

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS LAKES REGIONAL MHMR CENTER, being the owner of a tract of land in the County, of Rockwall, State of Texas, said tract being described as follows:

COMMENCING at a 1/2 inch iron rod found for the Northwest corner of said Rockwall Property Corporation, being the Northeast corner of a tract of land conveyed to Mary Hall Keene by deed recorded in Volume 172, Page 202, Deed Record, Rockwall County, Texas, and being in the South line of a tract of land conveyed to Joseph Funk by deed recorded in Volume 111, Page 931, Deed Record, Rockwall County, Texas.

THENCE South 89°16'03" East along the South line of said Funk tract and the North line of said Rockwall Property Corporation tract a distance of 325.00 feet to a 5/8 inch iron rod set with a yellow cap marked (RPLS 4023) for the POINT OF BEGINNING;

THENCE South 89°16'03" East continuing along the South line of said Funk tract and the North line of said Rockwall Property Corporation tract a distance of 74.30 feet to a 1/2 inch iron rod found for corner;

THENCE South 62°32'10" East continuing along the South line of said Funk tract and the North line of said Rockwall Property Corporation tract a distance of 148.37 feet to a 5/8 inch iron rod with a yellow cap marked (RPLS 4023) set for corner;

THENCE South 00°22'33" West a distance of 588.05 feet to a 5/8 inch iron rod with a yellow cap marked (RPLS 4023) set for corner, being in the North line of Airport Road (65 foot right-of-way);

THENCE North 89°07'07" West along said North line of Airport Road a distance of 206.40 feet to a 5/8 inch iron rod with a yellow cap marked (RPLS 4023) set for corner;

THENCE North 00°22'33" East departing the North line of said Airport Road and crossing said Rockwall Property Corporation tract a distance of 654.25 feet to the POINT OF BEGINNING and containing 3.000 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as BLOCK A, LOT 4 of the COLUMBIA PARK ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed thereto, 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. I (we) further certify that all other parties who have a mortgage or lien interest in BLOCK A, LOT 4 of the COLUMBIA PARK ADDITION subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposed stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1.No buildings shall be constructed or place 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 purposed of construction, 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 or 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.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of BLOCK A, LOT 4 of the COLUMBIA PARK ADDITION Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Donald C. Smith, Chief Financial Officer of Lake Regional MHMR
LAKE REGIONAL MHMR

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of _____, 20____.

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, David F. McCullah, 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.

David F. McCullah, Registered Public Surveyor No. 4023



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 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 eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____day of _____, 20____.

Mayor, City of Rockwall City Secretary City Engineer

**FINAL PLAT-BLOCK A, LOT 4
COLUMBIA PARK ADDITION**
BEING A PORTION OF A 16.558 ACRE
TRACT OF LAND SITUATED IN N. BULTER SURVEY, ABSTRACT 20,
TRACT 4-01
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 4, BLOCK A
3.000 ACRES
MAY 2013

Engineer:
Binkley & Barfield | C&P
consulting engineers
1801 Gateway Blvd, Suite 103
Richardson, Texas 75080
(972) 644-2800
Contact: Mr. Thomas Jones
Firm Registration #F-3185

Owner:
**LAKE REGIONAL
MHMR CENTER**
P.O. Box 747
400 Airport Road
Terrell, Texas 75160
(972) 524-4159
Mr. Don Smith

Surveyor:
**COMPASS POINTS
PROFESSIONAL SERVICES**
3908 Wyeth Drive
Plano, Texas 75023
(972) 333-1064

Contact: Mr. David F. McCullah, RPLS

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