

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Being a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of Tract 6 and Tract 7, as described in Deed recorded in Volume 104, Page 490, Deed Records Rockwall County, Texas, and being a part of that tract of land as described in Affidavit of Ownership executed on the 11 day of August, 2003, by Thomas W. Jones and recorded in Volume 03143, Page 324, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set on the West line of said Tract 6 at the Southwest corner of Foxchase No. 8, an addition to the City of Rockwall recorded in Cabinet D, Slide 336, Plat Records, Rockwall County, Texas;
THENCE: North 89Deg 25' 57" East along the South line of said Addition, passing at 542.58 feet the Southeast corner of said Addition and the Southwest corner of Rainbow Lake Estates, an unrecorded addition to the City of Rockwall, Rockwall County, Texas, and continuing a total distance of 897.67 feet to a 1/2" iron rod set for a corner on the Southerly Lines of said Tract 7 and in a dry wash;
THENCE: With the meanders of said dry wash and the Southerly lines of said Tract 7 the following four calls:
South 28Deg 24' 18" West a distance of 91.66 feet to a 1/2" iron rod set for a corner;
South 83Deg 36' 18" West a distance of 76.40 feet to a 1/2" iron rod set for a corner;
South 49Deg 19' 18" West a distance of 179.90 feet to a 1/2" iron rod set for a corner, and
South 71Deg 56' 18" West a distance of 45.54 feet to a 1/2" iron rod set for a corner on the City Limits Line between the City of Heath and the City of Rockwall;
THENCE: South 0Deg 24' 52" West a distance of 11.17 feet along said City Limits Line to a 1/2" iron rod set for a corner on the East line of the proposed Tubbs Road extension and at the North corner of that Right-of-Way Dedication executed by Thomas W. Jones on the Day of 2004, and recorded in Volume Page Deed Records, Rockwall County, Texas, and said point being on a curve to the right having a central angle of 10Deg 34' 07", a radius of 502.17 feet, and a chord that bears South 13Deg 23' 36" East a distance of 92.50 feet;
THENCE: Along said curve and said proposed right-of-way line an arc distance of 92.63 feet to a 1/2" iron rod set on the Easterly extension of the North line of White Road;
THENCE: North 89Deg 28' 00" West a distance of 617.43 feet along said extended line and then the South line of said Tract 6 to a 1/2" iron rod set for a corner at the Southwest corner of said Tract 6;
THENCE: North 0Deg 03' 30" West a distance of 307.76 feet to the Point of Beginning and containing 226,594 square feet or 5.18 acres of land.

STATE OF TEXAS COUNTY OF ROCKWALL
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated as FOXCHASE NO. 7, 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 plat of said 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:

- 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.

FOXCHASE DEVELOPMENT CORPORATION

by:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, the _____ of said Corporation, 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 purposes herein stated and on behalf of said Corporation. Given upon my hand and seal of office this _____ day of _____, 2005.

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 _____, 2005.

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 _____ day of _____, 2005, 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 _____, 20____. 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 _____, 20____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 570865
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75270, (214) 328-8133

Table with 3 columns: SCALE, DATE, JOB No.
SCALE: 1" = 60'
DATE:
JOB No.: 98111

FOXCHASE NO. 7

E. TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FOXCHASE DEVELOPMENT CORPORATION
P.O. BOX 368, ROCKWALL, TEXAS 75087 972-772-5263