

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS Den-Mar Enterprises, Inc. is the owner of Lot 1, McKeown-Belaustegui Addition, an addition to the City of Rockwall as recorded in Cabinet E, Slides 133-134, Plat Records, Rockwall County, Texas, said Lot being situated in the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a part of Rockwall Mini Warehouse No. 3, an addition to the City of Rockwall, recorded in Cabinet D, Slide 197, Plat Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for a corner on the Southerly Right-of-Way line of Interstate Highway 30, said point being the Northwest corner of said McKeown-Belaustegui Addition;

THENCE: North 72°44'49" East, along said Southerly Right-of-Way line, a distance of 362.32 feet to a 1/2" iron rod found for a corner on the common line of Lot 1 and Lot 2 of said addition;

THENCE: South 05°26'10" East, departing said Right-of-Way line, and along said common line, a distance of 631.64 feet to a 1/2" iron rod found for a corner;

THENCE: South 89°35'24" West, along the Southerly line of said Lot 1, a distance of 407.40 feet to a 1/2" iron rod found for a corner in the Westerly line of said addition;

THENCE: North 00°10'02" East, along said Westerly line, a distance of 524.25 feet to the POINT OF BEGINNING and containing 218,790 square feet or 5.02 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as Replat Lot 1 McKeown-Belaustegui Addition, 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. We further certify that all other parties who have a mortgage or lien interest in the plat of said 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, 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.
- 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 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. 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. We further acknowledge that the dedications and/or exactions 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 assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BY: _____
Mark Drake, President

STATE OF TEXAS
COUNTY OF ROCKWALL
This instrument was acknowledged before me on the _____ day of _____, 2003 by Mark Drake.
Given upon my hand and seal of office this _____ day of _____, 2003.

Notary Public in and for the State of Texas

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 _____, 2003.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, 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.

HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

APPROVED

I hereby certify that the above foregoing plat of ROCKWALL HIGH SCHOOL ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____.

Said addition shall be subject to all requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning

City Engineer

AS BUILT

AMENDED PLAT OF LOT 1, BLOCK A

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2831 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	10/29/03	02044

McKEOWN-BELAUSTEGUI ADDITION
AS RECORDED IN CABINET E, SLIDES 133-134

J. LOCKHART SURVEY, ABST. NO. 134

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEN-MAR ENTERPRISES, INC.
124 MONT BLANC DR. HEATH, TX 75032 (972) 771-4595