

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS I, JAMES HELWIG & SON, INC. (JAMES HELWIG, PRESIDENT), being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

STATE OF TEXAS
COUNTY OF ROCKWALL

Being a tract of land situated in the William H. Barnes Survey, Abstract No. 26, in the City of Rockwall, Rockwall County, Texas, and being a part of a 104.643 acre tract of land recorded in Volume 173, Page 964, said tract being all of four separate tracts of land more particularly described as follows: being all of Lot 1, Block A of the Helwig Addition, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet C, Slide 176 of the Map or Plat Records of Rockwall County, Texas, and being all of a certain 1.2443 acre tract of land conveyed to James Helwig & Son, Inc., as recorded in Volume 893, Page 244, Deed Records of Rockwall County, Texas, and being all of that certain 208.71 foot by 80 foot tract of land conveyed to James Helwig & Son, Inc., by deed recorded in Volume 1335, Page 288, Deed Records of Rockwall County, Texas, and being all of that certain 2.0 acre tract of land conveyed to James Helwig & Son, Inc., by deed recorded in Volume 1335, Page 298, Deed Records of Rockwall County, Texas;

COMMENCING at a 1/2 inch iron rod found for corner at the Northwest corner of said 104.643 acre tract, said point being in the old Northeast right-of-way line of Sid's Road (50' ROW), and in the old Southwest right-of-way line of State Highway No. 205 (a variable width ROW), said point also being the Northwest corner of said Lot 1, Block A of said Helwig Addition;

THENCE South 45 degrees 09 minutes 59 seconds West, along the old Northeast right-of-way line of Sid's Road, to a point for corner;

THENCE South 29 degrees 54 minutes 19 seconds East, along the new Southwest right-of-way line of said State Highway No. 205, 10.00 feet to a 1/2 inch iron rod set with a yellow plastic cap (D.C. & A. R.P.L.S. # 3935) for corner in the new Southwest right-of-way line of said State Highway No. 205, and in the new Northeast right-of-way line of said Sid's Road said point being the POINT OF BEGINNING;

THENCE South 29 degrees 54 minutes 19 seconds East, along the new Southwest right-of-way line of said State Highway No. 205, and running parallel to, and 10 feet from the Northeast line of said 104.643 acre tract and said Helwig Addition, 317.05 feet to a 1/2 inch iron rod set with yellow plastic cap (D. C. & A. R.P.L.S. # 3935) for corner;

THENCE North 60 degrees 05 minutes 41 seconds East 10.00 feet to a 1/2 inch iron rod found for corner at the Northeast corner of said Helwig Addition and the Northwest corner of the remainder of a 2.0 acre tract of land conveyed to Kip Estep by deed recorded in Volume 1098, Page 164, Deed Records, Rockwall County, Texas;

THENCE South 29 degrees 54 minutes 19 seconds East, along the old Southwest right-of-way line of said State Highway No. 205, 208.61 feet to a 1/2 inch iron rod found for corner at the Northeast corner of said Estep tract;

THENCE South 60 degrees 05 minutes 41 seconds West, along the Northwest line of said 1.0 acre Gentry tract, 337.42 feet to a 1/2 inch iron rod set for corner at the Southwest corner of said 1.0 acre Gentry tract;

THENCE South 29 degrees 54 minutes 19 seconds East, along the North line of said James Helwig & Son, Inc. 208.71 foot by 80.00 foot tract, 208.71 feet to the Northeast corner of said James Helwig & Son, Inc. 208.71 foot by 80.00 foot tract, and the Southeast corner of the remainder of said Estep tract, said point also being in the West line of a tract of land conveyed to B. W. Peoples, D. A. Laws, and H. P. Mavis by deed recorded in Volume 85, Page 112 of the Deed Records of Rockwall County, Texas;

THENCE South 60 degrees 08 minutes 51 seconds West, along the West line of said Peoples et al tract, and passing at 80.00 feet to the Southeast corner of said 208.71 foot x 80.00 foot James Helwig & Son, Inc. tract, and the Northeast corner of said James Helwig & Son, Inc. 1.2433 acre tract and continuing for a total distance of 351.14 feet to a 1/2 inch iron rod found at the Southeast corner of said James Helwig & Son, Inc. 1.2433 acre tract, and an interior corner of said said Peoples et al tract;

THENCE North 30 degrees 00 minutes 00 seconds West, along the Southwest line of said James Helwig & Son, Inc. 1.2433 acre tract and an interior North line of said Peoples et al tract, 199.67 feet to a 1/2 inch iron rod found for corner at an interior corner of said Peoples et al tract, and the Southwest corner of said James Helwig & Son, Inc. 1.2433 acre tract, said point also being the Southeast corner of said Helwig Addition;

THENCE North 45 degrees 04 minutes 21 seconds West, along the Northeast line of said Peoples et al tract and the South line of said Helwig Addition, 340.77 feet to a 1/2 inch iron rod set for corner at the new Southeast right-of-way line of said Sid's Road;

THENCE North 45 degrees 06 minutes 36 seconds East, along the new Southeast right-of-way line of said Sid's Road, 795.09 feet to the POINT OF BEGINNING and CONTAINING 8.868 acres or 386,296.93 square feet of land.

RECOMMENDED FOR FINAL APPROVAL

Ronald H. Hain
Chairman, Planning and Zoning Commission

Date 6/4/98

APPROVED

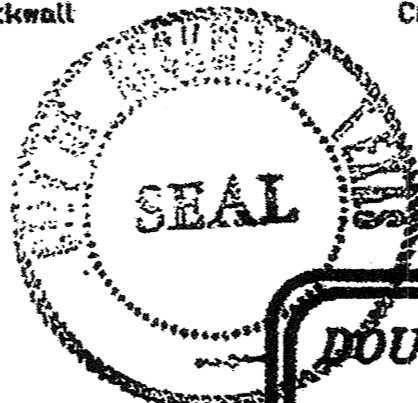
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1998.

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 1st day of June, 1998.

[Signatures]
Mayor, City of Rockwall City Secretary, City of Rockwall



THE BASIS OF BEARINGS FOR THIS REPLAT IS THE PLAT OF HELWIG ADDITION AS RECORDED IN CABINET C, SLIDE 176, OF THE MAP & PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

⊙ - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP (D.C. & A. R.P.L.S. # 3935)
○ - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO RIGHT-OF-WAY EASEMENTS AS RECORDED IN VOLUME 64, PAGE 174, D.E.R.C.T. TO RCH, WATER SUPPLY CORP. AND IN VOLUME 85, PAGE 212, D.R.R.C.T. TO RCH, WATER SUPPLY CORP.

PROPERTY SUBJECT TO 20' WIDE UTILITY EASEMENT AND COVENANT OF ACCESS RECORDED IN VOLUME 84, PAGE 130, D.R.F.C.T. TO FARMERS ELECTRIC COOPERATIVE, INC.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

That I, JAMES HELWIG & SON, INC. (James Helwig, President), being the owner, does hereby adopt this plat designating the herein described property as HELWIG ADDITION REPLAT, subdividing 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 for the purpose and consideration therein expressed.

I further certify that all other parties who have a mortgage or lien interest in the HELWIG ADDITION REPLAT 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 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 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 the purpose of constructing, 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 such time as the developer 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 rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the city be obliged to make such improvements itself. Such deposits 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 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 the exaction's made herein.

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 general use and fire protection within such plat, as required under Ordinance 8394.

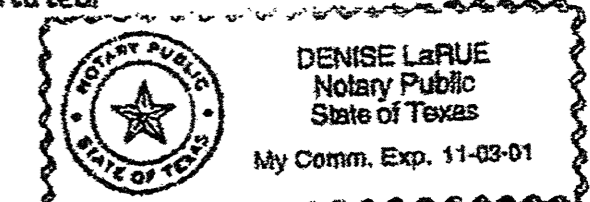
Witness my hand at Dallas, Texas, this 11 day of June, 1998.

[Signature]
James Helwig, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAMES HELWIG & SON, INC., James Helwig, President, 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.

Notary Public
My Commission Expires

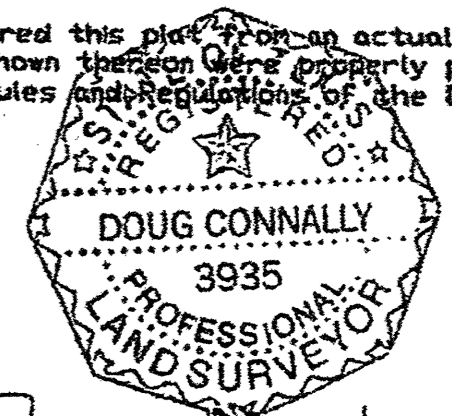


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Doug Connally, do hereby certify that I prepared this plat for an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Planning Commission of the City of Rockwall.

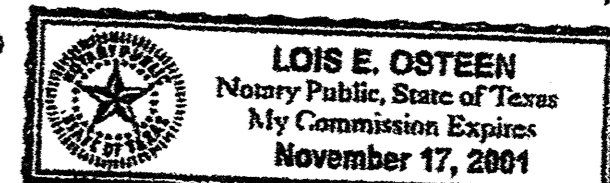
[Signature]
Doug Connally
Registered Professional Land Surveyor
R.P.L.S. # 3935



STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 27 day of May, 1998

Notary Public
My Commission Expires



FINAL REPLAT

DOUG CONNALLY & ASSOC., INC.

9726 SKULLMAN STREET
DALLAS, TEXAS 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216

SCALE	DATE	JOB. NO.
1"=100'	05/12/98	973749-2

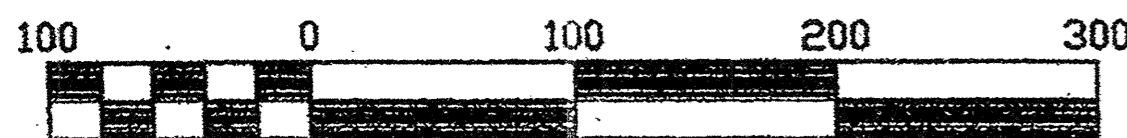
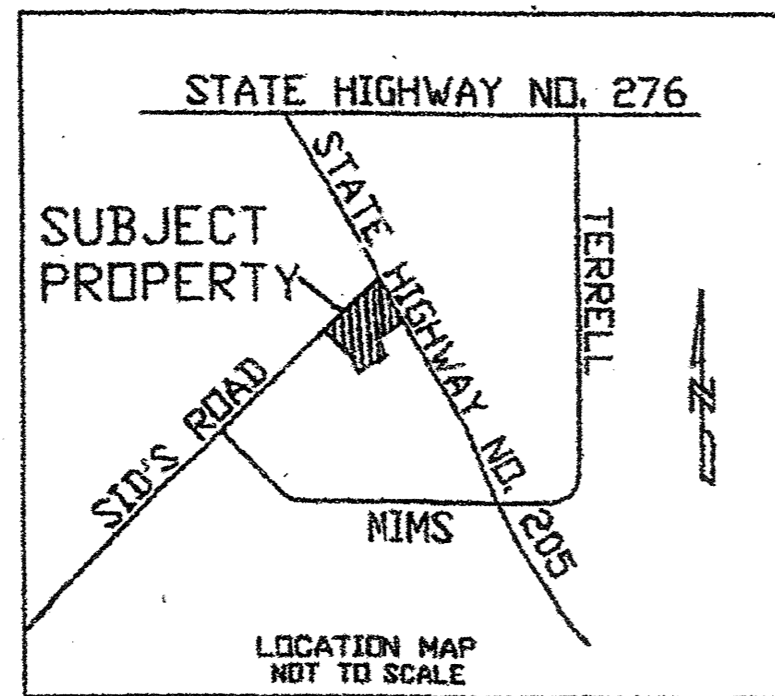
HELWIG ADDITION REPLAT

WILLIAM BARNES SURVEY, ABSTRACT NO. 26

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JAMES HELWIG & SON, INC., P.O. BOX 1390, ROCKWALL, TEXAS 75087
STATE HIGHWAY NO. 205 & SID'S ROAD

Helwig Addition



Scale 1" = 100'

FILED FOR RECORD
ROCKWALL CO., TEXAS
98 JUN 16 AM 10:47
DAULETTE BURKS
CO. CLERK
BY: *[Signature]* DEPUTY

