

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CEDAR GROVE CHRISTIAN CHURCH, being the owner of a tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, the R. BALLARD SURVEY, ABSTRACT NO. 29 and the N.M. BALLARD SURVEY, ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas and being that certain tract of land as recorded in Volume 1019, Page 239, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the point of intersection of the west line of Townsend Road (formerly High School Road) with the southeast line of the Union Pacific Railroad, a 1/2 inch iron rod found for corner;

THENCE South along the west line of said Townsend Road, a distance of 423.32 feet to a 1/2 inch iron rod found for corner, being the northeast corner of Lot 1, Block "A", Rockwall County Law Enforcement Center as recorded in Cabinet C, Page 1, Plat Records of Rockwall County, Texas;

THENCE S 89deg 22min 34sec W departing said west line of Townsend Road and along the north line of said Lot 1, Block "A", a distance of 601.68 feet to a 1/2 inch iron rod found for corner on the southeast line of said Union Pacific Railroad;

THENCE Northeasterly, an arc distance of 741.94 feet along a curve to the right which has a central angle of 16deg 19min 18sec, a radius of 2604.54 feet and whose chord bears N 54deg 27min 16sec E, 739.44 feet to the PLACE OF BEGINNING and containing 3.222 acres of land of which 0.562 acres lie within Railroad right-of-way, leaving a net of 2.660 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, John B. Fincher, 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 supervision.

John B. Fincher, R.P.L.S. No. 1729

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John B. Fincher, 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 \_\_\_, 1996.

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 \_\_\_, 1996.

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 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 \_\_\_, 1996.

Mayor, City of Rockwall

City Secretary, City of Rockwall

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as THE OAKS ON BUFFALO WAY subdivision to the City of Rockwall, 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 (we) further certify that all other parties who have a mortgage or lien interest in the THE OAKS ON BUFFALO WAY subdivision have been notified and signed this plat.

I (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. I (we) also understand the following:

- 1. No buildings shall be constructed of 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 building, fences, 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 the purposes 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 drainage 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 exactions made are proportioned 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; 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.

Lien Holder or Mortgage Interest

OAKS OF BUFFALO WAY, L.L.C.

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

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

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF COLORADO
COUNTY OF

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 \_\_\_, 1996.

Notary Public in and for the State of Texas

My Commission Expires

STATE OF TEXAS
COUNTY OF

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 \_\_\_, 1996.

Notary Public in and for the State of Texas

My Commission Expires

PRELIMINARY PLAT

THE OAKS ON BUFFALO WAY

AN ADDITION TO THE COUNTY OF ROCKWALL, SITUATED IN THE W.W. FORD SURVEY, ABSTRACT 80 ROCKWALL COUNTY, TEXAS

OAKS OF BUFFALO WAY, L.L.C.

OWNER

P.O. BOX 85
DILLON, COLORADO

(970) 468-6313
80435-0085

JOHN B. FINCHER
3200 BROADWAY BLVD., STE. 272
GARLAND, TEXAS

SURVEYOR
(972) 278-2850
75043

OCTOBER 1996