

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Realty Holdings of Rockwall, LLC are the owners of a tract of land located in the J. Lockhart Survey, Abstract No. 134 and J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas and being all of that same tract of land described in deed to Realty Holdings of Rockwall, LLC, recorded in Instrument No. 2012-00476117, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "Weir" found at the common north corner of said Realty Holdings of Rockwall, LLC tract and a tract of land described in deed to the Cambridge Companies, INC., Trustee, recorded in Volume 101, Page 795, Deed Records, Rockwall County, Texas, and being in the south line of Interstate Highway No. 30, a variable width public right-of-way;

THENCE S 00°22'38" E, along the common line of said Realty Holdings of Rockwall, LLC tract and said Volume 101, Page 795, passing at a distance of 327.28 feet the common west corner of said Volume 101, Page 795 and another tract of land described in deed to the Cambridge Companies, Inc., Trustee, recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas, and continuing for a total distance of 939.34 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set at the common corner of said Realty Holdings of Rockwall, LLC tract and said Volume 99, Page 1022, and being on the north line of Lot 1, Block A, Mansions Senior Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Page 391 of the Plat Records, Rockwall County, Texas;

THENCE S 72°08'46" W, along the common line of said Realty Holdings of Rockwall, LLC tract and said Lot 1, Block A, Mansions Senior Addition, a distance of 421.55 feet to a 5/8" iron rod with a plastic cap stamped "Weir" found for the common corner between said Realty Holdings of Rockwall, LLC tract and said Lot 1, Block A, Mansions Senior Addition;

THENCE N 00°18'34" W, along the west line of said Realty Holdings of Rockwall, LLC tract, a distance of 731.46 feet to a 3/8" iron rod found for the common corner between said Realty Holdings of Rockwall, LLC tract and Lot 1, Block 1, Rockwall Recreational Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet F, Page 379 of the Plat Records, Rockwall County, Texas ;

THENCE N 00°36'37" W, along the common line of said Realty Holdings of Rockwall, LLC and said Rockwall Recreational Addition, a distance of 213.15 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set for the northwest corner of said Realty Holdings of Rockwall, LLC and being in the south line of said Interstate Highway No. 30, from said rod a 1/2" iron rod found bears S 62°39'11" W, 0.62 feet;

THENCE N 72°49'56" E, along the common line of said Realty Holdings of Rockwall, LLC and said Interstate Highway No. 30, a distance of 420.00 feet to the POINT OF BEGINNING and containing 378,352 square feet or 8.686 acres of land.

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the HONDA OF ROCKWALL ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water course, 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 HONDA 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 on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, form 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 the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulation 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 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 to 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 adding hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

REALTY HOLDINGS OF ROCKWALL, LLC  
a Texas limited liability company

By: \_\_\_\_\_

John R. Eagle  
its Manager

STATE OF (             ),  
COUNTY OF (             )

BEFORE ME, the undersigned authority, a Notary Public in and for the \_\_\_\_\_, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

**SURVEYOR'S CERTIFICATE**

I, Darren K. Brown, a Registered Professional Land Surveyor, hereby certify that I have performed, for this plat, an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Rockwall, Texas.

\_\_\_\_\_  
Darren K. Brown  
Registration No. 5249

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, 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 and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

**CERTIFICATE OF 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 \_\_\_\_\_, 2009.

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 the said date of final approval.

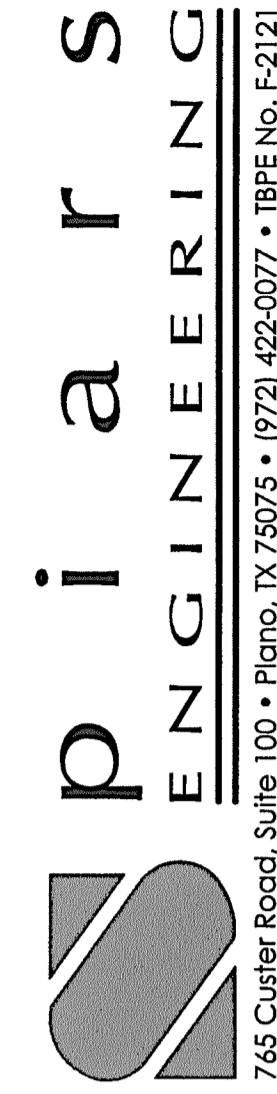
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

FINAL PLAT  
OF  
**HONDA OF ROCKWALL ADDITION**  
LOT 1, BLOCK 1  
8.686 ACRES  
situated in the  
J. LOCKHART SURVEY ~ ABSTRACT 134  
J.M. ALLEN SURVEY ~ ABSTRACT 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<b>Owner</b> REALTY HOLDINGS OF ROCKWALL, LLC 1925 Cedar Springs Road - Suite 204 Dallas, Texas 75201 Contact: John Eagle	<b>Engineer/Surveyor</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: Kevin Wier
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Scale 1"=60'                     October, 2012                     Sheet 2 of 2



**HONDA OF ROCKWALL ADDITION**  
**LOT 1, BLOCK 1**  
**ROCKWALL, TEXAS**  
**FINAL PLAT**

Revisions	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	

Issue Dates

Scale: 1" = 40'  
Drawn By: AO  
Checked by: KSW

**Sheet Plat**  
of  
SEI No. 11-112  
11-112-Final-Plat

**BENCHMARK:**  
FOUND "X" CUT IN A CONCRETE DRIVE WAY LOCATED SOUTH 07°04'40" WEST, A DISTANCE OF 35.19 FEET FROM THE NORTHEAST CORNER OF CONCRETE DRIVEWAY AND NORTH 04°59'13" EAST, A DISTANCE OF 130.54' FROM THE NORTH CORNER OF AN EXISTING BUILDING LOCATED AT THE SOUTH END OF CONCRETE DRIVEWAY.  
**BENCHMARK:**  
TOP OF RIM OF A SANITARY SEWER MANHOLE LOCATED SOUTH 01°25'39" WEST, A DISTANCE OF 1,705.71 FEET FROM THE FROM A FOUND "X" WHICH IS LOCATED IN A CONCRETE DRIVEWAY SOUTH 17°15'49" EAST, A DISTANCE OF 31.19 FEET FROM EDGE OF ASPHALT.