

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

OWNERS DEDICATION

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 2, MARK CARSON ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the LOT 2, MARK CARSON ADDITION have been notified and signed this plat.

I (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. 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.
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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

ARMSTRONG RALPH HALL, LP  
a Texas limited partnership

By: Armstrong Rockwall, LLC, a Texas limited liability company, its general partner

By: Gustine Investments, Inc., a Pennsylvania Corporation its sole member

By: \_\_\_\_\_  
W. Gregg Baldwin, President

STATE OF PENNSYLVANIA §  
COUNTY OF ALLEGHENY §

Before me, the undersigned authority, on this day personally appeared W. GREGG BALDWIN, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Pennsylvania  
My Commission Expires: \_\_\_\_\_

By: \_\_\_\_\_  
John E. Clingan, Vice President  
THE HUNTINGTON NATIONAL BANK, a banking association, as successor by merger to Sky Bank, an Ohio banking institution

STATE OF PENNSYLVANIA §  
COUNTY OF ALLEGHENY §

Before me, the undersigned authority, on this day personally appeared John E. Clingan, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Notary Public in and for the State of Pennsylvania  
My Commission Expires: \_\_\_\_\_

PROPERTY DESCRIPTION

WHEREAS ARMSTRONG RALPH HALL, LP, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 0.992 acre tract of land situated in the E. Teal Survey Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A of MARK CARSON ADDITION, an addition the City of Rockwall according to the plat thereof recorded in Slide D, Page 211, Plat Records, Rockwall County, Texas, said 0.992 acre tract being more particularly described in metes and bounds as follows:

BEGINNING at a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the northerly corner of said Lot 1, and being at the intersection of the southwesterly line of Horizon Road (also known as F.M. 3097, a 110 foot right of way at this point) and the southeasterly line of Ralph Hall Road (60 foot right of way);

THENCE South 45°45'02" East, along said southwesterly line of Horizon Road, a distance of 180.00 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the easterly corner of said Lot 1 and also being on the westerly line of a tract of land described to Thomas V. and Hazel T. Ripp, according to Warranty Deed recorded in Volume 1822, Page 167, Deed Records, Rockwall County, Texas;

THENCE South 44°14'58" West, departing said southwesterly line and along the westerly line of said Ripp tract, a distance of 240.00 feet to a 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for the common southerly corner of said Lot 1 and Ripp tracts, and lying on the northeasterly line of Lot 3, Block B, of HORIZON RIDGE ADDITION, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet E, Page 117, Plat Records, Rockwall County, Texas;

THENCE North 45°45'02" West, along the northerly line of said lot 3, a distance of 180.00 feet to a 3/4" iron rod found on the aforementioned southeasterly right of way line of Ralph Hall Road;

THENCE North 44°14'58" East, along said southeasterly line, a distance of 240.00 feet to the POINT OF BEGINNING; containing 43,200 square feet or 0.992 acres of land more or less.

RECOMMENDED FOR FINAL APPROVAL

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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

The purpose of this replat is to add easements required for development.

FINAL REPLAT  
MARK CARSON ADDITION  
LOT 2, BLOCK A

BEING A REPLAT OF MARK CARSON ADDITION  
an addition to the City of Rockwall, according to the plat  
thereof recorded in Cabinet D, Page 211,  
Plat Records, Rockwall County, Texas

0.992 ACRES  
SITUATED IN THE  
E. TEAL SURVEY, ABSTRACT No. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

MARCH, 2008 Sheet 2 of 2

OWNER  
ARMSTRONG RALPH HALL LP  
2100 WHARTON STREET  
Pittsburg, PA, 15203  
(412) 381-1122

ENGINEER  
O'DONALD ENGINEERING, PLLC  
1601 E. Lamar Blvd., Suite 210  
Arlington, Texas 76011  
(817) 794-0202

SURVEYOR  
PIBURN & PARTNERS, LLC  
9535 Forest Lane, Suite 229  
Dallas, Texas 75243  
(214) 328-3500

Project No.: 07141

