

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, The American National Bank of Texas, being the owner of a tract of land in the county of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the City of Rockwall, Rockwall County, Texas out of the S.S. McCurry Survey, Abstract No. 146 and being all of a 1.07 acre tract of land conveyed to The American National Bank of Texas according to the deed filed for record in Volume 3749, Page 250, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the west right of way line of State Highway No. 205 (100' right of way), the northeast corner of said 1.07 acre tract and being the beginning of a curve to the right;

THENCE, along said west right of way line, the east line of said 1.07 acre tract, along said curve to the right through a central angle of 08 degrees, 52 minutes, 34 seconds, a radius of 3,770.00 feet, an arc length of 255.05 feet, a chord bearing of South 10 degrees, 13 minutes, 44 seconds East, a chord distance of 255.00 feet to a 1/2" iron rod found, the southeast corner of said 1.07 acre tract;

THENCE, departing said common line, along the south line of said 1.07 acre tract, South 81 degrees, 31 minutes, 37 seconds West, a distance of 33.87 feet to a 1/2" iron rod found;

THENCE, continuing along said south line, South 39 degrees, 33 minutes, 13 seconds West, a distance of 75.38 feet to a 1/2" iron rod found;

THENCE, continuing along said south line, North 49 degrees, 47 minutes, 37 seconds West, a distance of 8.32 feet to a 1/2" iron rod found;

THENCE, continuing along said south line, North 63 degrees, 18 minutes, 53 seconds West, a distance of 72.78 feet to a 1/2" iron rod found;

THENCE, along the west line of said 1.07 acre tract, North 18 degrees, 48 minutes, 49 seconds West, a distance of 218.21 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the southeast line of Lot 10, Block W, Lakeview Summit, Phase One according to the plat thereof recorded in Cabinet D, Page 315, Map Records, Rockwall County, Texas;

THENCE, continuing along said west line, the southeast line of said Block W, North 56 degrees, 59 minutes, 00 seconds East, a distance of 12.48 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

THENCE, continuing along said common line, North 12 degrees, 21 minutes, 55 seconds West, a distance of 26.65 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the northwest corner of said 1.07 acre tract;

THENCE, along the north line of said 1.07 acre tract, North 78 degrees, 03 minutes, 40 seconds East, a distance of 177.04 feet to the POINT OF BEGINNING and containing 46,420 square feet or 1.0657 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as BURKS ADDITION, LOT 2, subdivision 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 BURKS ADDITION, LOT 2 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 exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Mike Cronin
Mike Cronin, Vice Chairman

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Mike Cronin, 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 17th day of April, 2006.

Kristi Self
Notary Public in and for the State of Texas



NA
Authorized Signature of Party with Mortgage or Lien Interest

OWNER:
THE AMERICAN NATIONAL BANK OF TEXAS
19 W. Moore Avenue
Terrell, Texas 75160

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2006.

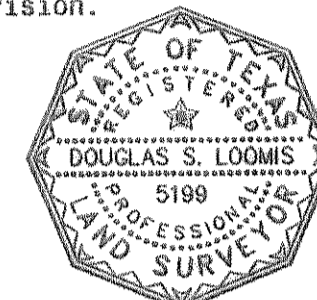
NA
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Douglas S. Loomis, 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.

Douglas S. Loomis
Douglas S. Loomis, R.P.L.S. No. 5199



RECOMMENDED FOR FINAL APPROVAL

CA Baucher
Planning and Zoning Commission

4-27-06
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 14th day of April, 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 28th day of April, 2006.

Mike Cronin
Mayor, City of Rockwall

Dorothy Brook
City Secretary

Chuck Judd
City Engineer



**FINAL PLAT
BURKS ADDITION, LOT 2**

out of
S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
Date of Survey: 02/24/2006
Date of Drawing: 04/13/2006
Job Number: 05101169
Drawn By: M.K.D.
File: Final Plat.Dwg
Sheet: 2 of 2



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F386

Burks Addition,
Lot 2