

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT AS CONVEYED TO 740/3097 LIMITED PARTNERSHIP AS RECORDED IN VOLUME 620, PAGE 69, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A POINT ON THE NORTHEAST LINE OF F.M. ROAD NO. 3097 (HORIZON ROAD), SAID POINT BEING NORTH 43°51'04" WEST, A DISTANCE OF 703.32 FEET FROM THE MOST SOUTHERLY CORNER OF SAID TRACT RECORDED IN VOLUME 620, PAGE 69, AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF RALPH HALL PARKWAY (A 55' R.O.W.) WITH THE NORTHEASTERLY LINE OF F.M. ROAD NO. 3097 (HORIZON ROAD) (A 100' R.O.W.);

THENCE, NORTH 43°51'04" WEST, ALONG THE NORTHEASTERLY LINE OF F.M. ROAD NO. 3097, A DISTANCE OF 89.60 FEET TO A 1/2" IRON ROD SET AT A SOUTHWEST CORNER OF LOT 1, BLOCK C OF STEGER TOWNE CROSSING, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET D, PAGES 41 AND 42 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINE OF THE SUBJECT PROPERTY WITH SAID LOT 1, BLOCK C OF STEGER TOWNE CROSSING, PHASE II, THE FOLLOWING:

NORTH 46°08'57" EAST, A DISTANCE OF 65.29 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
NORTH 08°11'41" EAST, A DISTANCE OF 137.93 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
SOUTH 81°49'02" EAST, A DISTANCE OF 89.60 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, SOUTH 47°34'24" WEST, LEAVING LOT 1, BLOCK C OF STEGER TOWNE CROSSING, PHASE II, A DISTANCE OF 245.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.691 ACRES OF LAND.

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 FINAL PLAT OF LOT 1, BLOCK A OF KWIK subdivision 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. I further certify that all other parties who have a mortgage or lien interest in FINAL PLAT OF LOT 1, BLOCK A OF KWIK Addition, 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.

OWNER: KWIK INDUSTRIES, INC by RAY ELLIS

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared RAY ELLIS 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 \_\_\_\_\_, 2000

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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 \_\_\_\_\_, 2000

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared KENNETH E. 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 purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2000

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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 \_\_\_\_\_, 2000

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 \_\_\_\_\_, 2000

Mayor, City of Rockwall City Secretary City of Rockwall

County Judge

FINAL PLAT
LOT 1, BLOCK A, OF
KWIK ADDITION
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PROJECT: 9965VERB DOUPHRADE & ASSOCIATES, INC.
DATE: FEB. 2000
SCALE: 1"=80'
DRAWN: D.L.B.
CHK'D: W.L.D.
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-8004 FAX: (972)771-8005
SHEET 2 OF 2