

STATE OF TEXAS OWNERS CERTIFICATE:

COUNTY OF ROCKWALL

WHEREAS Michael Buffington is the owner of a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and being part of that 2.3592 acre tract of land as described in a Warranty Deed from 740/3097 Limited Partnership to Lake Pointe Baptist Church, Inc. dated October 7, 1999 and being recorded in Volume 1731, Page 189 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found for the East corner of Lot 1, Block A of the Steger Towne Crossing Phase 1 addition, said point being on the Northwest line of a 60' wide Access Easement recorded in Volume 1199, Page 238 of the Deed Records of Rockwall County, Texas;

THENCE South 44°08'26" East a distance of 60.00' to a 1/2" iron rod set for the Point of Beginning, said point being on the Southeast line of said Access Easement;

THENCE South 44°08'26" East a distance of 242.29' to a 1/2" iron rod set for the East corner of said Lake Pointe Baptist Church tract, said point also being on the Northwest right-of-way line of Ralph Hall Parkway (a 110' wide right-of-way);

THENCE South 46°01'13" West along the Northwest line of said Ralph Hall Parkway, a distance of 176.00' to a 1/2" iron rod set for a corner, said point being North 46°01'13" East a distance of 160.78' from the intersection of the Northwest line of said Ralph Hall Parkway and the Northeast right-of-way line of Steger Towne Drive (a 65' wide right-of-way);

THENCE North 44°08'26" West leaving the Northwest line of said Ralph Hall Parkway, a distance of 241.80' to a 1/2" iron rod set for a corner on the Southeast line of said 60' wide Access Easement;

THENCE North 45°51'37" East along said Southeast line, a distance of 176.00' to the POINT OF BEGINNING and containing 42,600 square feet or 0.9780 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the DRAKE I, an addition to the City of Rockwall, Rockwall County, 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. We further certify that all other parties who have a mortgage or lien interest in the replat of 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 therefor 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.

MICHAEL BUFFINGTON

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Buffington, known to me to be the persons 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 _____, 2002.

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 _____, 2002.

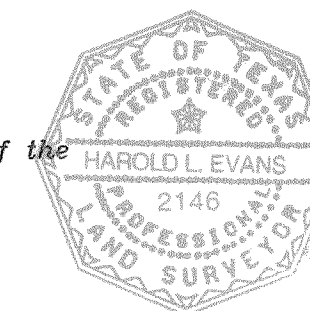
Notary Public in and for the State of Texas

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.

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 3rd day of December, 2002 by Harold L. Evans.

Notary Public



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 _____, 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 _____ day of _____, 2002.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer - City of Rockwall

FINAL PLAT

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Professional Engineer Seal for Harold L. Evans, Consulting Engineer, P.O. Box 28355, 2331 Gus Thomasson Road, Suite 102, Dallas, Texas 75228. (214) 328-8133. Scale: 3-26-02, Job No: 01074.

DRAKE I JAMES SMITHS SURVEY, ABST. No. 200 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS OWNER: MICHAEL BUFFINGTON 616 LIECHTY COURT HEATH, TEXAS 75032 (972) 772-7907