

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS John L. Horvath and Steven L. Wilde are the owners of a tract of land situated in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the W.B. BOWLES SURVEY, ABSTRACT NO. 12, in the City of Rockwall, Rockwall County, Texas, and being all of Lots 13 and 14, Block H of NORTHSHORE PHASE 2B, an Addition to the City of Rockwall, according to the plat thereof recorded in Slide B, Pages 324-325 Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 14, Block H of said Addition, said corner being the intersection of the West R.O.W. line of Christan Court (a 50' R.O.W.) and the Northwest R.O.W. line of STANLEY BROOK Road (a 50' R.O.W.) and being in a curve to the left, having a radius of 1144.50 feet, a central angle of 5 deg. 48 min. 58 sec., a chord bearing of South 36 deg. 27 min. 51 sec. West, a chord distance of 116.13 feet;

THENCE: Along said curve to the left and said Northwest R.O.W. line of STANLEY BROOK Road, an arc length of 116.18 feet to an iron rod found for corner in the East R.O.W. line of a 20 foot alley and the intersection of a curve to the right, having a radius of 298.00 feet, a central angle of 29 deg. 34 min. 08 sec., a chord bearing of North 32 deg. 29 min. 57 sec. West, a chord distance of 152.09 feet;

THENCE: Along said curve to the right and the East R.O.W. line of said 20 foot alley, an arc length of 153.79 feet to an iron rod found for corner;

THENCE: North 17 deg. 42 min. 53 sec. West, continuing along said East line of a 20 foot alley, a distance of 78.00 feet to an iron rod found for corner and the common corner of Lots 12 and 13, Block H of said Addition;

THENCE: North 72 deg. 17 min. 07 sec. East, along the common line of Lots 12 and 13, Block H, a distance of 115.00 feet to an iron rod found in the West R.O.W. line of Christan Court;

THENCE: South 17 deg. 42 min. 53 sec. East, along said West R.O.W. line of Christan Court, a distance of 78.00 feet to an iron rod found and the beginning of a curve to the left, having a radius of 183.00 feet, a central angle of 25 deg. 36 min. 22 sec., a chord bearing of South 30 deg. 31 min. 04 sec. East, a distance of 81.11 feet;

THENCE: Along said curve to the left, an arc length of 31.78 feet to the POINT OF BEGINNING and containing 22,402.9410 square feet or 0.5143 acres of land.

NOW, THEREFORE, KNOW ALL MEN BE THESE PRESENTS:

THAT John L. Horvath and Steven L. Wilde being the owners, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOTS 13 and 14, BLOCK H of NORTHSHORE PHASE 2B, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. 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, 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 systems 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 drainage 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 this addition by the owner or any other person until such time as the developer 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 sewers, and alleys, all according to the specifications 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.

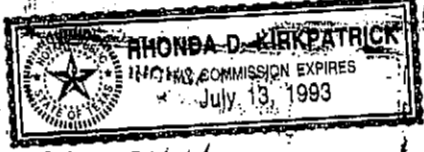
WITNESS MY HAND at ROCKWALL, Texas, this 16th day of OCTOBER 1991

BY John L. Horvath
John L. Horvath

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 16th day of October, 1991 by John L. Horvath

Rhonda D. Kirkpatrick
Notary Public
My Commission Expires _____



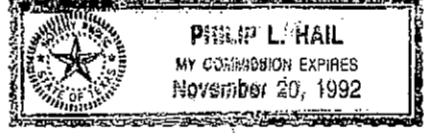
WITNESS MY HAND at Rockwall, Texas, this 24th day of May 1991

BY Steven L. Wilde
Steven L. Wilde

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 24th day of MAY 1991, by Steven L. Wilde

Philip L. Hail
Notary Public
My Commission Expires _____



NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

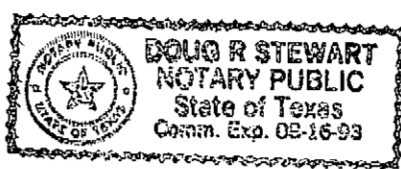
THAT I, Doug Connally, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Doug Connally
Registered Professional Surveyor No. 3935

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 22nd day of MAY by 1991

Doug R. Stewart
Notary Public
My Commission Expires _____



RECOMMENDED FOR FINAL APPROVAL

Wesley Stearns
Chairman, Planning and Zoning Commission

1-30-92
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 3rd day of February, 1992.

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 18 day of May, 1992.

Jack Smith July 1st
Mayor, City of Rockwall City Secretary
City of Rockwall

C-149
C-150

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REPLAT OF LOTS 13 AND 14, BLOCK H OF NORTHSHORE PHASE 2B W.B. BOWLES SURVEY, ABST. No. 12 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		DOUG CONNALLY & ASSOC., INC. 11837 JUDD COURT #122 DALLAS, TEXAS 75243 PHONE: (214) 437-0191 FAX: (214) 437-2842	
OWNERS LOT 13A JOHN L. HORVATH 609 CHRISTIAN COURT ROCKWALL, TEXAS 75087 LOT 14A STEVEN L. WILDE 607 CHRISTIAN COURT ROCKWALL, TEXAS 75087		Scale: 1"=30' Date: 12-3-90	Job No. 90-2336 G.F. No. - Drawn By: T.O.

Northshore 2B