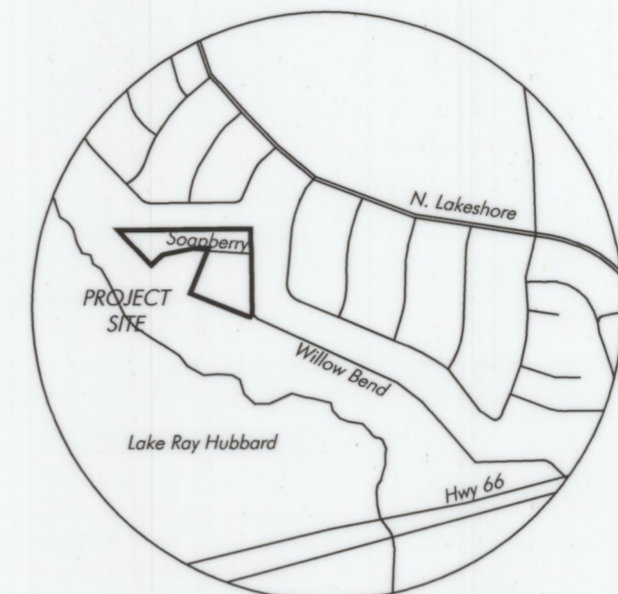
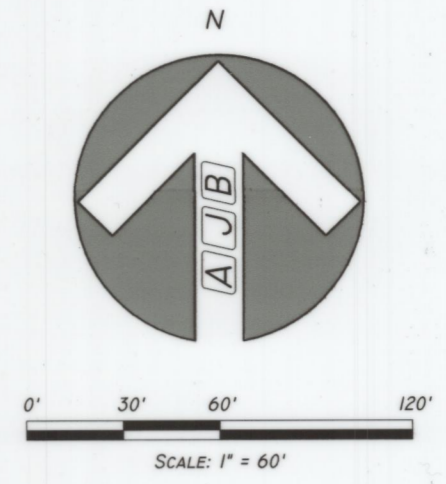
Notice is hereby given that the streets described and depicted are not in compliance with the codes and ordinances of the City of Rockwall, and that said streets have not been accepted by nor will be accepted by the City of Rockwall until such time as the developer and/or property owners improve the streets such that there are in compliance with the applicable codes and ordinances of the City of Rockwall. Until said streets have dedicated to and accepted by the City of Rockwall, the City of Rockwall shall not maintain or improve said streets.

Filed 3/27/84
B-100 vacated 8/16/84

Grady Rash Sub.

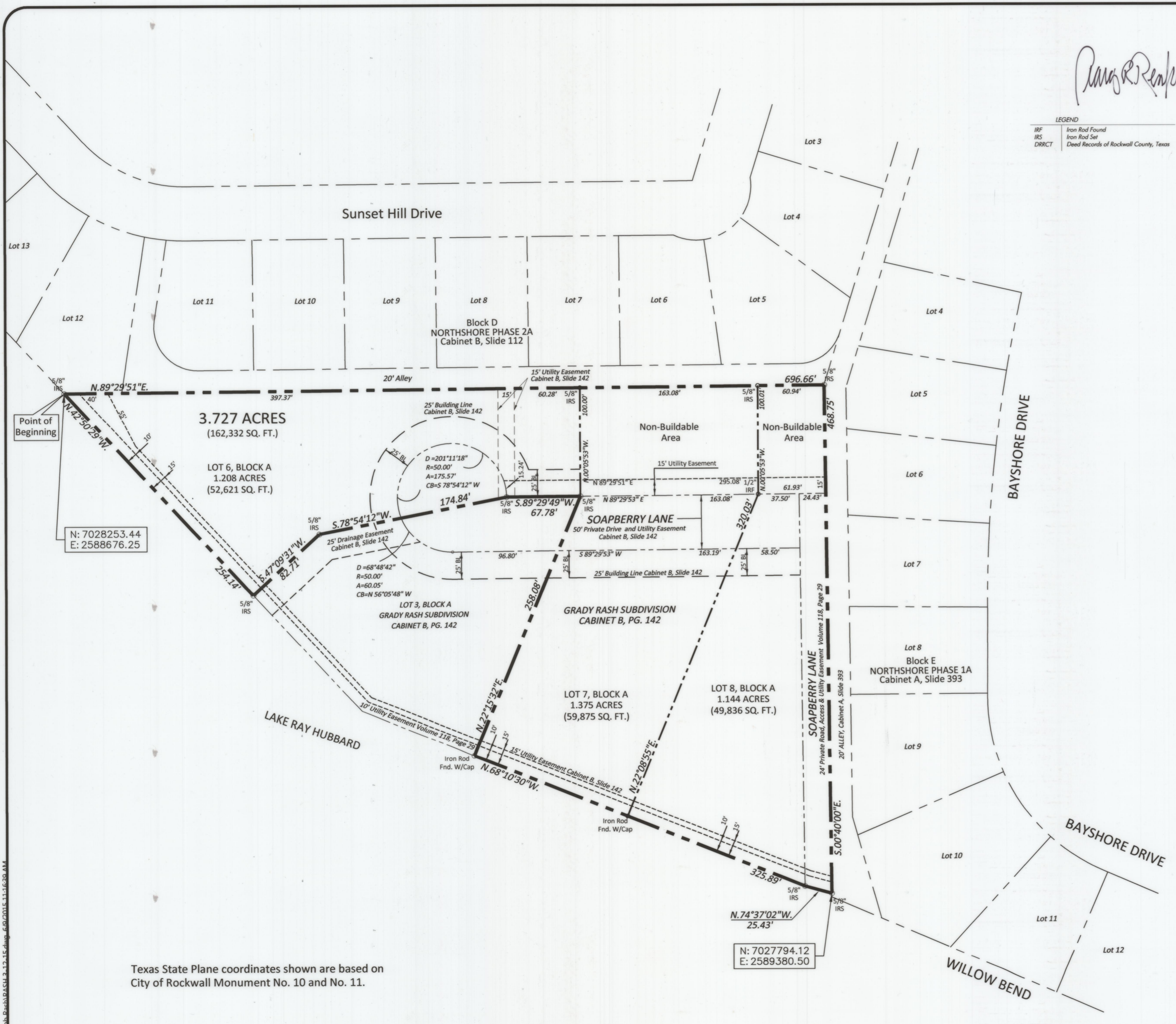
Ray R. Bedford

LEGEND
 IRF Iron Rod Found
 IRS Iron Rod Set
 DRRCT Deed Records of Rockwall County, Texas



LOCATION MAP
 NOT TO SCALE

Grady Rash Subdivision
 Lots 6, 7 & 8, Block A
 Final Plat



The purpose of this replat is to reconfigure 4 lots into 3 lots.

CASE NO. P2015-014

FINAL PLAT
GRADY RASH SUBDIVISION
LOTS 6, 7 & 8, BLOCK A
 3.727 ACRES
 Being a Replat of all of Lot 1, 2, 4 & 5, Block A of the Revised Final Plat of Grady Rash Subdivision an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 142, Map Records Rockwall County, Texas.

SITUATED IN THE W. E. BOWLES SURVEY ABSTRACT NO. 12
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

Owners: ROBERT D RASH 1 SOAPBERRY LANE ROCKWALL, TEXAS 75087
 RANDALL & KAREN RASH 4 SOAPBERRY LANE ROCKWALL, TEXAS 75087
 MARTHA PLUMMER PLUMMER LIFE ESTATE, ROBERT DENNIS & POLLY R RASH
 JOAN RASH & JACK STANLEY PAPPA 1 & 5 SOAPBERRY LANE ROCKWALL, TEXAS 75087

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: March 30, 2015	P.C.: D. Cryer
Technician: L. Spradling	File: Rash 3-12-15
Drawn By: L. Spradling	Job No. 593-001
	GF No. N/A

301 N. Alamo Rd. • Rockwall, Texas 75087 972-722-0225
 ajb@ajbedfordgroup.com www.ajbedfordgroup.com TBPLS REG #10118200

Sheet: 1
 Of: 2



Texas State Plane coordinates shown are based on City of Rockwall Monument No. 10 and No. 11.

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OWNERS CERTIFICATE §
STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS MARTHA PLUMMER RASH LIFE ESTATE, ROBERT D. RASH AND RANDALL & KAREN RASH, are the owners of a 3.727 acre tract of land situated in the W. P. Bowles Survey Abstract No. 12, City of Rockwall, Rockwall County, Texas and being all of Lots 1, 2, 4, and 5, Block A of Grady Rash Subdivision an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 142, Map Records Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the east line of Lake Ray Hubbard and being the northwest corner of said Lot 2 and the most southerly southwest corner of Lot 12, Block D of Northshore Phase 2A an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 112 (MRRCT);

THENCE along the north line of said Grady Rash Subdivision and the south line of said Northshore Phase 2A, NORTH 89°29'51" EAST a distance of 696.66 feet to a 5/8 inch iron rod set for corner at the northeast corner of said Grady Rash Subdivision and the southeast corner of said Northshore Phase 2A and being in the west line of Northshore Phase 1A an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 393 (MRRCT);

THENCE along the east line of said Grady Rash Subdivision and the west line of said Northshore Phase 1A, SOUTH 00°40'00" EAST a distance of 468.75 feet to a 5/8 inch iron rod set for corner in the northeasterly line of said Lake Ray Hubbard;

THENCE along the south line of said Grady Rash Subdivision and the northeasterly line of said Lake Ray Hubbard as follows:

NORTH 74°37'02" WEST a distance of 25.43 feet to a 5/8 inch iron rod set for corner;

NORTH 68°10'30" WEST a distance of 325.89 feet to a capped iron rod found for corner at the southwest corner of said Lot 4;

THENCE along the west line of said Lot 4, NORTH 22°15'32" EAST a distance of 258.08 feet to a 5/8 inch iron rod set for corner in the south line of said Lot 1;

THENCE along the south line of said Lot 1, SOUTH 89°29'49" WEST a distance of 67.78 feet to a 5/8 inch iron rod set for corner at the southeast corner of said Lot 2;

THENCE continuing along the south line of said Lot 2, SOUTH 78°54'12" WEST a distance of 174.84 feet to a 5/8 inch iron rod set for corner;

THENCE continuing along the south line of said Lot 2, SOUTH 47°09'31" WEST a distance of 82.71 feet to a 5/8 inch iron rod set for corner in the east line of said Lake Ray Hubbard;

THENCE along the west line of said Lot 2 and the east line of said Lake Ray Hubbard, NORTH 42°50'29" WEST a distance of 254.14 feet to the POINT OF BEGINNING;

CONTAINING 3.727 acres or 162,332 square feet of land more or less

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 the GRADY RASH SUBDIVISION, LOTS 6, 7 AND 8 BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the GRADY RASH SUBDIVISION, LOTS 6, 7 AND 8 BLOCK A 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:

- 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, 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.
- 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.

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.

MARTHA PLUMMER RASH LIFE ESTATE - OWNER LOTS 1 AND 2

Robert D. Rash *Joan Rash Pappa*
ROBERT D. RASH JOAN RASH PAPPA

ROBERT D. RASH - OWNER LOT 4

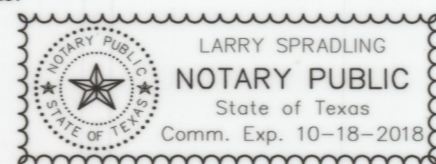
Robert D. Rash

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared ROBERT D. RASH, known to me to be the person(s) 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 9th day of June, 2015.

Larry Spradling
Notary Public in and for the State of Texas

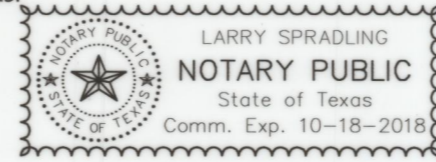


STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared JOAN RASH PAPPA known to me to be the person(s) 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 9th day of June, 2015.

Larry Spradling
Notary Public in and for the State of Texas



RANDALL & KAREN - OWNER LOT 5

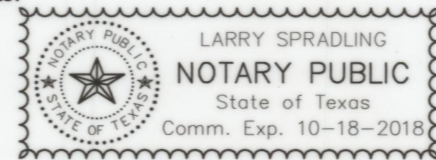
Randall Rash *Karen Rash*
RANDALL RASH KAREN RASH

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared RANDALL & KAREN RASH known to me to be the person(s) 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 9th day of June, 2015.

Larry Spradling
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford
Austin J. Bedford
Registered Professional Land Surveyor No. 4132



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

2/21/2015
Date

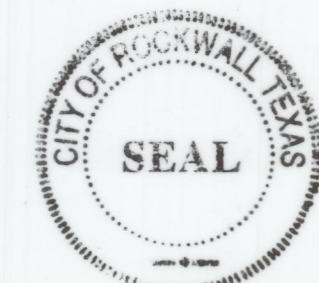
APPROVED

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 1 day of June, 2015.

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.

WITNES OUR HANDS, this 10th day of July, 2015.

Tom Pruitt *Kristy Holberry*
Mayor, City of Rockwall City Secretary
Amy Williams
City Engineer



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.

The purpose of this replat is to reconfigure 4 lots into 3 lots.

CASE NO. P2015-014

FINAL PLAT
GRADY RASH SUBDIVISION
LOTS 6, 7 & 8, BLOCK A

3.727 ACRES
Being a Replat of all of Lot 1, 2, 4 & 5, Block A of the Revised Final Plat of Grady Rash Subdivision an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 142, Map Records Rockwall County, Texas.

SITUATED IN THE W. E. BOWLES SURVEY ABSTRACT NO. 12
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owners: ROBERT D RASH 1 SOAPBERRY LANE ROCKWALL, TEXAS 75087 214-557-0537
RANDALL & KAREN RASH 4 SOAPBERRY LANE ROCKWALL, TEXAS 75087
MARTHA PLUMMER PLUMMER LIFE ESTATE, ROBERT DENNIS & POLLY R RASH
JOAN RASH & JACK STANLEY PAPPA
1 & 5 SOAPBERRY LANE ROCKWALL, TEXAS 75087

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: March 30, 2015	P.C.: D. Coyer
Technician: L. Spradling	File: Rash 3-12-15
Drawn By: L. Spradling	Job No. 593-001
	GF No. N/A

301 N. Alamo Rd. * Rockwall, Texas 75087 972-722-0225
ajb@ajbedfordgroup.com www.ajbedfordgroup.com TBPLS REG #110118200

Sheet: 2
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

Grady Rash Subdivision
Lots 6, 7 & 8, Block A
Final Plat

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