

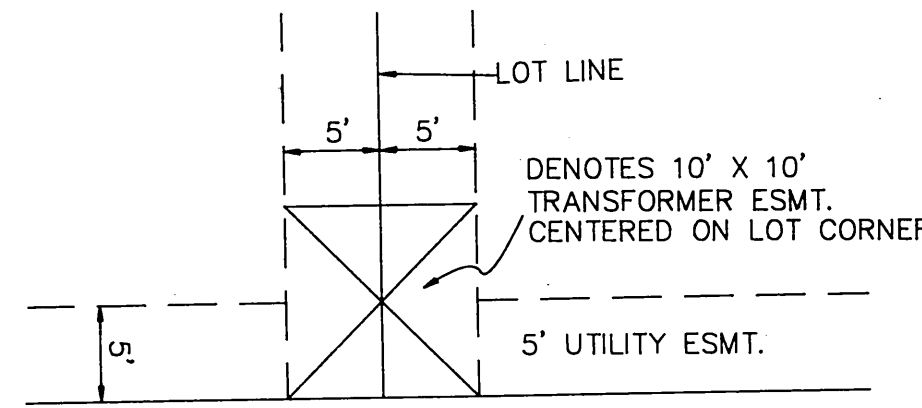
GRAPHIC SCALE



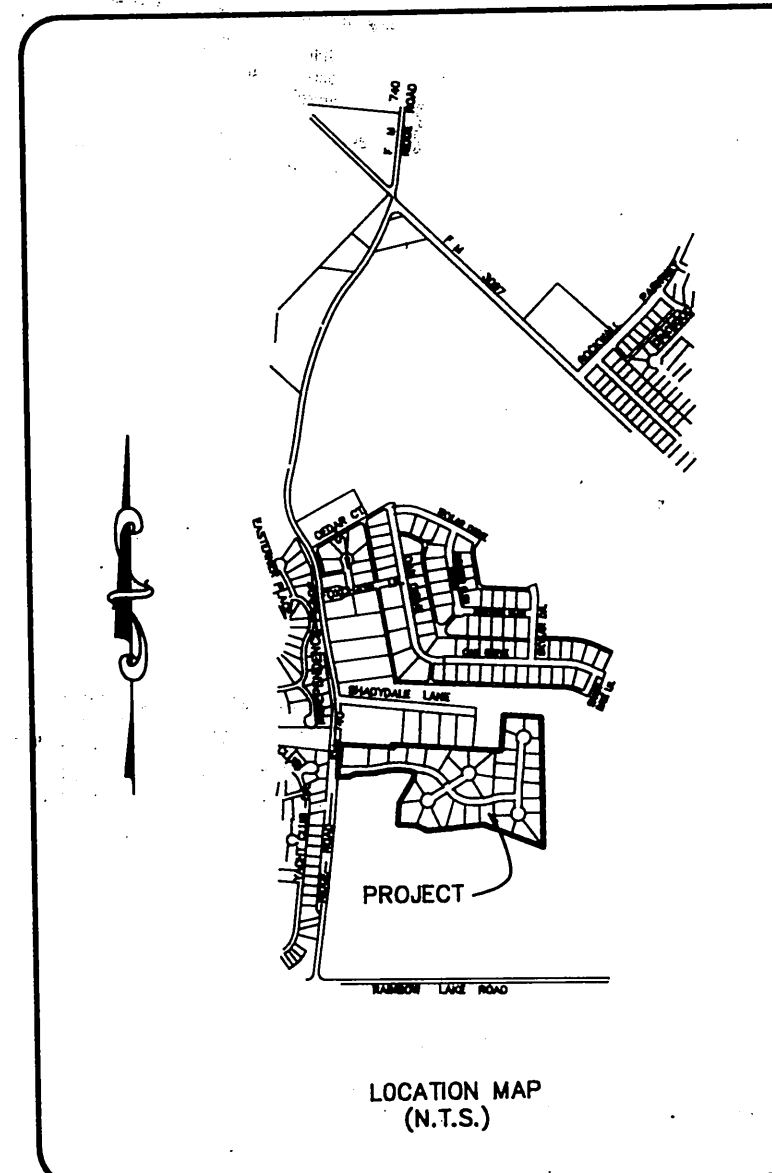
( IN FEET )  
1 inch = 100 ft.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	475.00'	108.31'	54.39'	108.07'	N83°56'32"E	13°03'51"
C2	215.17'	184.50'	98.35'	178.90'	N55°16'54"W	49°07'43"
C3	475.00'	188.55'	95.53'	187.32'	S88°46'55"W	22°44'38"
C5	850.68'	91.39'	45.74'	91.35'	S02°27'45"W	06°09'20"
C6	225.00'	78.48'	39.64'	78.09'	S80°03'55"W	19°59'08"
C7	200.00'	58.60'	29.51'	58.39'	N78°27'58"E	16°47'14"
C8	203.18'	221.37'	123.11'	210.58'	S61°55'44"E	62°25'22"
C9	850.68'	81.39'	40.73'	81.36'	S02°47'57"W	05°28'56"
C10	450.00'	178.63'	90.51'	177.46'	S88°46'55"W	22°44'38"
C11	500.00'	114.01'	57.25'	113.76'	S83°56'32"W	13°03'51"
C12	142.50'	161.06'	80.36'	152.62'	S57°09'58"E	64°45'24"
C13	142.50'	103.21'	53.99'	100.97'	N43°02'42"W	41°30'01"
C14	89.50'	42.37'	21.59'	41.98'	S76°54'39"W	27°07'36"
C15	110.50'	52.32'	26.66'	51.83'	S76°54'39"W	27°07'36"

Benton Woods



TYPICAL T.U. ELECTRIC EASEMENT LOCATION



SURFACE ADJUSTED COORDINATES

	NORTHING	EASTING
1	7010697.22460000	2592281.01840000
2	7010677.53696192	2592541.68928897
3	7009777.20176967	2592542.34403021
4	7009939.46509976	2592129.98284778
5	7009904.28499988	2591738.19827871
6	7009940.57937556	2591662.70999729
7	7009950.34948489	2591530.92665541
8	7010099.64747358	2591545.42184671
9	7010289.57404407	2591648.94626636
10	7010313.86922788	2591656.87953129
11	7010322.75095870	2591607.28861219
12	7010318.97900527	2591429.86911937
13	7010306.97377677	2591316.74589878
14	7010307.47025451	2591256.76041110
15	7010297.96333624	2591215.87192057
16	7010286.22574508	2591165.38940912
17	7010286.62875919	2591116.69639909
18	7010511.68095050	2591138.54648958
19	7010484.10224786	2591508.40896712
20	7010504.07488079	2591509.45488006
21	7010448.11783116	2592259.90400408

FILED FOR RECORD  
ROCKWALL CO. TEXAS  
33 JAN 13 2010 39  
HAROLD L. EVANS  
CONSULTING ENGINEER  
CO. CLERK  
BY: [Signature] DEPUTY

16.014 ACRES ~ 34 LOTS

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28365  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	12/19/94	9417

**FINAL PLAT**

**BENTON WOODS**

E. TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ALBRIGHT CONSTRUCTION COMPANY  
3221 RIDGE ROAD, ROCKWALL, TEXAS 75087 (214) 771-3110

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: Kirby Albright is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that tract of land conveyed to Kirby Albright in Deed executed by Christine Zollner Ellis, Independent Executrix under the Will of Lucy Zollner Wilkerson, deceased, and being recorded in Volume 69, Page 501, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for a corner at the Southwest corner of that tract of land conveyed to Charles S. Davis by Deed recorded in Volume 100, Page 494, Deed Records, Rockwall County, Texas, and on the East line of FM-740 an 80 foot right-of-way, said point bears South 05 degrees 32' 43" West a distance of 271.12 feet from the intersection of said East line with the South line of Shadydale, a 50 foot right-of-way;
THENCE: South 85 degrees 44' 08" East a distance of 370.89 feet to a 1/2" iron rod set for a corner at the Southeast corner of said Davis Tract;
THENCE: North 02 degrees 59' 52" East a distance of 20.00 feet to a 1/2" iron rod set for a corner on the South line of Highland Acres, as recorded in Cabinet 14, Page 91, Plat Records, Rockwall County, Texas;
THENCE: South 85 degrees 44' 08" East a distance of 752.53 feet with said South line to a 1/2" iron rod set for a corner at the Southeast corner of said Addition;
THENCE: North 04 degrees 50' 41" East a distance of 250.00 feet to a 1/2" iron rod set for a corner at the most Southerly Northeast corner of said Addition;
THENCE: South 85 degrees 40' 51" East a distance of 261.41 feet to a 1/2" iron rod found for a corner at an "Ell" corner of that tract of land conveyed to Whittle development, Inc. by Deed recorded in Volume 269, Page 45, Deed Records, Rockwall County, Texas;
THENCE: South 00 degrees 02' 30" East a distance of 900.34 feet with a West line of said Whittle Tract to a 1/2" iron rod found for a corner at fence corner post;
THENCE: North 68 degrees 31' 14" West a distance of 443.14 feet to a 1/2" iron rod found for a corner at a fence corner post;
THENCE: South 84 degrees 52' 08" West a distance of 393.36 feet to a 1/2" iron rod found for a corner at a fence corner post;
THENCE: North 64 degrees 19' 19" West a distance of 83.76 feet to a 1/2" iron rod found for a corner at a fence corner post;
THENCE: North 85 degrees 45' 36" West a distance of 132.15 feet to a 1/2" iron rod set for a corner;
THENCE: North 05 degrees 32' 43" East a distance of 150.00 feet to a 1/2" iron rod set for a corner;
THENCE: North 31 degrees 21' 04" East a distance of 198.98 feet to a 1/2" iron rod set for a corner;
THENCE: North 10 degrees 09' 14" East a distance of 45.00 feet to a 1/2" iron rod set for a corner;
THENCE: North 79 degrees 50' 46" West a distance of 50.38 feet to a 1/2" iron rod set for a corner at the Beginning of a curve to the left having a central angle of 22 degrees 44' 38", a radius of 450.00 feet, and a chord that bears South 88 degrees 46' 55" West a distance of 177.46 feet;
THENCE: Along said curve an arc distance of 178.63 feet to a 1/2" iron rod set for a corner at the Point of Reverse Curve of a curve to the right having a central angle of 13 degrees 03' 51", a radius of 500.00 feet, and a chord that bears South 83 degrees 56' 32" West a distance of 113.76 feet;
THENCE: Along said curve an arc distance of 114.01 feet to a 1/2" iron rod set for a corner;
THENCE: North 89 degrees 31' 33" West a distance of 59.99 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the left having a central angle of 27 degrees 07' 36", a radius of 89.50 feet, and a chord that bears South 76 degrees 54' 39" West a distance of 41.98 feet;
THENCE: Along said curve an arc distance of 42.37 feet to a 1/2" iron rod set for a corner at the Point of Reverse Curve of a curve to the right having a central angle of 27 degrees 07' 36", a radius of 110.50 feet, and a chord that bears South 76 degrees 54' 39" West a distance of 51.83 feet;
THENCE: Along said curve an arc distance of 52.32 feet to a 1/2" iron rod set for a corner;
THENCE: North 89 degrees 31' 33" West a distance of 48.69 feet to a 1/2" iron rod set for a corner on the East line of FM-740;
THENCE: North 05 degrees 32' 43" East a distance of 226.11 feet with said East line to the Point of Beginning and containing 16.014 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Kirby B. Albright is the owner of said tract and does hereby adopt this plat designating the hereinabove described property as Benton Woods, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate for public use, forever, the streets and alleys shown thereon, and does 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. 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 have the right to public 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 this subdivision.

FILED FOR RECORD
ROCKWALL CO., TEXAS
95 JAN 13 AM 10:39
DEPUTY CLERK
BY: [Signature] DEPUTY

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 Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the acutal installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

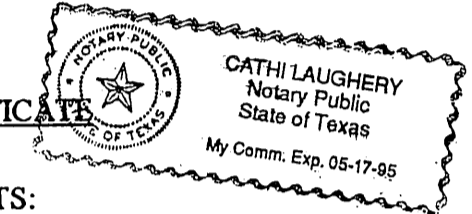
WITNESS MY HAND, at Rockwall, Texas, this the 10 day of January, 1994

BY [Signature]
KIRBY ALBRIGHT

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 10 day of January, 1994 by Kirby Albright.

[Signature]
Notary Public

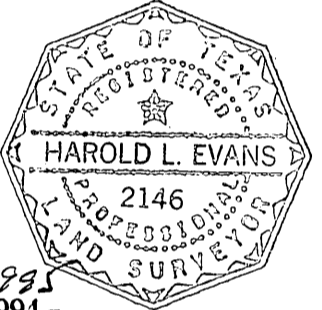


SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

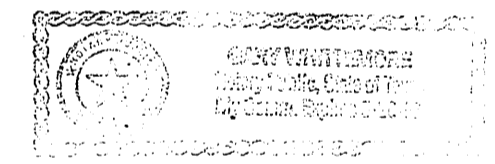
[Signature]
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 10 day of January, 1994 by Harold L. Evans.

[Signature]
Notary Public



RECOMMENDED FOR FINAL APPROVAL

APPROVED

[Signature]
Chairman Planning & Zoning Commission
DATE: 1/17/95



I hereby certify that the above and foregoing plat of Benton Woods, 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, 1994.

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

Harold L. Evans Consulting Engineer
2331 Gus Thomasson Road, Suite 102
Dallas, Texas 75228, (214) 328-8133
Scale: 1" = 100', Date: 8/8/94, Job No: 9417

BENTON WOODS
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ALBRIGHT CONSTRUCTION COMPANY
3221 RIDGE ROAD, ROCKWALL, TEXAS 75087 (214) 771-3110

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS KIRBY ALBRIGHT is the owner of Lots 23 through 25, Block a, Benton Woods, an addition to the City of Rockwall, as recorded in Cabinet C, Slide 254, Plat Records, Rockwall County, Texas.

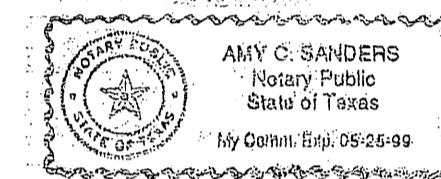
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT KIRBY ALBRIGHT, being owner, does hereby replat said Lots 23 through 25, Block A and replat said lots to be Lots 23R, 24R, and 25R, Block A, Benton Woods, as shown hereon, provided however all utility easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed-upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

WITNESS MY HAND, at Rockwall Texas, this 6<sup>th</sup> day of August, 1996

BY: [Signature]  
Kirby Albright

STATE OF TEXAS  
COUNTY OF Rockwall  
This instrument was acknowledged before me on the 6<sup>th</sup> day of August, 1996, by Kirby Albright.

[Signature]  
Notary Public



FILED FOR RECORD  
ROCKWALL CO., TEXAS  
96 AUG 19 PM 3:14  
PAULETTE BURKS  
CLERK  
BY: [Signature] DEPUTY

1/2

REPLAT  
LOTS 23, 24, & 25, BLOCK A

**BENTON WOODS**

E. TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL DEV. CO.

3221 RIDGE ROAD, ROCKWALL, TEXAS 75087 (214) 771-3110

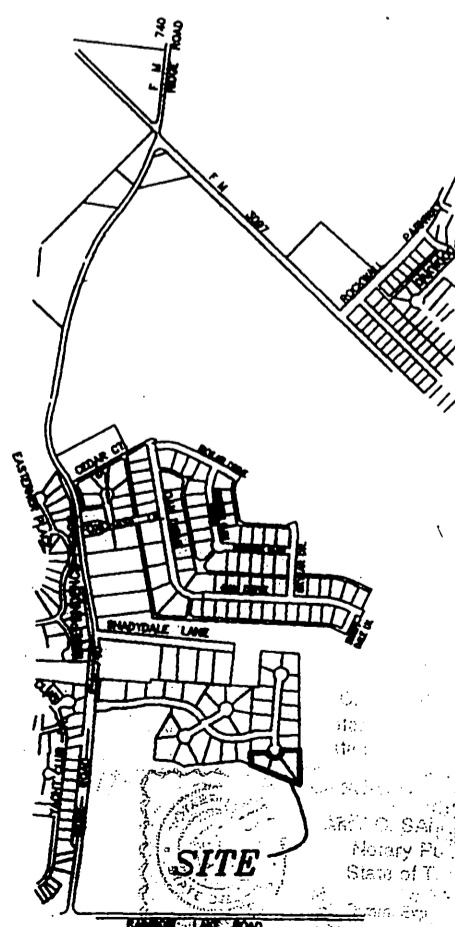
HAROLD L. EVANS

CONSULTING ENGINEER  
P.O. BOX 28355

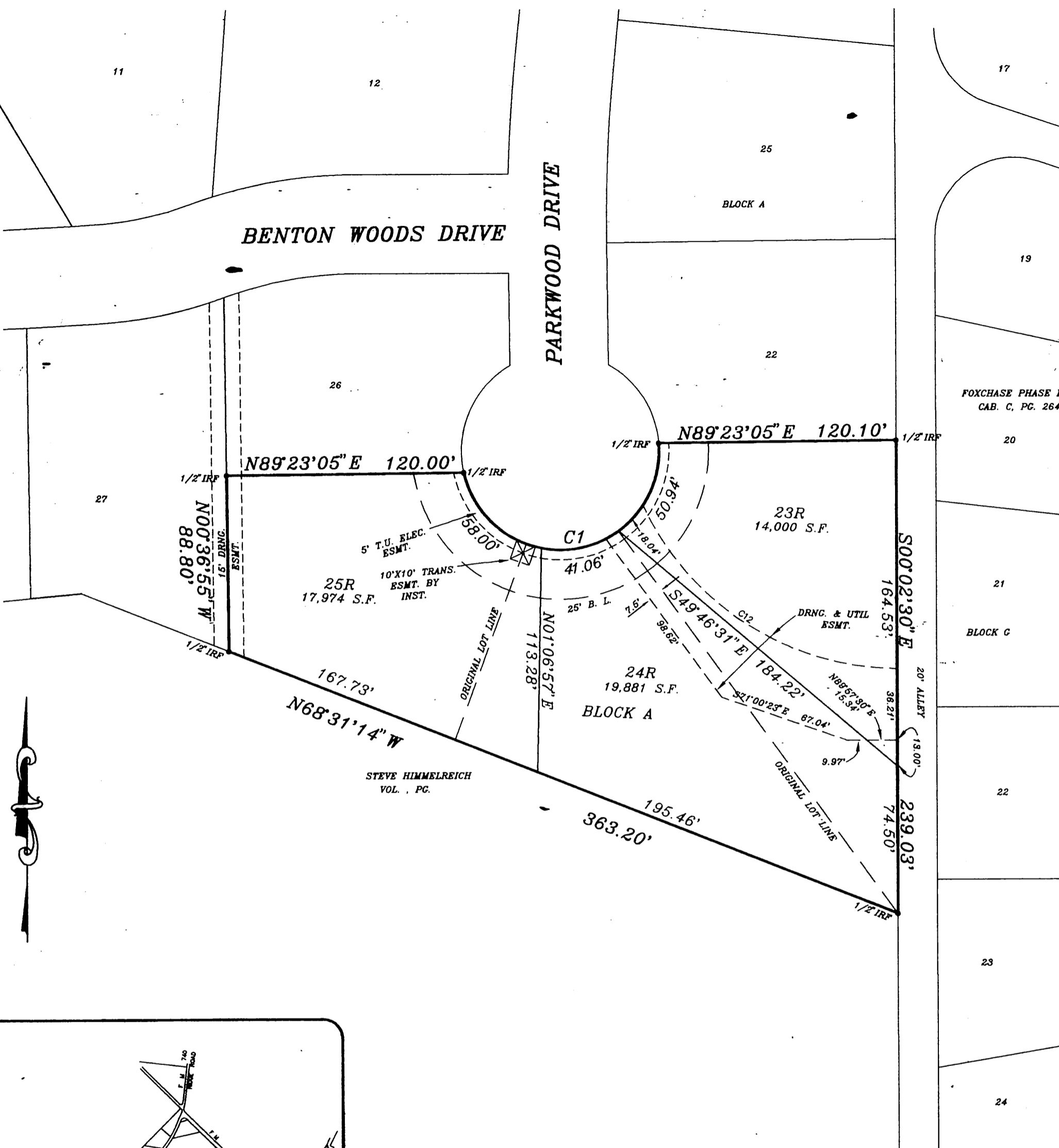
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	6/3/96	9417

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	142.50'	161.06'	90.36'	152.62'	S57°09'58" E	64°45'24"
C1	50.00'	150.00'	705.06'	99.75'	N81°32'40" E	171°53'14"



LOCATION MAP  
(N.T.S.)



STEVE HIMMELREICH  
VOL. . PG.

FOXCHASE PHASE FOUR  
CAB. C, PG. 264

BLOCK C

BLOCK A



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

KIRBY ALBRIGHT, being owner of Lots 23 through 25, Block A, Benton Woods, an addition to the City of Rockwall, Texas, recorded in Cabinet C, Slide 254, Plat Records, Rockwall County, Texas, and whose name is subscribed hereto, hereby replats said lots into Lots 23R, 24R, and 25R, Block A, Benton Woods and makes no change to the existing easements, right-of-ways or other dedications shown on said plat of Benton Woods. We further certify that all other parties who have a mortgage or lien interest in the Replat of Lots 23 through 25, Block A, Benton Woods 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:

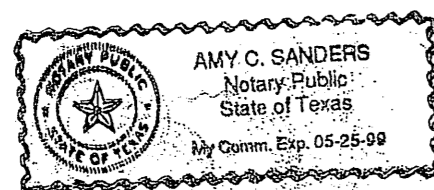
1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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. 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. 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. We 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; 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: [Signature]  
Kirby Albright

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kirby Albright 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 6<sup>th</sup> day of August 1996.

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



Signature of Party with Mortgage or Lien Interest

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 \_\_\_\_\_, 1996.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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 L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

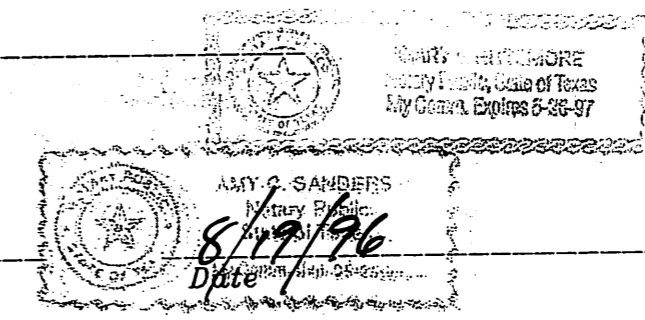
STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 5 day of August, 1996 by Harold L. Evans.

[Signature]  
Notary Public

RECOMMENDED FOR FINAL APPROVAL

[Signature]  
Planning and Zoning Commission



APPROVED

I hereby certify that the above and foregoing Replat of Lots 23, 24, and 25, Block A, Benton Woods, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15 day of July, 1996. 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 14<sup>th</sup> day of August, 1996.

[Signature]  
Mayor, City of Rockwall  
City of Rockwall

[Signature]  
City Secretary



2/2

REPLAT  
LOTS 23, 24, & 25, BLOCK A

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
	6/3/96	9417

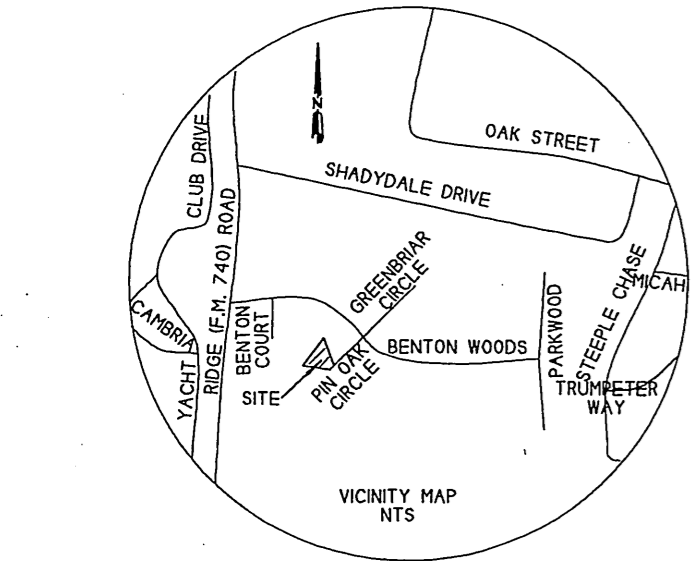
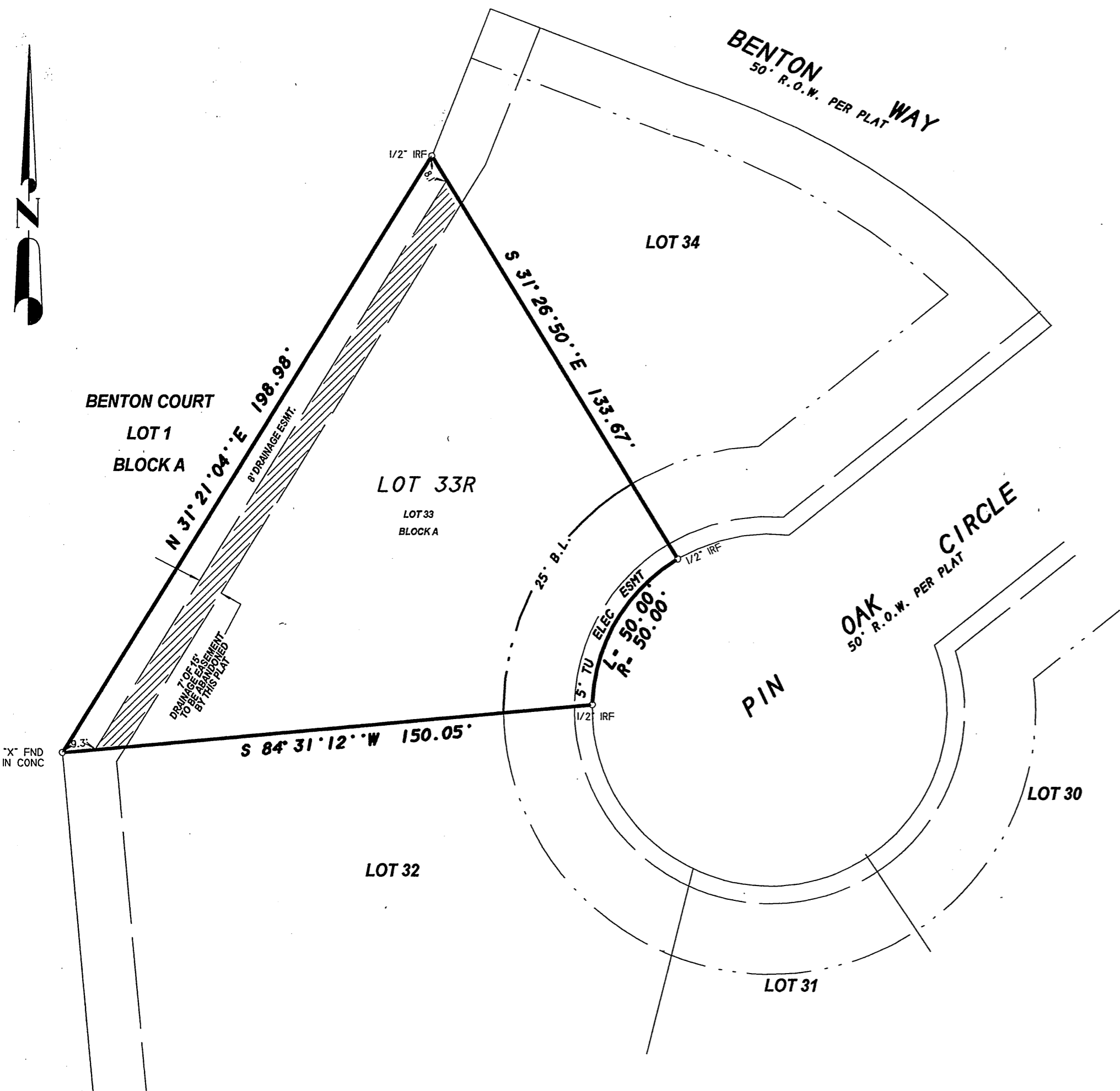
**BENTON WOODS**

E. TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL DEV. CO.  
3221 RIDGE ROAD, ROCKWALL, TEXAS 75087 (214) 771-3110

Benton Woods



- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 A dated June 6, 1992 this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED PLAT.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
  - 4) THE PURPOSE OF THIS REPLAT IS TO REDUCE THE SIZE OF A EXISTING 15' DRAINAGE EASEMENT TO A 8' DRAINAGE EASEMENT SO THAT HOME-OWNER CAN BUILD A POOL.

**OWNER:**  
 KENNETH L. SWINSON  
 GAIL K. SWINSON  
 4730 PIN OAK CIRCLE  
 ROCKWALL, TEXAS

**OWNER'S CERTIFICATE**  
 (Public Dedication)

STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS KENNETH L. SWINSON and GAIL K. SWINSON BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Lot 33, Block "A", BENTON WOODS, an Addition to the City of ROCKWALL, ROCKWALL County, Texas, according to the Plat thereof recorded in Slide C, Page 254, Plat Records, ROCKWALL County, Texas, as Amended by instruments recorded in Volume 996, Page 105, and Volume 1023, Page 21, Real Estates Records of Rockwall County, Texas.

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 OF LOT 33, BLOCK "A", BENTON WOODS 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 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:

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 a 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.

*Kenneth L. Swinson*  
 KENNETH L. SWINSON  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL

*Gail K. Swinson*  
 GAIL K. SWINSON  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared *Kenneth Swinson* 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 28<sup>th</sup> day of May, 2002

*Jenell Lee Strickland*  
 Jenell Lee Strickland  
 Notary Public in and for the State of Texas  
 My Commission Expires 2-16-04  
 February 16, 2004

Before me, the undersigned authority, on this day personally appeared *Gail Swinson* 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 28<sup>th</sup> day of May, 2002

*Jenell Lee Strickland*  
 Jenell Lee Strickland  
 Notary Public in and for the State of Texas  
 My Commission Expires 2-16-04  
 February 16, 2004

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



STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 This instrument was acknowledged before me on the 23<sup>rd</sup> day of May, 2002

By *Harold D. Fetty III*  
 Notary Public in and for the State of Texas  
 My Commission Expires February 16, 2004

**RECOMMENDED FOR FINAL APPROVAL**

*Russell D. ...*  
 Planning and Zoning Commission  
 Date 28 May 02

**APPROVED**

I hereby certify that the above and foregoing plat of REPLAT OF LOT 33, BLOCK "A" OF BENTON WOODS, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20 day of May, 2002

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 30<sup>th</sup> day of May, 2002

*K. ...*  
 Mayor, City of Rockwall

*Norothy Brooks*  
 City Secretary City of Rockwall

*Chuck Todd*  
 CITY ENGINEER  
 5-30-2002



FILED FOR RECORD  
 ROCKWALL CO. TEXAS  
 02 JUN -6 PM 12:48  
 PAULETTE BURKS  
 CO. CLERK  
 BY: *...* DEPUTY

**BENTON WOODS**  
 OUT OF THE  
 E. TEAL SURVEY, ABSTRACT NO. 207  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS