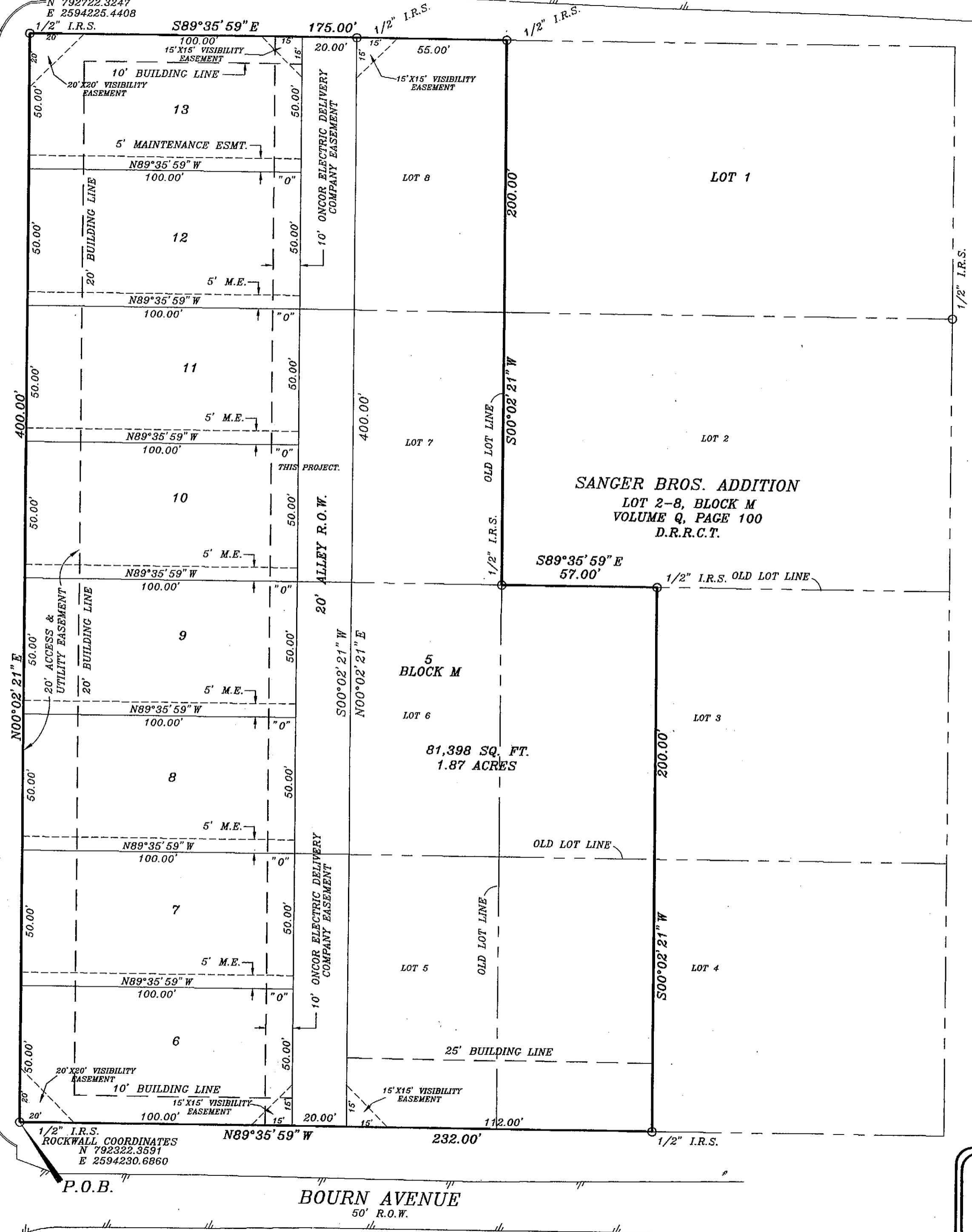




ROSS AVENUE  
50' R.O.W. (ASPHALT SURFACE)

ROCKWALL COORDINATES  
N 792722.3247  
E 2594225.4408

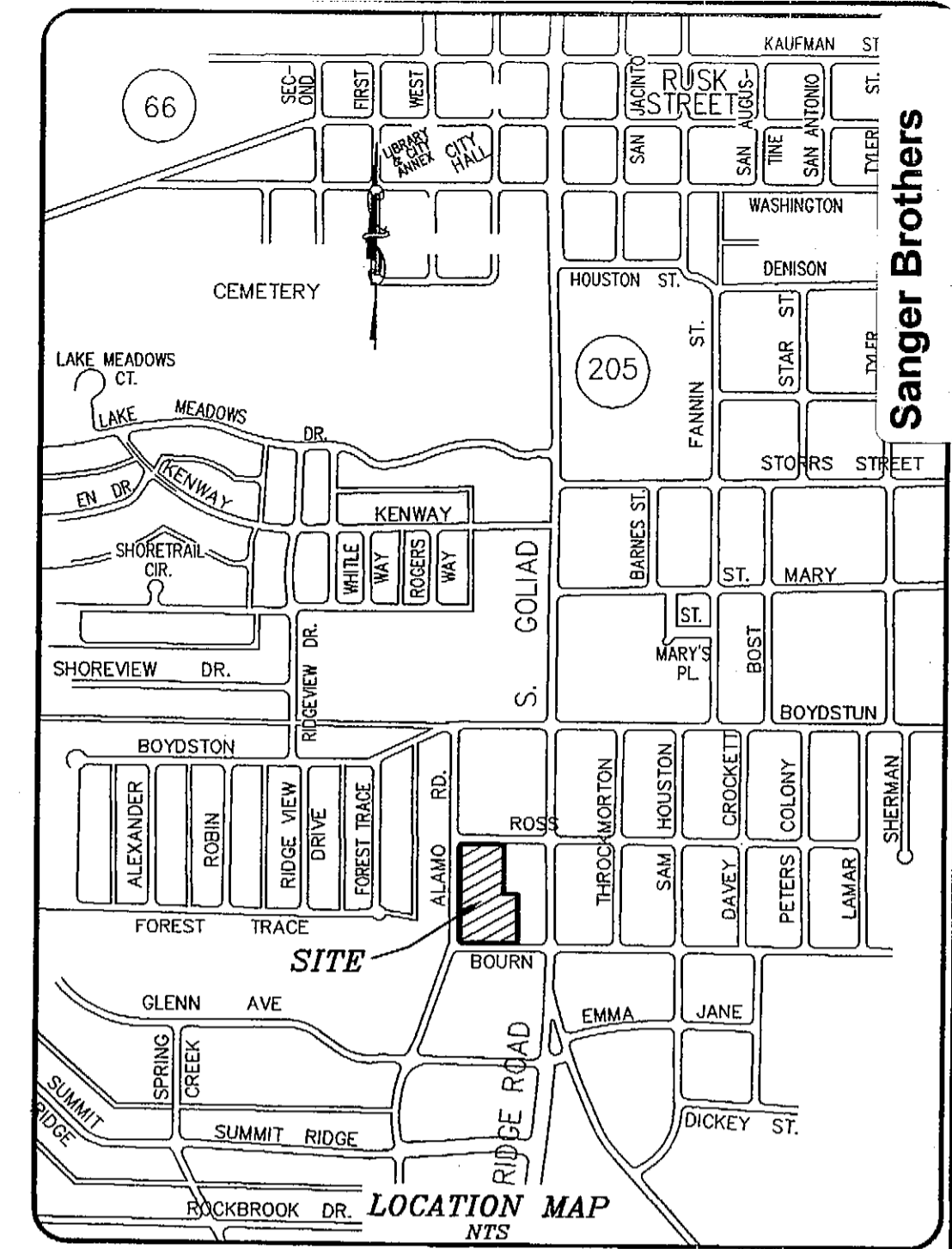


ALAMO ROAD  
50' R.O.W. (CONCRETE SURFACE)

1/2" I.R.S. ROCKWALL COORDINATES  
N 792322.3591  
E 2594230.6860

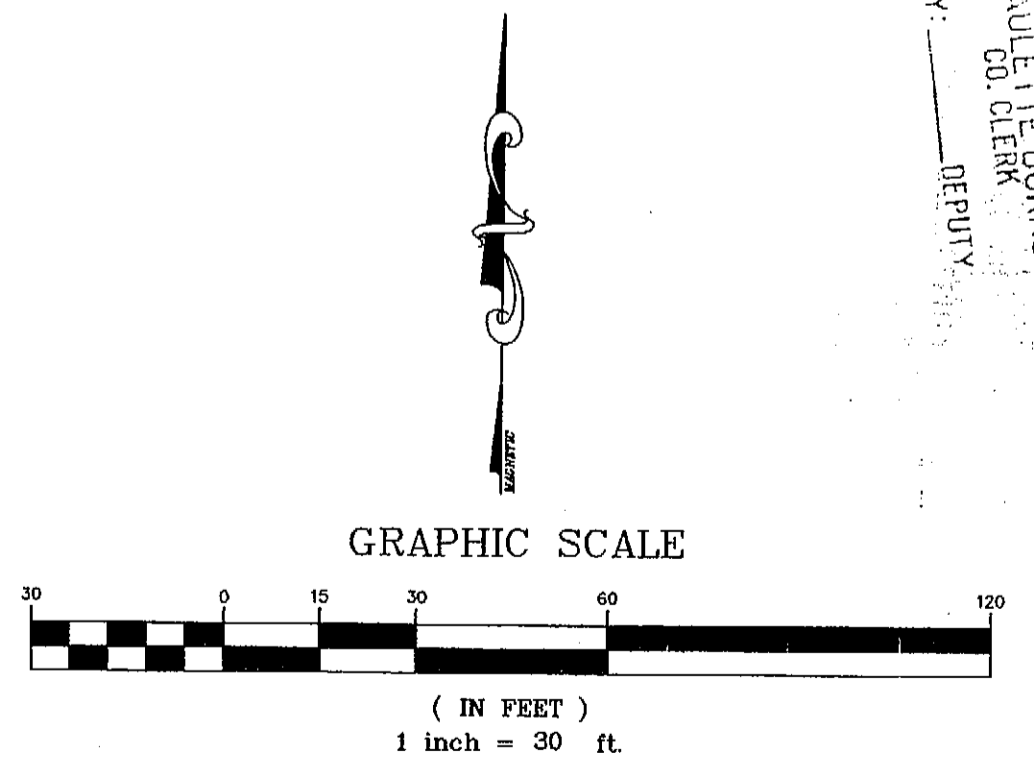
P.O.B.  
BOURN AVENUE  
50' R.O.W.

S. GOLIAD  
80' R.O.W.



Note:  
Bearings based on the South line of Goliad Place  
Lot 1R, Block 1 recorded in Cabinet C, Slide 261  
Plat Records, Rockwall County, Texas

LEGEND  
5' M.E. — DENOTES 5' MAINTENANCE EASEMENT  
"0" — DENOTES ZERO LOT LINE



SANGER BROTHERS ADDITION

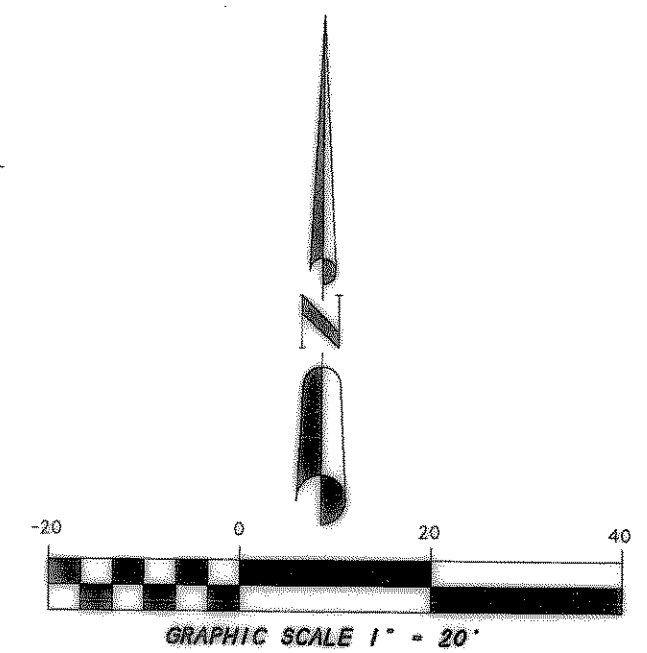
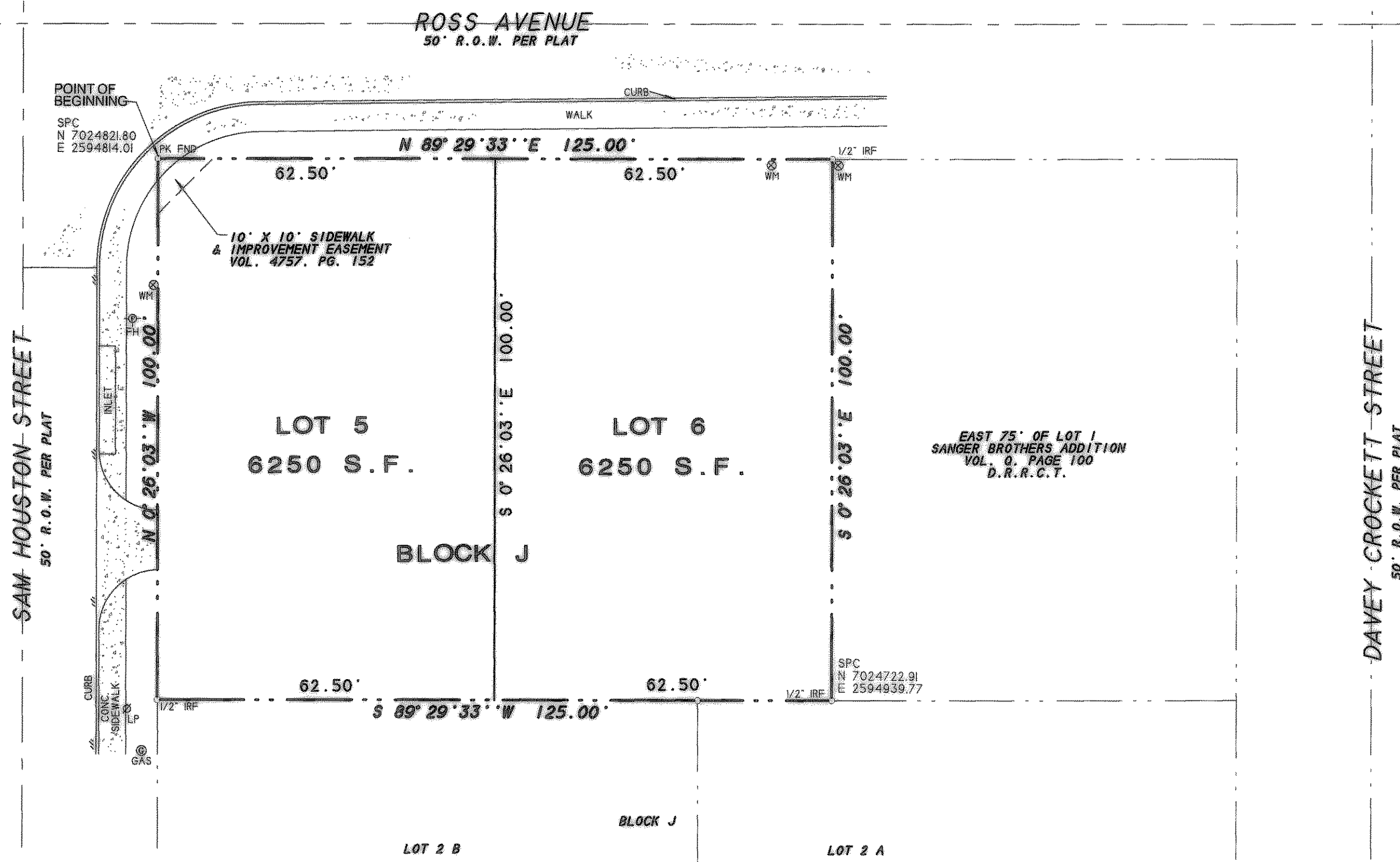
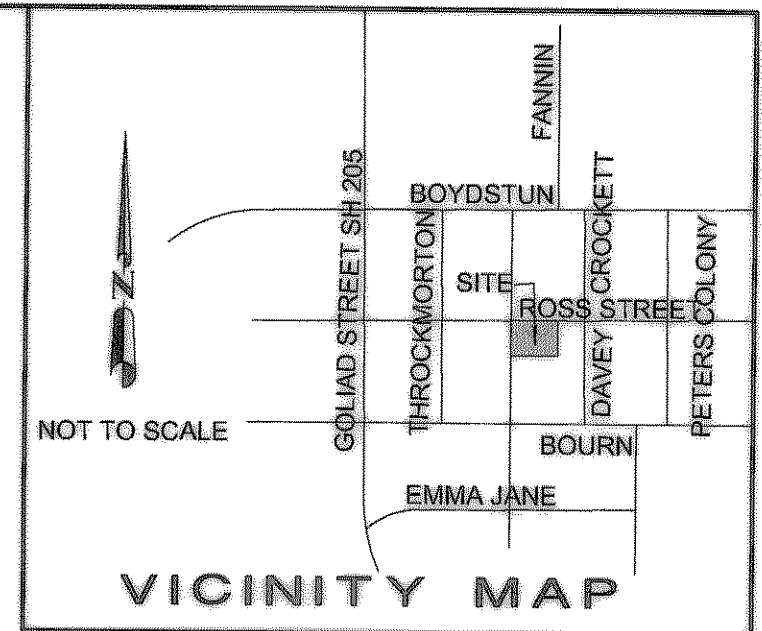
HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 570355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75370, ( 214 ) 328-8133

RE-PLAT OF LOTS 5-8  
& WEST 57 FEET OF LOTS 3&4, BLK M  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE	DATE	JOB No.
1" = 30'	3/12/03	02060

DEWAYNE CAIN 972-771-8641  
P.O. BOX 1119 ROCKWALL, TEXAS 75087

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
04 MAR 11 PM 2:48  
PAULETTE BURKS  
CO. CLERK  
DEPUTY



**REPLAT  
SANGER BROTHERS ADDITION  
LOT 5 & 6, BLOCK J**

BEING A REPLAT OF LOT 1, BLOCK J  
SANGER BROTHERS ADDITION  
0.28 ACRES OR 12,500 S.F.  
( 2 LOTS )  
J.T. LEWIS SURVEY, A-255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SHEET 1 OF 2

**OWNER:**  
ROCKWALL HABITAT FOR HUMANITY, INC.  
PO BOX 4  
ROCKWALL, TX 75087

SYMBOL LEGEND	
	TV
	GAS
	ELEC
	WTR
	SUB
	JBX
	FENCE
	IRF
	WH
	CURB
	WALK
	PK FND
	CONC
	S/WALK
	INLET
	GAS
	ELEC
	WTR
	SUB
	JBX
	FENCE
	IRF
	WH
	CURB
	WALK
	PK FND
	CONC
	S/WALK
	INLET
	GAS

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

DEPUTY  
SHERIFF  
ROCKWALL COUNTY CLERK  
FILED FOR RECORD  
ROCKWALL CO., TEXAS

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

H-185

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

WHEREAS, ROCKWALL HABITAT FOR HUMANITY, INC., BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:  
Being the West 125 feet of Lot 1, Block J, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume Q, Page 100, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the south right-of-way line of Ross Street, a 50 foot right-of-way, and the east right-of-way line of Sam Houston Street, a 50 foot right-of-way, said point being at the northwest corner of said Lot 1, Block J;

THENCE N. 89 deg. 29 min. 33 sec. E. along the south right-of-way line of Ross Street, a distance of 125.00 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 26 min. 03 sec. E. a distance of 100.00 feet to a 1/2" iron rod found for corner in the South line of said Lot 1, Block J;

THENCE S. 89 deg. 29 min. 33 sec. W. along the south line of said Lot 1, Block J, a distance of 125.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Sam Houston Street at the southwest corner of same;

THENCE N. 00 deg. 26 min. 03 sec. W. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 12,500 square feet or 0.28 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as REPLAT SANGER BROTHERS ADDITION, LOT 5 & 6, BLOCK J, 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, 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, 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 we may have as a result of the dedication of exaction's made herein.

*[Signature]*  
Authorized Agent for  
Rockwall Habitat for Humanity, Inc.

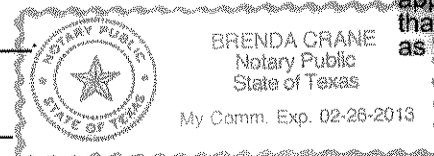
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Daniel DeMeyer 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 7th day of November, 2011

*[Signature]*  
Notary Public in and for the State of Texas

My Commission Expires: 2-26-13



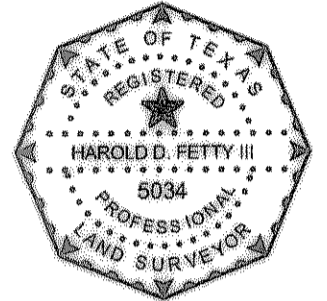
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, 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.

*[Signature]*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

*[Signature]* 09/13/11  
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT SANGER BROTHERS ADDITION, LOT 5 & 6, BLOCK J, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14th day of September, 2011.

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.

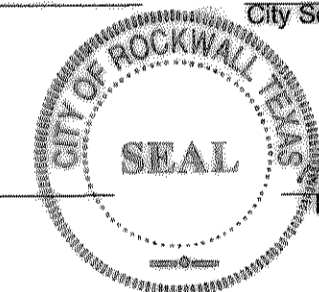
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 9th day of November, 2011

*[Signature]*  
Mayor, City of Rockwall

*[Signature]*  
City Secretary City of Rockwall

*[Signature]*  
City Engineer



REPLAT

SANGER BROTHERS ADDITION  
LOT 5 & 6, BLOCK J

BEING A REPLAT OF LOT 1, BLOCK J  
SANGER BROTHERS ADDITION  
0.28 ACRES OR 12,500 S.F.  
( 2 LOTS )

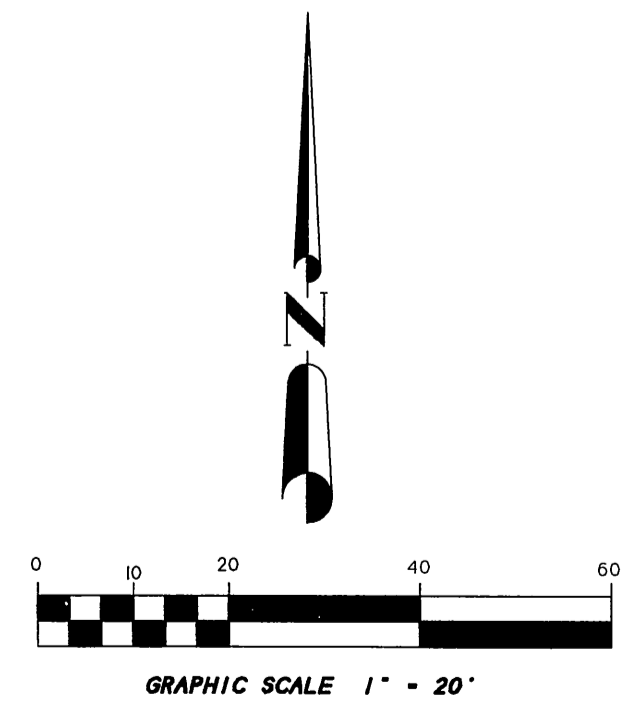
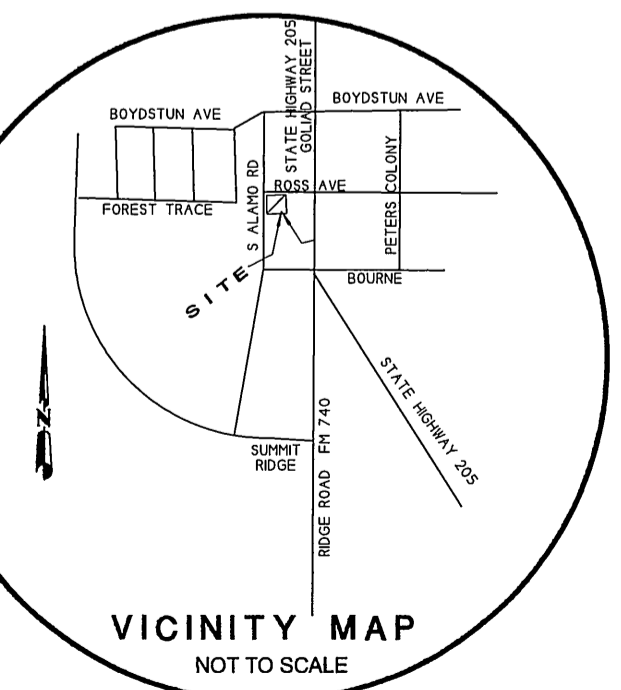
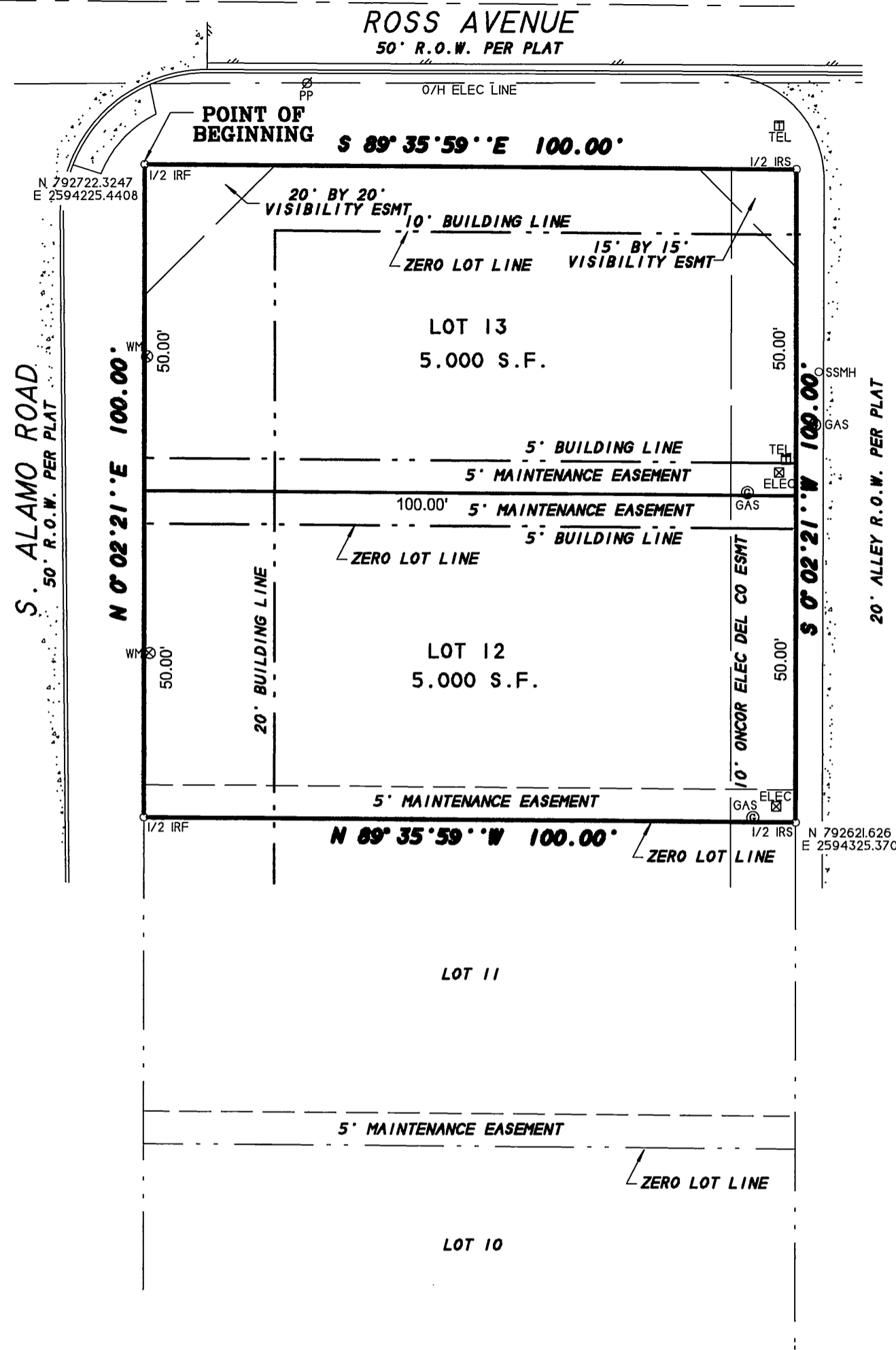
J.T. LEWIS SURVEY, A-255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SHEET 2 OF 2

OWNER:  
ROCKWALL HABITAT FOR HUMANITY, INC.  
PO BOX 4  
ROCKWALL, TX 75087

SYMBOL LEGEND	
⊙	WELL
⊕	WATER
⊖	SEWER
⊗	STORM
⊘	UTILITY
⊙	CONCRETE
⊕	BRICK
⊖	STONE
⊗	WOOD
⊘	ASPHALT
⊙	GRAVEL
⊕	SAND
⊖	CLAY
⊗	ROCK
⊘	ICE
⊙	SNOW
⊕	WATER
⊖	SEWER
⊗	STORM
⊘	UTILITY
⊙	CONCRETE
⊕	BRICK
⊖	STONE
⊗	WOOD
⊘	ASPHALT
⊙	GRAVEL
⊕	SAND
⊖	CLAY
⊗	ROCK
⊘	ICE
⊙	SNOW

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

H-186



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS TALLISON CONSTRUCTION COMPANY, BEING THE OWNER 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 J.T. LEWIS SURVEY, ABSTRACT NO. 255, City of Rockwall, Rockwall County, Texas, and being Lot 12 and Lot 13, Block M, of REPLAT SANGER BROTHERS ADDITION, LOTS 5-8 & WEST 57 FEET OF LOTS 3 & 4 BLOCK M, and Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 27 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of Lot 13, said point being at the intersection of the South right-of-way line of Ross Avenue (50' R.O.W.) with the East right-of-way line of S. Alamo Road (50' R.O.W.);

THENCE S. 89 deg. 35 min. 59 sec. E. along the South right-of-way line of Ross Avenue, a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West line of a 20 foot alley right-of-way;

THENCE S. 00 deg. 02 min. 21 sec. W. along said alley right-of-way, a distance of 100.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner of said Lot 12 and the Northeast corner of Lot 11;

THENCE N. 89 deg. 35 min. 59 sec. W. a distance of 100.00 feet to a 1/2" iron rod found for corner in the East right-of-way line of S. Alamo Road;

THENCE N. 00 deg. 02 min. 21 sec. E. along said East right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 10,000 square feet or 0.23 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 REPLAT SANGER BROTHERS ADDITION, LOT 12 AND LOT 13, BLOCK M 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.

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.

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.

*C.W. Talley*  
C.W. TALLEY  
FOR TALLISON CONSTRUCTION COMPANY

OWNER:  
TALLISON CONSTRUCTION COMPANY  
CLYDE W. TALLEY  
ROCKWALL, TX 75087  
972-771-2885

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CLYDE W. TALLEY 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 24 day of August, 2006.

*Laurie Owens*  
Laurie Owens  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 5-13-2010

5/13/2010  
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*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

*Joan Bergmann*  
Joan Bergmann  
Planning and Zoning Commission

8/29/06  
Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT SANGER BROTHERS ADDITION, LOT 12 AND LOT 13, BLOCK M, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21st day of August, 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.

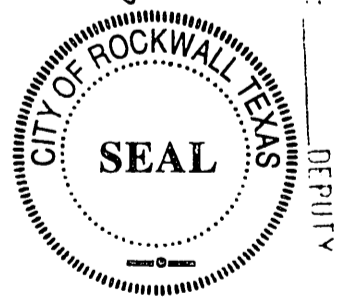
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 24 day of August, 2006.

*William R. Cecil*  
William R. Cecil  
Mayor, City of Rockwall

*Dorothy Brooks*  
Dorothy Brooks  
City Secretary City of Rockwall

*Chuck Todd*  
Chuck Todd  
City Engineer



FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
06 SEP -5 AM 11:59  
LAULLETTE BURNS  
CLERK  
DEPUTY

REPLAT  
SANGER BROTHERS ADDITION  
LOT 12 AND LOT 13, BLOCK M

0.23 ACRES ( 2 LOTS )

PART OF THE 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 JULY 14, 2006  
SCALE 1" = 20' FILE # 20061352RFP  
CLIENT TALLISON

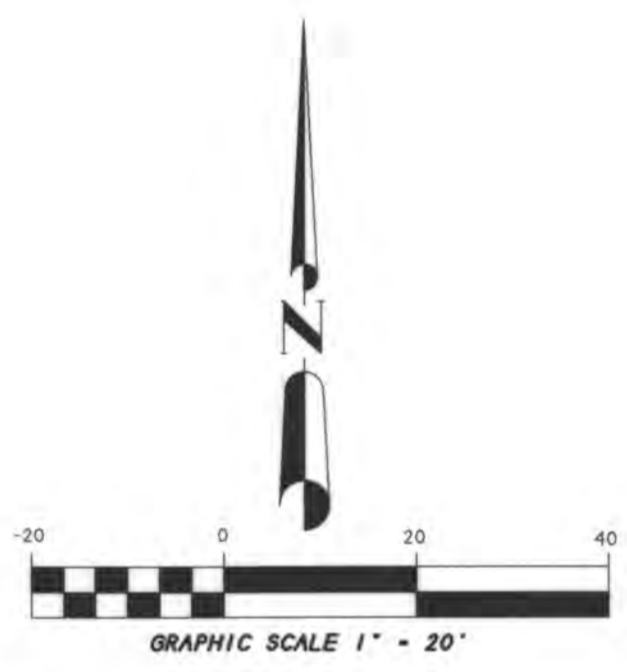
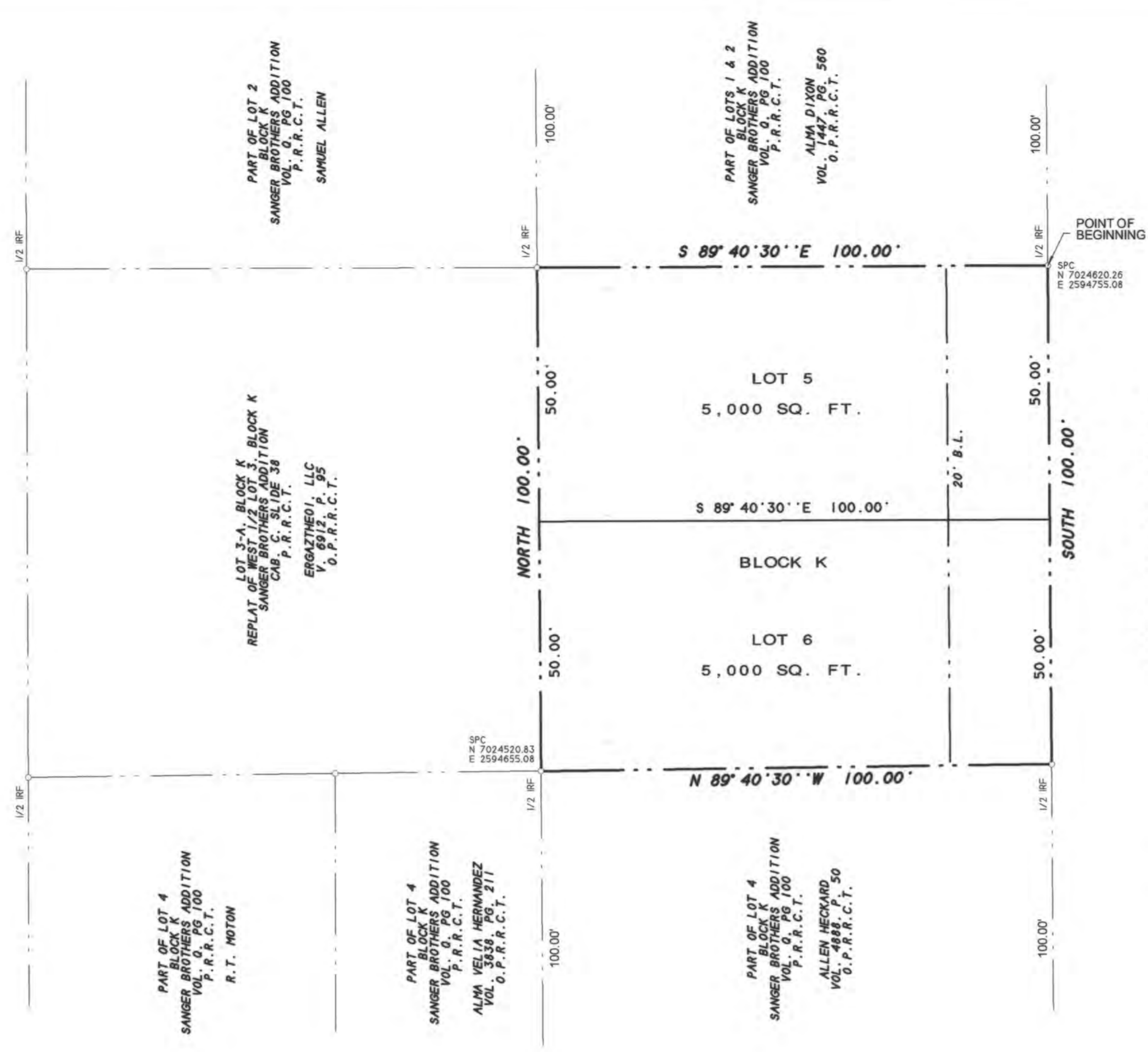
927

2015000015074 1/2 PLAT 09/21/2015 11:46:35 AM



THROCKMORTON STREET  
50' R.O.W. PER PLAT

SAM HOUSTON STREET  
50' R.O.W. PER PLAT



FINAL PLAT  
**SANGER BROTHERS ADDITION  
LOTS 5 & 6, BLOCK K**  
BEING A REPLAT OF  
THE EAST 1/2 LOT 3, BLOCK K  
SANGER BROTHERS ADDITION

10000 S.F. OR 0.23 ACRES  
( 2 LOTS )  
B.J. T. LEWIS SURVEY, A-255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: MICHAEL CLARK  
c/o TERESA DABNEY  
469-831-1095  
8305 CONCORD  
ROWLETT, TX 75089

SHEET 1 OF 2

SYMBOL LEGEND					
TELEVISION	CABLE	TELEPHONE	PUBLIC HOUSE	POWER	SPRINKLER
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
METER	BOX	METER	METER	METER	METER
SUBURBAN	SANITARY	BOX	LAND	AND	FOUND
AIR	CONDITIONING	UNIT	PROPANE	TANK	

SURVEY DATE: OCTOBER 17, 2014  
SCALE: 1" = 20' FILE #: 20140396-RP  
CLIENT: CLARK

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

H.D. Fetty Land Surveyor, LLC  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

Sanger Brothers Addition  
Lots 5 & 6, Block K  
Final Plat

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE  
(Public Dedication)

WHEREAS, MICHAEL CLARK, BEING the Owner 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 City of Rockwall, Rockwall County, Texas, and being the East 1/2 of Lot 3, Block K of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of Sam Houston Street, a 50 foot right-of-way, said point being at the northeast corner of said Lot 3, Block K;

THENCE SOUTH, along the west right-of-way line of Sam Houston Street, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 40 min. 30 sec. W. a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 3-A, Block K, of REPLAT OF WEST 1/2 LOT 3, BLOCK K, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 38 of the Plat Records of Rockwall County, Texas;

THENCE NORTH along the east line of Lot 3-A, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 40 min. 30 sec. E. along the north line of Lot 3, Block K, a distance of 100.00 feet to the POINT OF BEGINNING and containing 10,000 square feet or 0.23 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 SANGER BROTHERS ADDITION, LOTS 5 & 6, BLOCK K, 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, 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.

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.

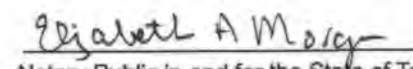
I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

  
MICHAEL CLARK

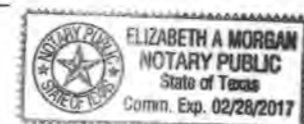
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MICHAEL CLARK 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 2nd day of May, 2015.

  
Notary Public in and for the State of Texas

My Commission Expires: 02-25-17



Filed and Recorded  
Official Public Records  
Shell Miller, County Clerk  
Rockwall County, Texas  
09/21/2015 11:46:35 AM  
\$100.00  
20150000015074




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, 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  
Date 4-14-2015

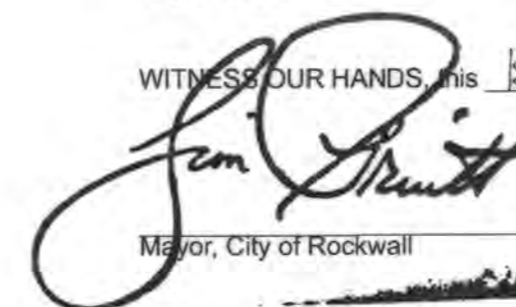
APPROVED

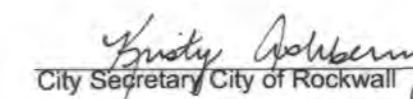
I hereby certify that the above and foregoing plat of SANGER BROTHERS ADDITION, LOTS 5 & 6, BLOCK K, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20 day of April, 2015.

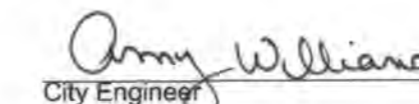
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 1st day of June, 2015.

  
Mayor, City of Rockwall

  
City Secretary, City of Rockwall

  
City Engineer

6/1/2015  
Date



FINAL PLAT

SANGER BROTHERS ADDITION  
LOTS 5 & 6, BLOCK K

BEING A REPLAT OF  
THE EAST 1/2 LOT 3, BLOCK K  
SANGER BROTHERS ADDITION

10000 S.F. OR 0.23 ACRES  
( 2 LOTS )

B. J. T. LEWIS SURVEY, A-255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: MICHAEL CLARK  
c/o TERESA DABNEY  
469-831-1095  
8305 CONCORD  
ROWLETT, TX 75089

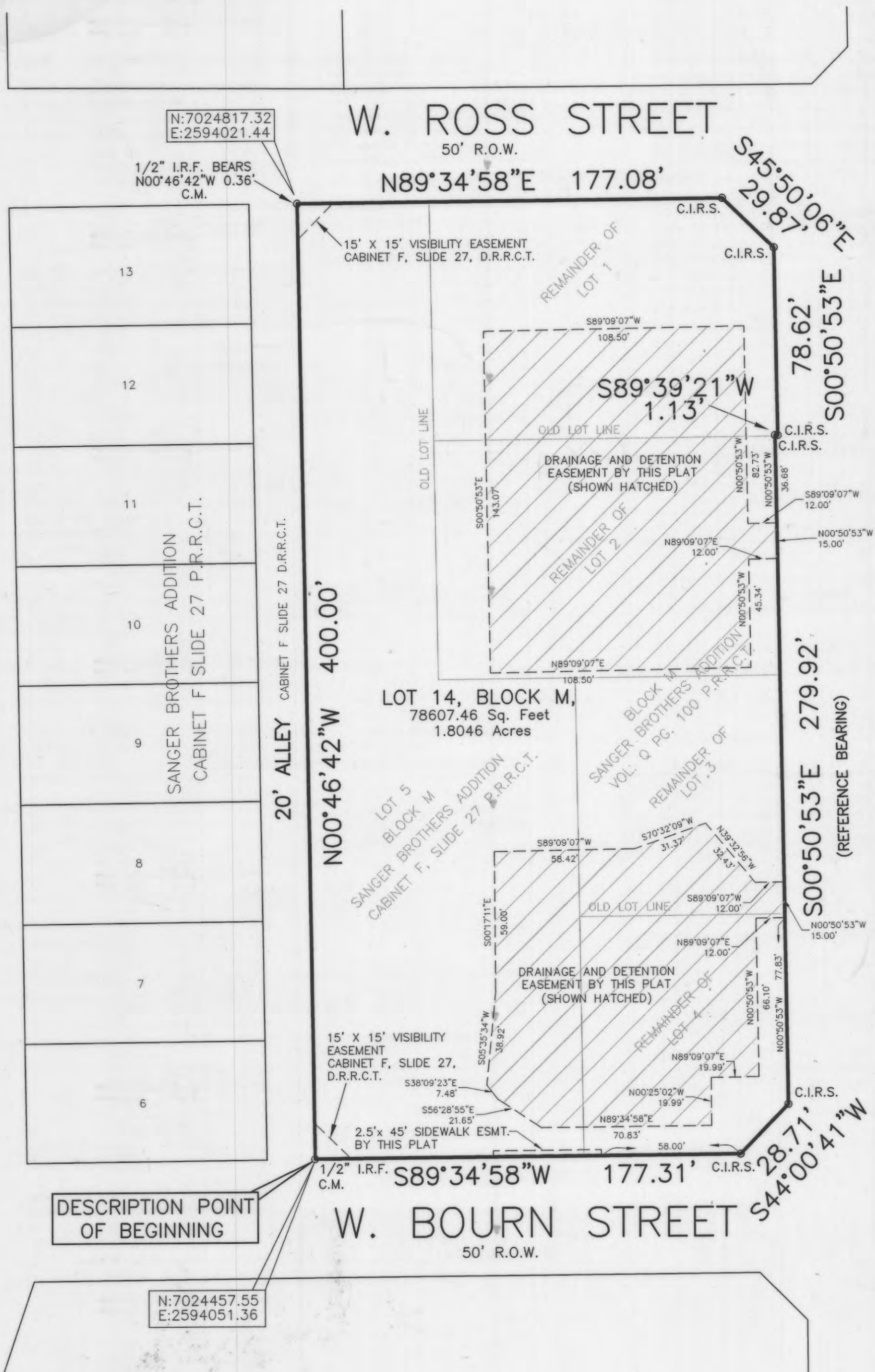
SYMBOL LEGEND	
TV	PIPE
WELL	WELL
ELEC.	ELEC.
ELECTRIC	ELECTRIC
WATER	WATER
SEWER	SEWER
STAKE	STAKE
...	...

SURVEY DATE OCTOBER 17, 2014  
SCALE 1" = 20' FILE # 20140396-RP  
CLIENT CLARK

H.D. Fetty Land Surveyor, LLC  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

1220

S. ALAMO ROAD  
(50' R.O.W.)

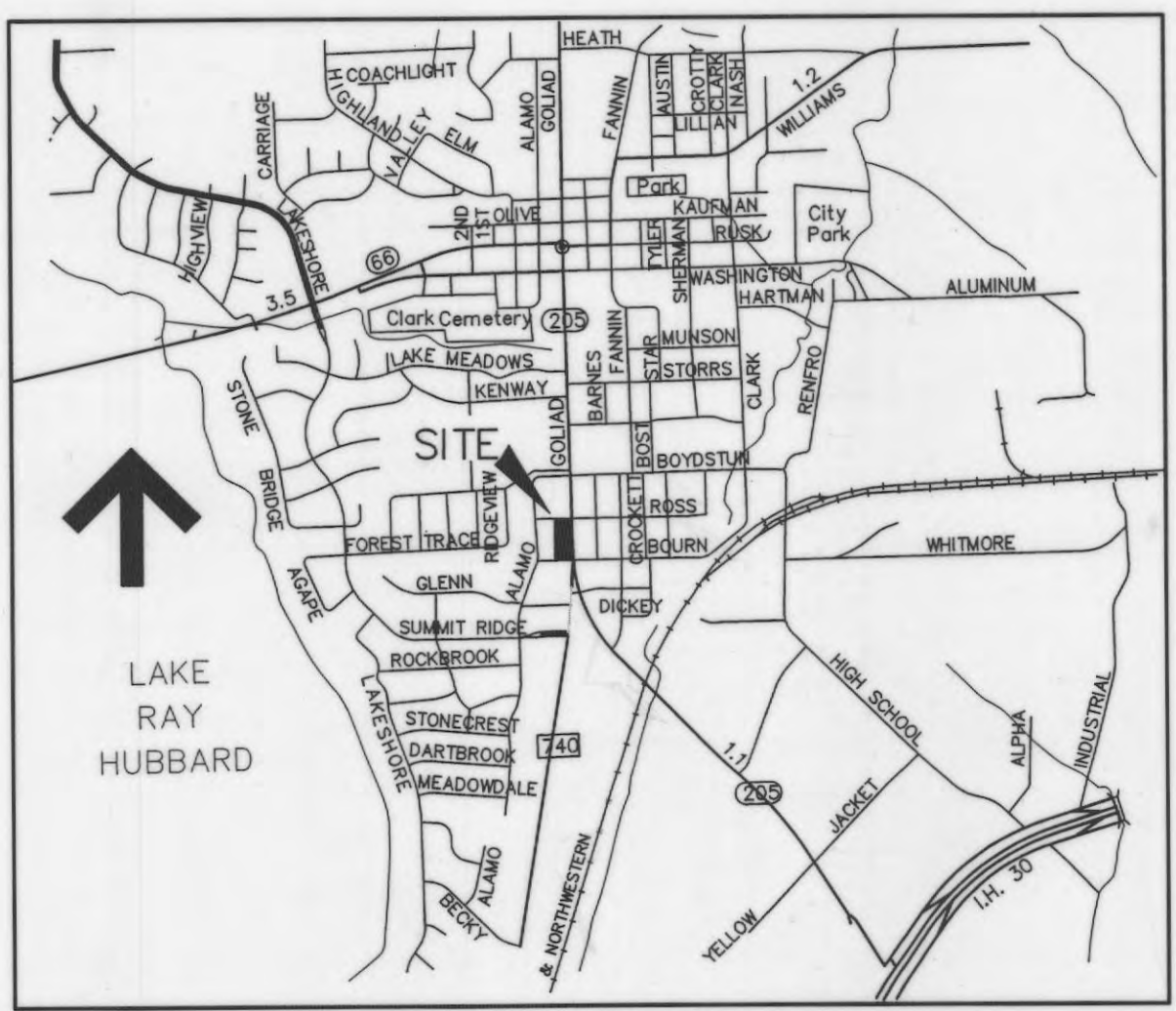
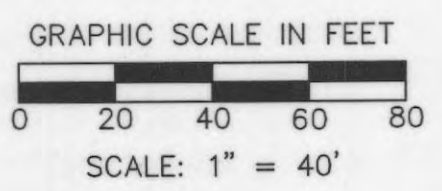
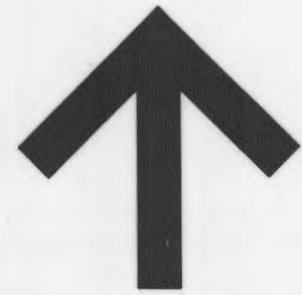


N:7024817.32  
E:2594021.44

1/2" I.R.F. BEARS  
N00°46'42"W 0.36'  
C.M.

DESCRIPTION POINT  
OF BEGINNING

N:7024457.55  
E:2594051.36



\* VICINITY MAP \*  
(NOT TO SCALE)

GENERAL NOTES

1. Selling a portion of a tract, platted lot or platted addition by metes and bounds without an approved subdivision or resubdivision by the local city could be a violation of city ordinance and state law.
2. BASIS OF BEARINGS: Deed to the State of Texas recorded in Inst. No. 2007-00369758 D.R.R.C.T.
6. The subject property appears to be located in Zone X (defined as an area determined to be outside the 0.2% annual chance flood) according to the Flood Insurance Rate Map No. 48397C0040L, with an effective date of September 26, 2008, for Rockwall County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
4. 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.
5. The coordinates shown hereon are based on the Texas State Plane Coordinate System (NAD 83) North Texas Central Zone 4202 from city of Rockwall monuments.

J 023  
FINAL PLAT

**LOT 14, BLOCK M,  
SANGER BROTHERS ADDITION**

BEING A REPLAT OF LOTS 1, 2, 3, 4 AND 5  
BLOCK M, SANGER BROTHERS ADDITION  
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
BEING 1 LOT TOTALING 1.8046 ACRES  
MAY 2016  
CASE NO.: P2016-026

LEGEND

- CIRS 5/8 INCH IRON ROD SET WITH YELLOW CAP STAMPED "JDJR"
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- (CM) CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS

OWNER:  
FIRST BAPTIST CHURCH  
OF ROCKWALL  
610 SOUTH GOLIAD STREET  
ROCKWALL, TEXAS 75087

<b>JDJR</b>	PREPARED BY: <b>ENGINEERS AND CONSULTANTS, INC.</b>	
	TBPLS Firm No. 100356-00	
ENGINEERS • LAND PLANNERS • SURVEYORS		
2500 Texas Drive Suite 100 Irving, Texas 75062		
Tel 972-252-5357 Fax 972-252-8958		
DATE: APRIL 11, 2016	DRAWN BY: GB	JDJR PROJECT NO. 1028-5-15
SCALE: 1" = 40'	CHECKED BY: GB	© COPYRIGHT 2016

Sanger Bros. Addition  
Lot 14, Block M  
Final Plat



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FIRST BAPTIST CHURCH OF ROCKWALL is the owner of a tract of land situated in the B. J. T. LEWIS SURVEY ABSTRACT NO. 255, in the City of Rockwall, Rockwall County, Texas, and being part of Lots 1, 2, 3, and 4 in Block M of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Volume Q, Page 100, Plat Records, Rockwall County, Texas, and all of Lot 5 in Block M of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slide 27, Plat Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Lot 5, same being the intersection of the north line of W. Bourn Street with the east line of a 20 foot wide alley;

THENCE North 00 degrees 46 minutes 42 seconds West, along the said east line of 20 foot alley for a distance of 400.00 feet to a point for corner in the south line of W. Ross Street (50 foot right-of-way), same being the northwest corner of said Lot 5, from which a 1/2 inch iron rod found bears North 00 degrees 46 minutes 42 seconds West, a distance of 0.36 feet;

THENCE North 89 degrees 34 minutes 58 seconds East, along said south line of W. Ross Street for a distance of 177.08 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set at the north end of a corner clip at the intersection of the said south line of W. Ross Street with the west line of S. Goliad Street (State Highway 205, a variable width right of way);

THENCE South 45 degrees 50 minutes 06 seconds East, along said corner clip and the said west line of S. Goliad Street for a distance of 29.87 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set for corner at the south end of said corner clip;

THENCE South 00 degrees 50 minutes 53 seconds East, along the said west line of S. Goliad Street for a distance of 78.62 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set for corner;

THENCE South 89 degrees 39 minutes 21 seconds West, along the said west line of S. Goliad Street for a distance of 1.13 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set for corner;

THENCE South 00 degrees 50 minutes 53 seconds East, along the said west line of S. Goliad Street for a distance of 279.92 feet to a 1/2 inch iron rod with yellow cap stamped "JDJR" set for corner at the north end of a corner clip;

THENCE South 44 degrees 00 minutes 41 seconds West, along said corner clip and the said west line of S. Goliad Street for a distance of 28.71 feet to the end of said corner clip at the intersection of the the said west line of S. Goliad Street with the said north line of W. Bourn Street;

THENCE South 89 degrees 34 minutes 58 seconds West, along the said north line of W. Bourn Street for a distance of 177.31 feet to the POINT OF BEGINNING, and containing a computed area of 1.8046 Acres (78,607.46 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as SANGER BROTHERS 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. We further certify that all other parties who have a mortgage or lien interest in the SANGER BROTHERS ADDITION 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:

- 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. The property owner shall be responsible for all maintenance, repair and replacement of all detention/drainage systems.

1. 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.

Witness our hands at Rockwall County, Texas, this 25 day of August 2016

FIRST BAPTIST CHURCH OF ROCKWALL

Don French
Business Administrator

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Don French, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said FIRST BAPTIST CHURCH OF ROCKWALL, that they were duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 25 day of August, 2016

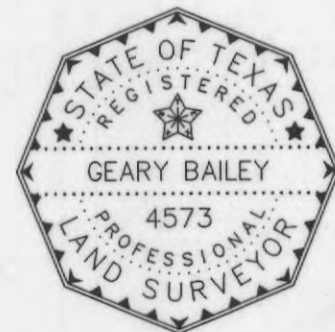
Molly Jacks
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GEARY BAILEY, 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.

Geary Bailey
GEARY BAILEY RPLS NO. 4573



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
09/29/2016 10:37:48 AM
\$100.00
2016000017153



COPY

OWNER:
FIRST BAPTIST CHURCH OF ROCKWALL
610 SOUTH GOLIAD STREET
ROCKWALL, TEXAS 75087

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission, Chairman

5/31/2016
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 6 day of June, 2016.

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 28 day of Sept, 2016

Mayor, City of Rockwall
City Engineer



City Secretary City of Rockwall

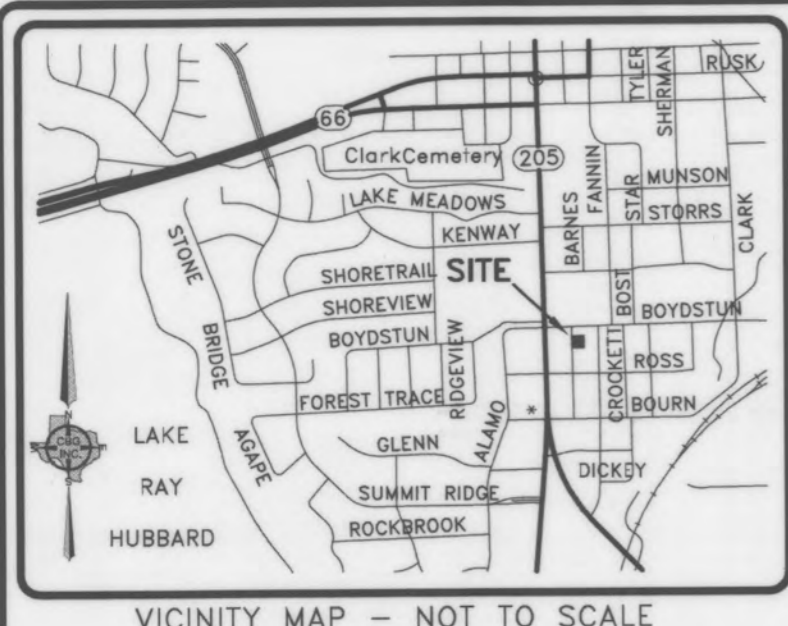
FINAL PLAT

LOT 14, BLOCK M,
SANGER BROTHERS ADDITION

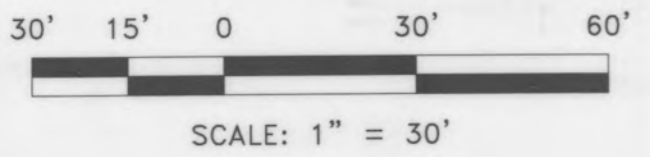
BEING A REPLAT OF LOTS 1, 2, 3, 4 AND 5
BLOCK M, SANGER BROTHERS ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 1 LOT TOTALING 1.8046 ACRES
MAY 2016
CASE NO.: P2016-026

Table with 3 columns: Date, Scale, Drawn/Checked By, and Project Info. Includes JDJR logo and project details.

Sanger Bros. Addition
Lot 14, Block M
Final Plat



VICINITY MAP - NOT TO SCALE

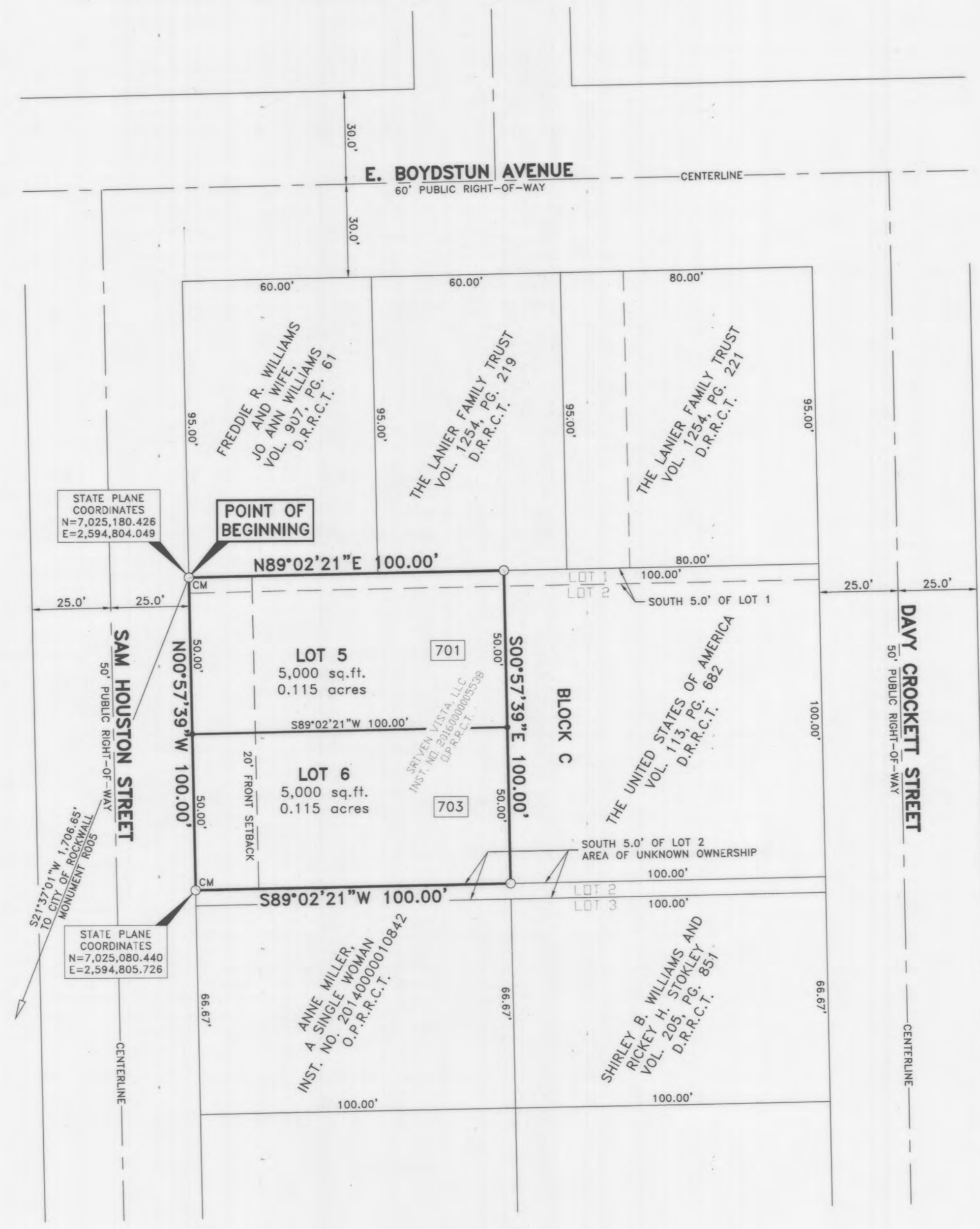


**LEGEND:**

- 1/2 INCH IRON ROD FOUND WITH YELLOW PLACTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- N NORTHING
- E EASTING
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- SQ.FT. SQUARE FEET
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

**GENERAL NOTES:**

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 2 PARTIAL LOTS.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.



Sanger Bros Addition  
Lots 5 & 6, Block C  
Replat

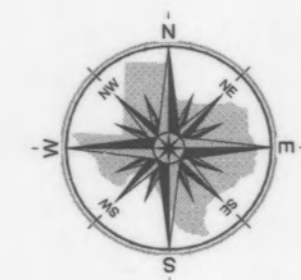
J 069

(SHEET 1 OF 2)

REPLAT  
**SANGER BROS. ADDITION**  
 LOTS 5 & 6, BLOCK C  
 10,000 SQ.FT. / 0.23 ACRES  
 2 LOTS  
 BEING A REPLAT OF A PORTION OF  
 LOTS 1 & 2, BLOCK C, SANGER BROS. ADDITION  
 B.J.T. LEWIS SURVEY, ABSTRACT NO. 255  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. P2016-030  
**CBG Surveying, Inc.**

PLANNING • SURVEYING  
 12025 Shiloh Road • Suite 230 • Dallas, Texas 75228  
 P 214.349.9485 • F 214.349.2216  
 Firm No. 10168800  
 www.cbgdw.com

OWNER: SRIVEN VISTA, LLC  
 ATTN: ANUSHA MALINENI  
 10401 JACKSON HOLE LANE  
 MCKINNEY, TEXAS 75070



OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Sriven Vista, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Owner: Sriven Vista, LLC  
Being a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 255 in the City of Rockwall, Rockwall County, Texas, being the West 100 feet of the South 5 feet of Lot 1 and the West 100 feet of the North 95 feet of Lot 2, Block C, Sanger Bros. Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume Q, Page 100, Plat Records, Rockwall County, Texas, same being conveyed to Sriven Vista, LLC by deed recorded in Instrument No. 2016000005538, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found for corner in the East line of Sam Houston Street (a 50 foot right-of-way), being North along the said East line of Sam Houston Street a distance of 5.00 feet from the common Southwest corner of said Lot 1 and the Northwest corner of said Lot 2, said point being the Southwest corner of that portion of said Lot 1 conveyed to Freddie R. Williams and wife, Jo Ann Williams by deed recorded in Volume 907, Page 61, Deed Records, Rockwall County, Texas;

Thence North 89 degrees 02 minutes 21 seconds East, leaving the said East line of Sam Houston Street and along the South line of said Williams tract and along the South line of a tract of land conveyed to the Lanier Family Trust by deed recorded in Volume 1254, Page 219, Deed Records, Rockwall County, Texas, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the Northwest corner of a tract of land conveyed to the United States of America by deed recorded in Volume 113, Page 682, Deed Records, Rockwall County, Texas;

Thence South 00 degrees 57 minutes 39 seconds East, along the West line of said United States of America tract, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the Southwest corner of said United States of America tract;

Thence South 89 degrees 02 minutes 21 seconds West, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the said East line of Sam Houston Street;

Thence North 00 degrees 57 minutes 39 seconds West, along the said East line of Sam Houston Street, a distance of 100.00 feet to the Point of Beginning and containing 10,000 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **REPLAT SANGER BROS. ADDITION, LOT 2R, BLOCK C**, 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. We further certify that all other parties who have a mortgage or lien interest in the **REPLAT SANGER BROS. ADDITION, LOT 2R, BLOCK C** 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 (we) 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.

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 2 PARTIAL LOTS.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

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.

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 exactions made herein.

By: M. Anusha  
Sriven Vista, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Malineni Anusha 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 November, 2016.

By: Briannon McClain  
Briannon McClain  
Notary Public in and for the State of Texas

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.

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
12/22/2016 01:44:36 PM  
\$100.00  
20160000022746



COPY  
Shelli

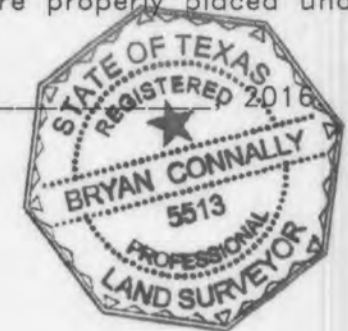
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the 2nd day of November

Bryan Connally  
Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513



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 Bryan Connally 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 therein expressed and under oath stated that the statements the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of November 2016.

Briannon McClain  
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

[Signature]  
Planning and Zoning Commission Date 7/20/2016

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved Council of the City of Rockwall on the 28th day of November 2016.

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 20th day of Dec. 2016.

[Signature]  
Mayor, City of Rockwall

[Signature]  
City Secretary

[Signature]  
City Engineer



J070 SHEET 2 OF 2

REPLAT  
SANGER BROS. ADDITION

LOTS 5 & 6, BLOCK C  
10,000 SQ.FT. / 0.23 ACRES  
2 LOTS

BEING A REPLAT OF A PORTION OF  
LOTS 1 & 2, BLOCK C, SANGER BROS. ADDITION  
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

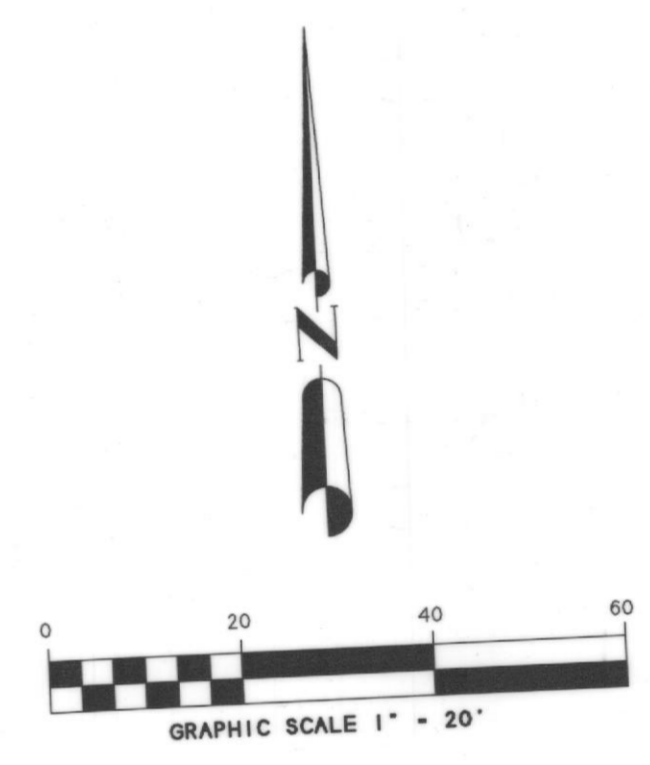
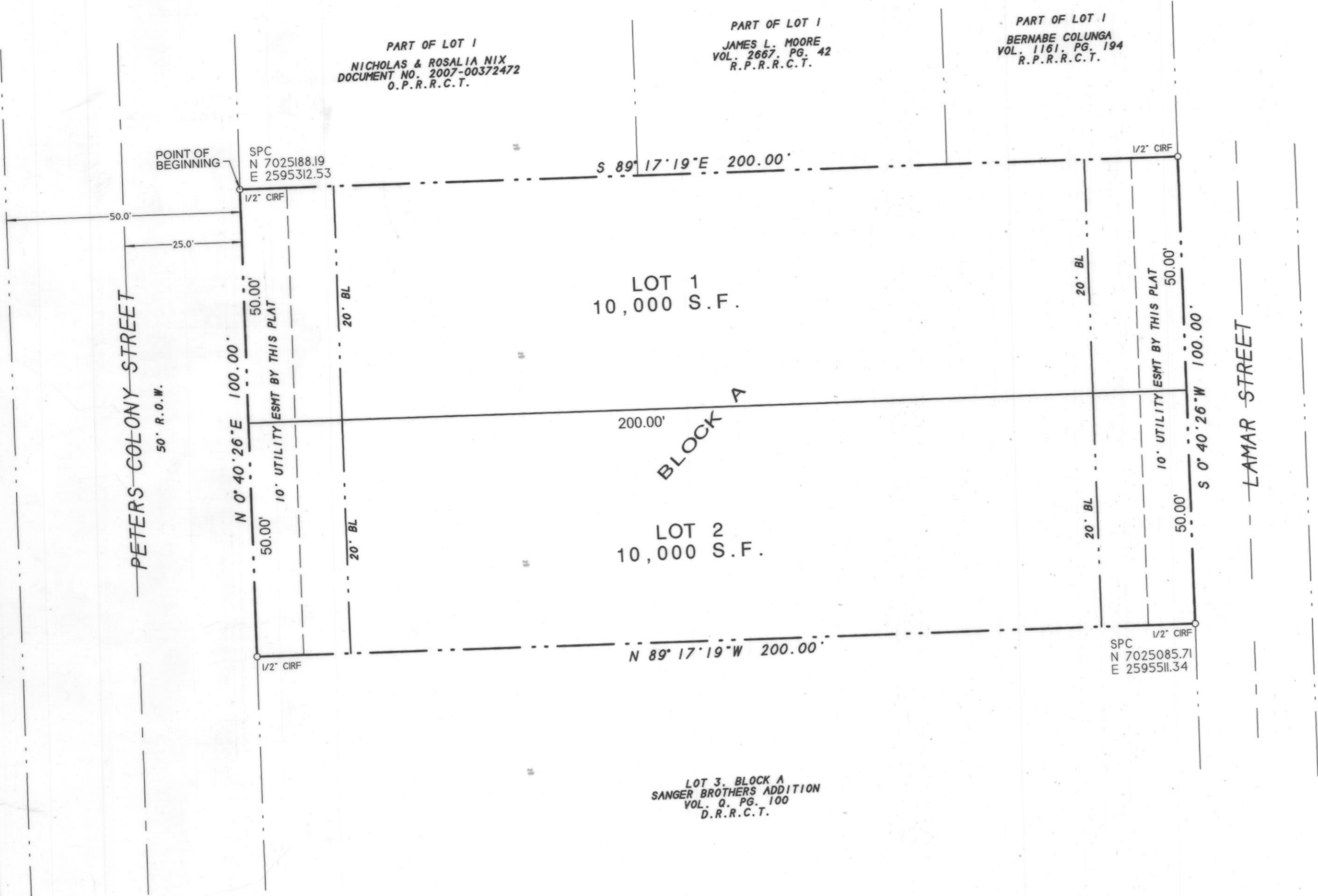
CASE NO. P2016-030  
CBG Surveying, Inc.

PLANNING • SURVEYING  
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228  
P 214.349.9485 • F 214.349.2216  
Firm No. 10168800  
www.cbgsurveying.com



OWNER: SRIVEN VISTA, LLC  
ATTN: ANUSHA MALINENI  
10401 JACKSON HOLE LANE  
MCKINNEY, TEXAS 75070

Sanger Bros Addition  
Lots 5 & 6, Block C  
Replat



FINAL PLAT  
**N.E. & J.O. ADDITION**  
**LOTS 1 & 2, BLOCK A**  
BEING A REPLAT OF LOT 2, BLOCK A  
SANGER BROTHERS ADDITION  
0.46 ACRES OR 20,000 S.F.  
( 2 LOTS )  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER:  
JEANIFFER OSORNIO  
NOHEMA ESTRADA  
705 LAKESIDE DRIVE  
ROCKWALL, TEXAS 75032

SHEET 1 OF 2

SYMBOL LEGEND

⊙	TV	⊙	GAS	⊙	TEL	⊙	FI	⊙	POWER
⊙	WATER	⊙	WATER	⊙	WATER	⊙	WATER	⊙	WATER
⊙	ELEC	⊙	ELEC	⊙	ELEC	⊙	ELEC	⊙	ELEC
⊙	WATER	⊙	WATER	⊙	WATER	⊙	WATER	⊙	WATER
⊙	WATER	⊙	WATER	⊙	WATER	⊙	WATER	⊙	WATER

H.D. Fetty Land Surveyor, LLC  
Firm Registration No. 10150900  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) PROPERTY OWNER SHALL MAINTAIN, REPAIR AND REPLACE ALL DRAINAGE AND DETENTION STRUCTURES.

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, as required under Ordinance 83-54.

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS JEANIFFER OSORNIO and NOHEMA ESTRADA, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 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 N.E. & J. O. ADDITION, LOTS 1 & 2, BLOCK A, 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 N.E. & J. O. ADDITION, LOTS 1 & 2, 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 exaction's made herein.

Jeaniffer Osornio  
JEANIFFER OSORNIO

Nohema Estrada  
NOHEMA ESTRADA

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANIFFER OSORNIO 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 10th day of August, 2019.

[Signature]  
Notary Public in and for the State of Texas

June 4, 2023  
My Commission Expires: June 4, 2023  
VICTOR HERNANDEZ  
Notary ID #128636690  
My Commission Expires  
June 4, 2023

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NOHEMA ESTRADA 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 10th day of August, 2019.

[Signature]  
Notary Public in and for the State of Texas

June 4, 2023  
My Commission Expires: June 4, 2023  
VICTOR HERNANDEZ  
Notary ID #128636690  
My Commission Expires  
June 4, 2023

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
08/30/2019 03:13:08 PM  
\$100.00  
20190000015057  
[Signature]

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.

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



RECOMMENDED FOR FINAL APPROVAL

[Signature] Date 3/12/19  
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10 day of March, 2019.

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 28th day of August, 2019.

[Signature]  
Mayor, City of Rockwall



[Signature]  
Secretary, City of Rockwall

[Signature]  
City Engineer

8-15-2019  
Date

FINAL PLAT  
N.E. & J.O. ADDITION  
LOTS 1 & 2, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A  
SANGER BROTHERS ADDITION  
0.46 ACRES OR 20,000 S.F.  
( 2 LOTS )

AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
	TELEPHONE		GAS		WATER		SEWER		RAILROAD		POWER
	CELESTIAL		WATER		WATER		WATER		WATER		WATER
	ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL
	ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL
	ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL

OWNER:  
JEANIFFER OSORNIO  
NOHEMA ESTRADA  
705 LAKESIDE DRIVE  
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

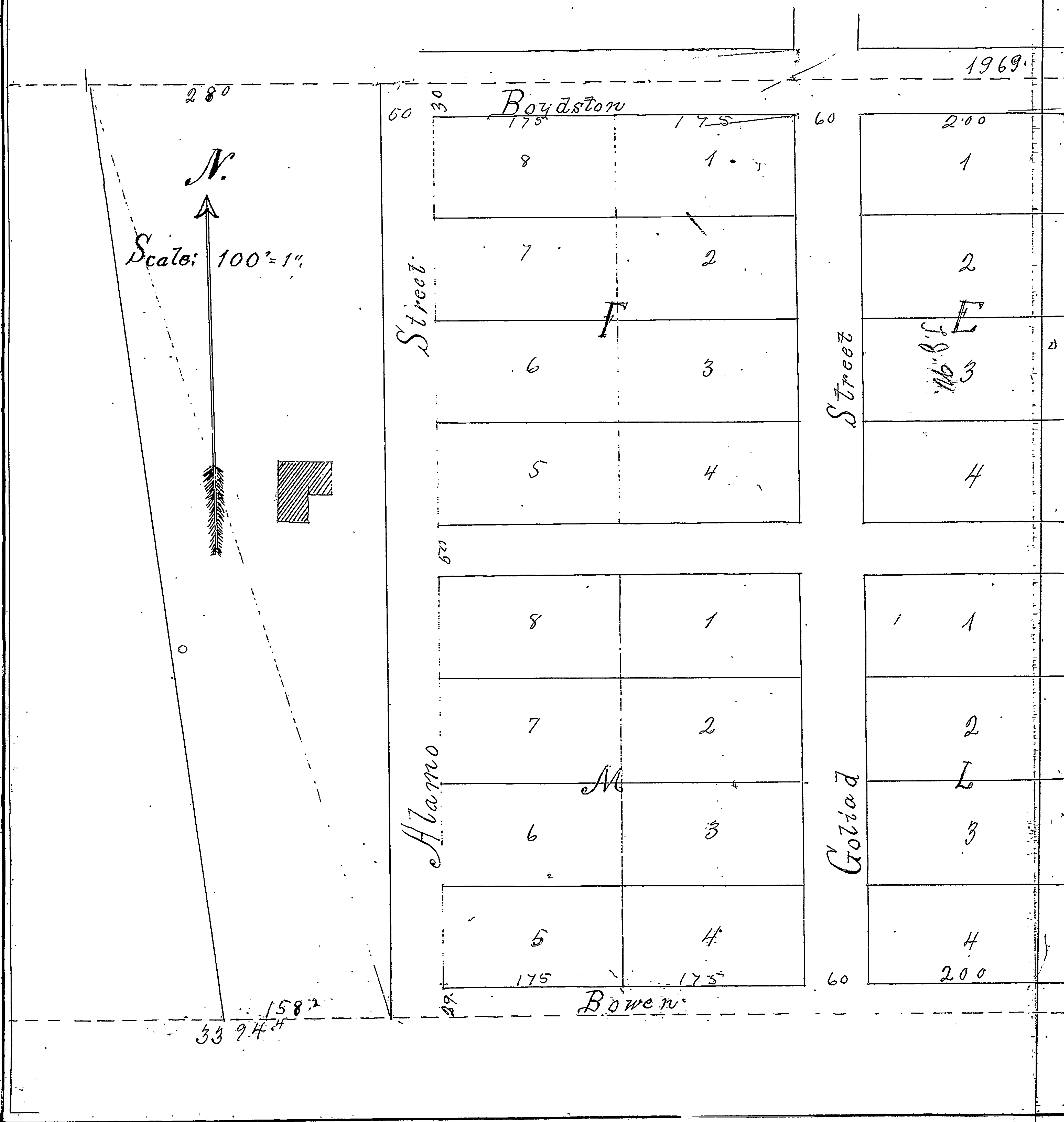
SURVEY DATE FEBRUARY 14, 2019  
SCALE 1" = 20' FILE # 20190047RP  
CLIENT OSORNIO

CITY CASE NO P2019-008

Q 100

# Sanger Bros' Addition to Embracing Portions of the B. H. Boydston

1969

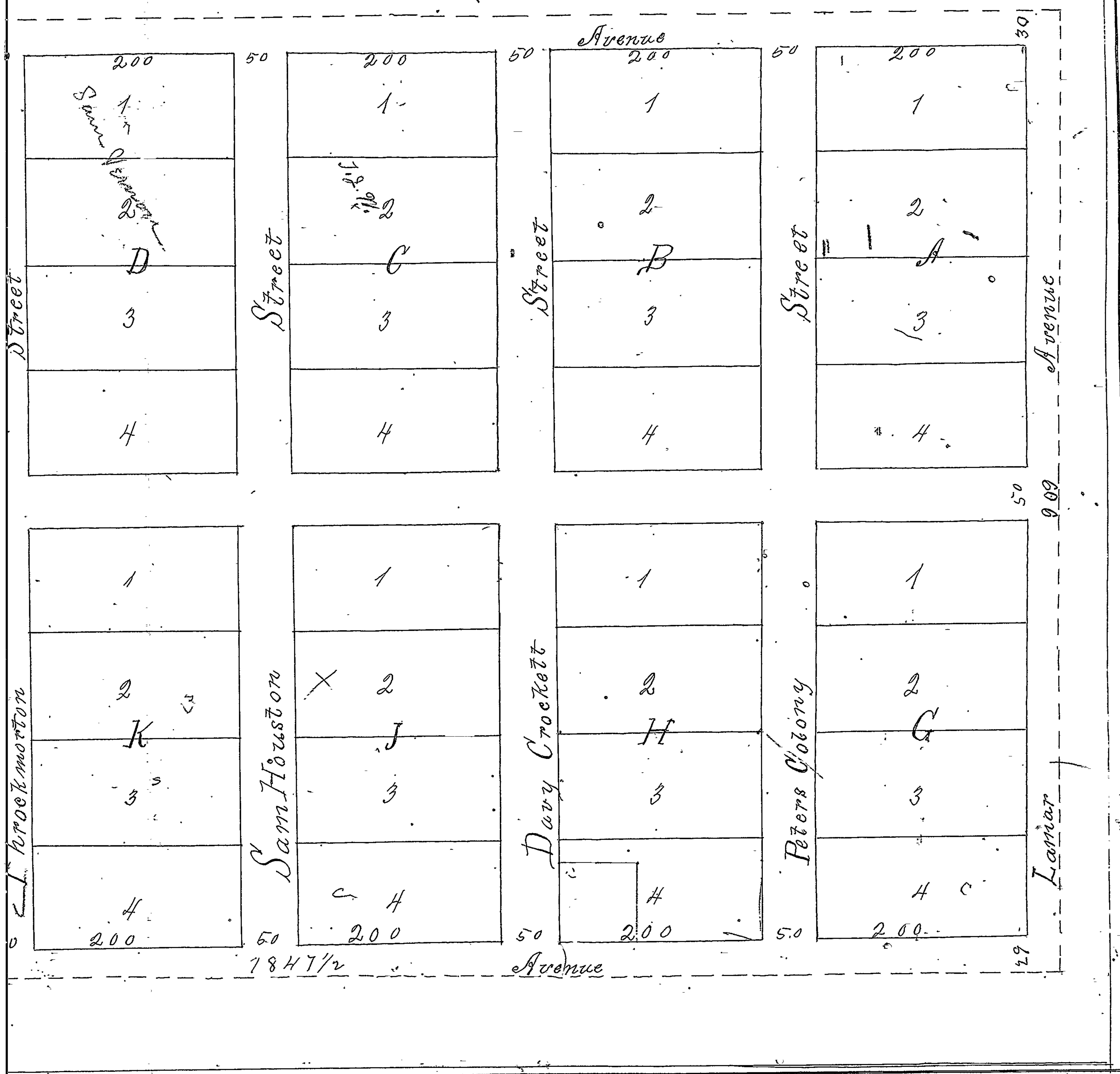


Q 101

Rockwall, Texas,

and P. J. Lewis Survey, Rockwall County Texas,

L. H. Hopkins, C. E. Dallas Tex. Jan'y 1893



The State of Texas }  
 County of Dallas know all men by these presents  
 that the Isaac Sanger of New York and Philip  
 Sanger and Alex Sanger of Dallas County Texas

comprosing the firm of Sanger Bros Dallas Texas hereby adopt the map or plat on the reverse side hereof, as Sanger & Bros. Addition to Rockwall Texas Reserving however the right to keep Bowen Avenue and Lamar Street closed until the owners of the property adjoining these streets give alike amount of ground properly dedicated for street purposes.

Witness our hands this 30<sup>th</sup> day of April A.D. 1895

Isaac Sanger for Alex Sanger

his atty in fact

Phillip Sanger for Alex Sanger

his atty in fact

Alex Sanger

The State of Texas }  
County of Dallas } Before me Max J. Rosenfield  
A Notary public in and for said County  
on this day personally appeared Alex Sanger  
for self and as attorney in fact for  
Phillip and Isaac Sanger known to me to be  
the person whose name is subscribed  
to the foregoing instrument and acknowledged  
to me that he executed and delivered the  
same for the purposes and consideration  
therein expressed and in the capacity  
as stated.

Given under my hand and seal of office  
this 2 day of May A.D. 1895

Max J. Rosenfield  
Notary Public  
Dallas Co Texas

Filed for Record May - 4<sup>th</sup> A.D. 1895 at 9<sup>th</sup> O'clock A.M.  
Recorded May 11<sup>th</sup> A.D. 1895 " 2<sup>nd</sup> O'clock P.M.

Wm. McCloskey  
Co. Clerk