

LEGAL DESCRIPTION

BEING a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being that tract as conveyed to Joe L. Robbins as recorded in Volume 320, Page 327 of the Deed Records of Rockwall County, Texas, and also being Lot 4 and Lot 3, Block A of Sanger Brothers Addition, an Addition to the City of Rockwall as recorded in Volume Q, Page 100 of said Deed Records;

BEGINNING at a 1/2" iron rod set at the point of intersection of the northerly right of way line of E. Ross Street (a 50 foot right of way) with the easterly right of way line of Peter's Colony (a 50 foot right of way) at the southwest corner of said Robbins tract;

THENCE North 00 degrees 39 minutes 42 seconds West, along the easterly right of way line of Peter's Colony, a distance of 200.00 feet to a 1/2" iron rod set for corner at the northwest corner of said Lot 3, Block A of Sanger Brothers Addition and also being the southwest corner of a tract as conveyed to Ruby L. Patton as recorded in Volume 167, Page 759 and Volume 168, Page 53 of said Deed Records;

THENCE North 89 degrees 21 minutes 44 seconds East, leaving the easterly right of way line of Peter's Colony and along the common line of said Lot 3, Block A and said Patton tract, a distance of 200.00 feet to a 1/2" iron rod set for corner on the westerly right of way line of Lamar Street (a variable width right of way) at the northeast corner of said Lot 3, Block A and also being the southeast corner of said Patton tract;

THENCE South 00 degrees 39 minutes 42 seconds East, along the westerly right of way line of Lamar Street, a distance of 200.00 feet to a 1/2" iron rod set at the point of intersection of the westerly right of way line of Lamar Street with the northerly right of way line of E. Ross Street and also being the southeast corner of said Lot 4, Block A;

THENCE South 89 degrees 21 minutes 44 seconds West, along the northerly right of way line of E. Ross Street, a distance of 200.00 feet to the POINT OF BEGINNING and containing 0.918 acres 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 ROBBINS ADDITION subdivision an addition 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 on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in ROBBINS ADDITION 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 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. No fences, buildings or other improvements in drainage easements without City approval.

4. 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.

5. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

6. 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.

7. 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.

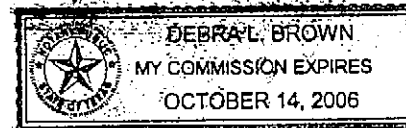
Joe L. Robbins 4-25-05
OWNER: _____ by _____

STATE OF TEXAS Rockwall
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Joe L. Robbins 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 25 day of April, 2005

Debra L. Brown 10-14-06
Notary Public in and for the State of Texas
Expires: _____ My Commission



SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. 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.

Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS Rockwall
COUNTY OF _____

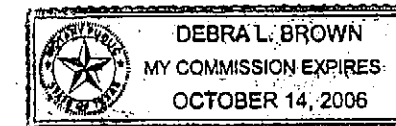
Before me, the undersigned authority, on this day personally appeared Kenneth E. Brown known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 21 day of April, 2005

Debra L. Brown 10-14-06
Notary Public in and for the State of Texas
Expires: _____ My Commission

RECOMMENDED FOR FINAL APPROVAL

Myra Hunt 5-10-07
Planning And Zoning Commission Date



APPROVED

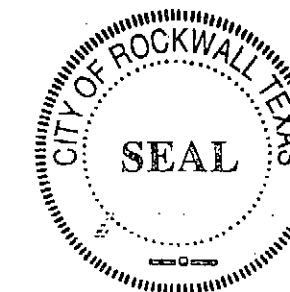
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21st day of March, 2005

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 5th day of _____, 2005
Myra Hunt
Mayor, City of Rockwall
Debra L. Brown
City Secretary, City of Rockwall

Chuck Todd 8-29-05
City Engineer



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

OWNER/DEVELOPER

JOE L. ROBBINS
3609 ROYAL LANE
DALLAS, TEXAS 75229
(214) 358-0822

ENGINEER/SURVEYOR

DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087
(972) 771-9004

REPLAT

ROBBINS ADDITION
5 LOTS - 0.918 AC.
(A REPLAT OF PART OF LOT 3 & ALL OF LOT 4,
BLOCK A OF SANGER BROTHERS ADDITION)
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

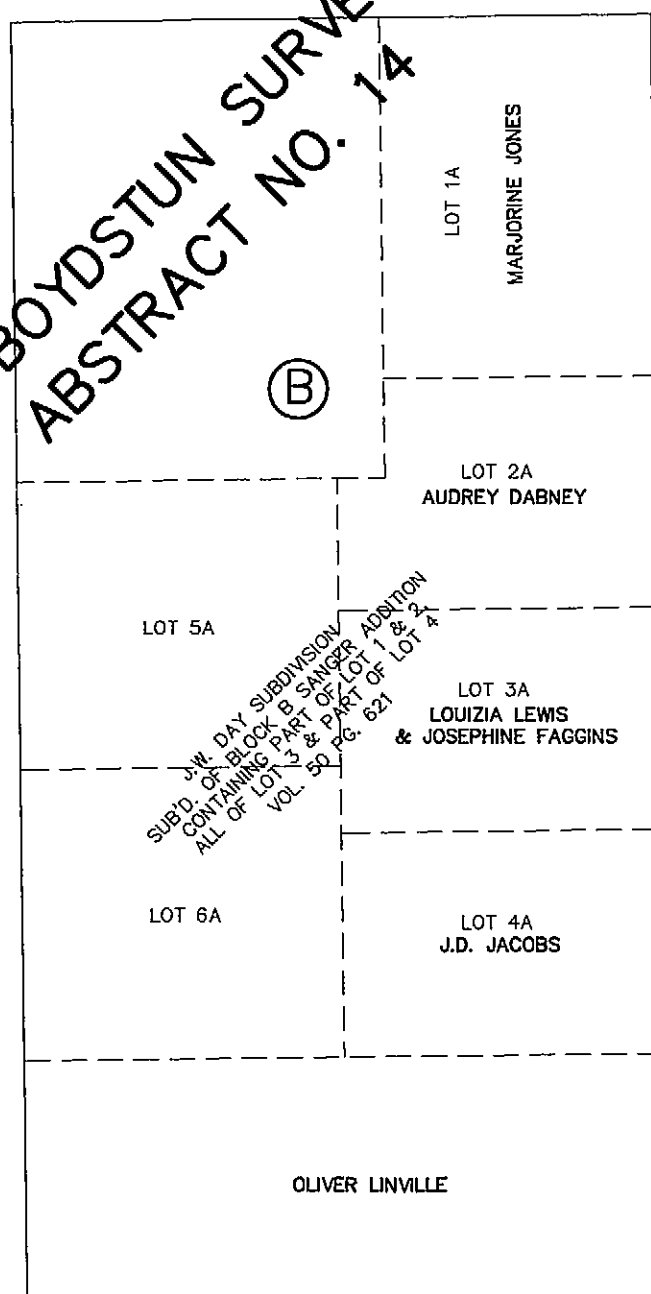
PROJECT: 0424FPLT
DATE: FEB. 2005
SCALE: 1"=100'
DRAWN: D.L.B.
CHK'D: W.L.D.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PA005-010
SHEET 1 OF 1

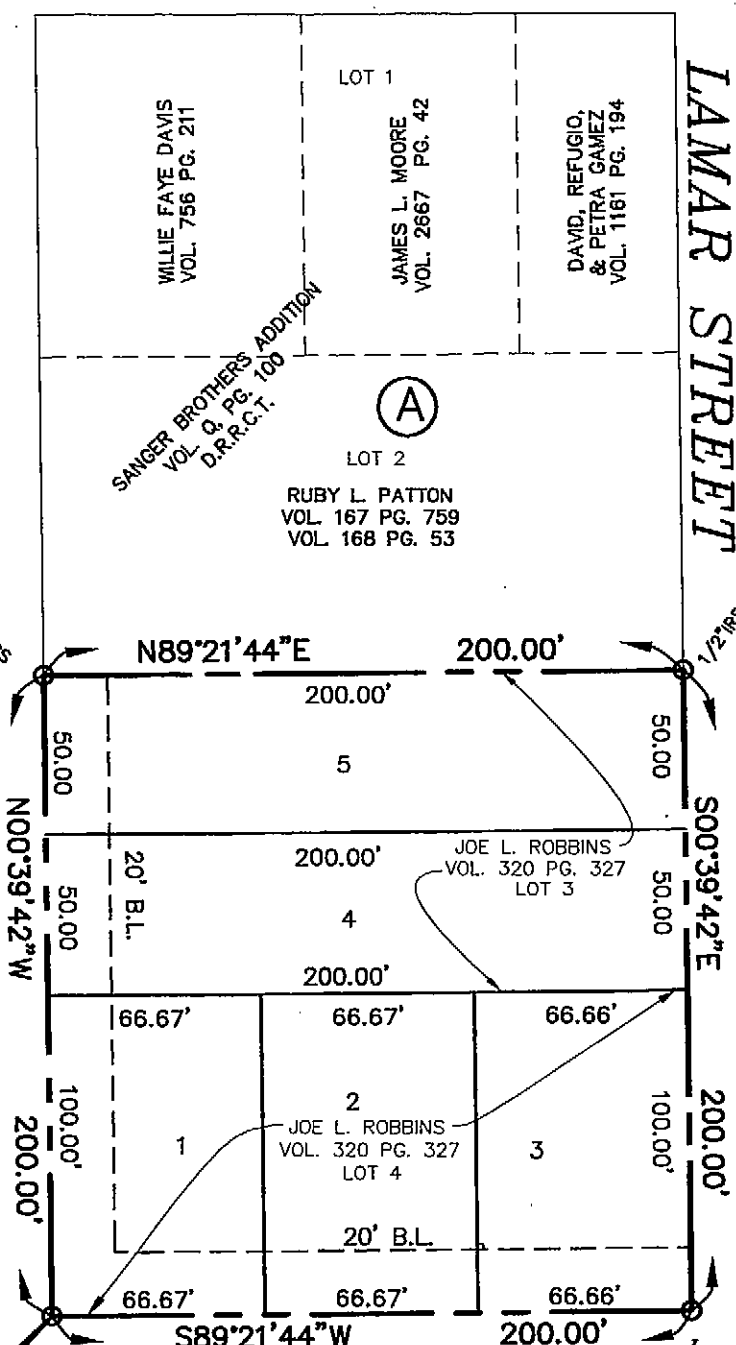
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14

CROCKETT STREET

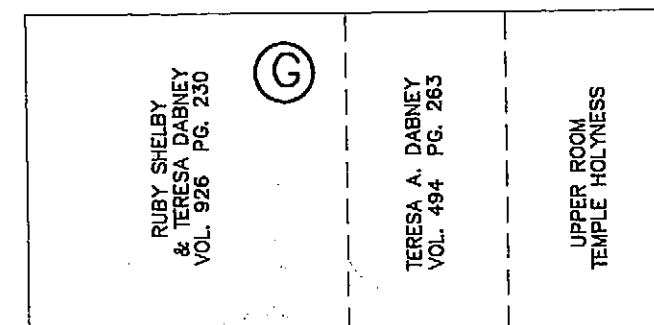


PETER'S COLONY

50' R.O.W.

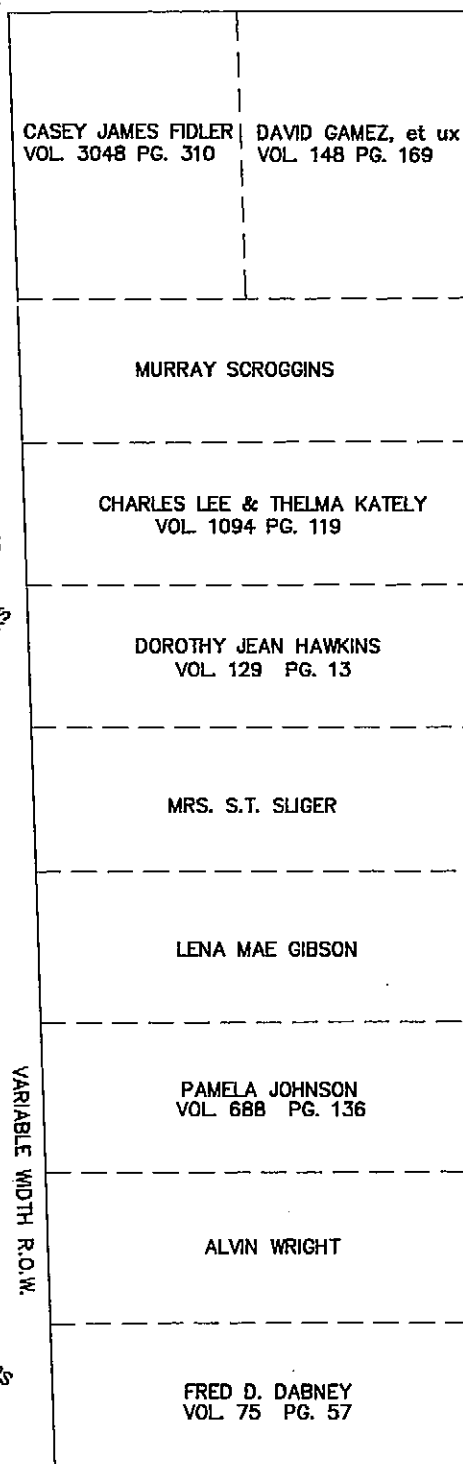


POINT OF BEGINNING



LAMAR STREET

50' R.O.W.



SHERMAN STREET

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
AUG 30 AM 11:53
MAURITTE BURNS
COUNTY CLERK
DEPUTY