

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RICKI AND GAYLA ROSE, being the owner of a tract of land situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of that certain tract of land conveyed to Ricki and Gayla Rose by Warranty Deed recorded in Volume 6977, Page 257, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" in the South ROW line of State Highway No. 66 (West Rusk Street) (a variable ROW), being at the Northeast corner of said Rose tract and the most Northerly Northwest corner of City of Rockwall Cemetery;

THENCE: South 01 degrees 03 minutes 36 seconds West, departing the South ROW line of State Highway No. 66 (West Rusk Street) along the common line of said Rose tract and said City of Rockwall Cemetery, a distance of 382.73 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner at the Southeast corner of said Rose tract, from which a 1-inch iron pipe bears North 87 degrees 30 minutes 39 seconds East, a distance of 0.73 feet;

THENCE: North 87 degrees 30 minutes 39 seconds West, along the common line of said Rose tract and said City of Rockwall Cemetery, a distance of 247.31 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner;

THENCE: North 01 degrees 03 minutes 36 seconds East, departing said common line, a distance of 322.03 feet to a 1/2 inch iron rod set with yellow cap stamped "JL LANE RPLS 2509" for corner in the South ROW line of State Highway No. 66 (West Rusk Street);

THENCE: North 78 degrees 37 minutes 16 seconds East, along the South ROW line of State Highway No. 66 (West Rusk Street), a distance of 253.18 feet to the PLACE OF BEGINNING and containing 2.000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners of the land shown on this plat, and designated herein as the **PARKS OF ROCKWALL ADDITION**, a 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, watercourses, 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 **PARKS OF ROCKWALL 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:

- 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 in 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.

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 sewer, 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.

\_\_\_\_\_  
RICKI ROSE

\_\_\_\_\_  
GAYLA ROSE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICKI ROSE AND GAYLA ROSE, 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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of TEXAS

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, J. L. LANE, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monumentation shown thereon were properly placed under my personal supervision.

SHEET 2 OF 2

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 \_\_\_\_\_, 2013.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2013.

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

FOR REVIEW ONLY

J. L. LANE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

OWNER:  
RICKI ROSE  
9905 WATERVIEW PARKWAY  
ROWLETT, TEXAS 75089  
PH-- 972-880-7572

CASE NO. P2013-004

FINAL PLAT  
LOT 1, BLOCK 1  
PARKS OF ROCKWALL ADDITION  
PART OF THE B.F. BOYDSTON SURVEY  
ABSTRACT NO. 14  
BEING 2.00 ACRES  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 4, 2013

SCALE 1" = 50'

0 50 100 125

LANE'S SOUTHWEST SURVEYING INC.  
2717 MOTLEY DR. SUITE B  
MESQUITE, TEXAS 75150  
PH-- 972-881-4442

FILE RP-800  
W05055

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