STATE OF TEXAS COUNTY OF ROCKWALL

THEREAS SALAHOUN FAMILY. L.P. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

PROPERTY DESCRIPTION

Being that certain tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, being that certain tract of land described in deed to David Zalman (Trustee) as recorded in Volume 4605, Page 60, of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a found 5/8-inch Iron rod on the southeast line of East Bound Service Road of I-30 at the northwest corner of said Zalman tract and being at the northeast corner of that certain tract of land described in deed to T. Devlon Corporation as recorded in Volume 1233, Page 28, said Deed Records;

THENCE North 73 degrees 51 minutes 00 seconds East, a distance of 300.00 feet along the southeast line of said East Bound Service Road of 1-30 to a point at the northeast corner of said Zalman tract and being at the northwest corner of that certain tract of land described in deed to Michael L. Peoples, Sr... as recorded in Volume 1192, Page 145, said Deed Records;

THENCE South 04 degrees 30 minutes 06 seconds East, a distance of 813.68 feet along the east line of said Zalman tract to a found iron pipe at the southeast corner of said Zalman tract and being on the north line of that certain tract of land described in deed to Hitt Family Limited Partnership as recorded in Volume 1875, Page 238, of said Deed Records;

THENCE South 68 degrees 03 minutes 20 seconds West, a distance of 350.75 feet to a point at the southwest corner of said Zalman tract and being at the soutiest corner of aforesaid T. Devion Corporation tract;

THENCE North 01 degree 46 minutes 48 seconds West, a distance of 859.22 feet along the west line of said Zalman tract to the POINT OF BEGINNING and containing 260,988 square feet or 5.992 acres of land.

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 the KIA Rockwall 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 KIA Rockwall 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 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
- 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 of 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

Until the developer and/or owner files a corporate surety bond with the city of 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.

7. Owner responsible for maintenance and operation of detention pond.

I (we) further acknowledge that the dedications and/or exaction's 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; 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

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shahab Salehoun known to me to be the person whose name is subscribed to the foregoing instrument, and acknow

Given upon my hand and seal of office this ________

niste tout Notary Public in and for the State of Texas 3.25.2010 My Commission Expires:





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 ________ 2008.

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.

SURVEYORS CERTIFICATE

C CABLE PEDESTAL

TELE. PEDESTAL

A THE DESIGN

A CABLE RINER

TELEPHONE BOX

보스 PLOOD LEGERT FP . FLAG POLE

SIGN TRAFFIC SIGN

612.39 SPOT REVATION

TC 612.39 TOP OF CUEB RESVATION

B. BOLLARD

(С.М.) сонтвоили монимент

LEGEND

CLEAN GUT

- ikht pole

UMLITY POLE

A GAS VALVE

🖒 fibr hydran

ANTER MELKI

A WATER VALVE

HW INRIGATION CONTROL VALVE

(AS LID

BEEE

1 GRAVEL

W////// 1000

(EM) RESCREC MARROLE

(II) TELEPHONE MANHOLE

----X----- WERE PENCE

I hereby certify that on the 21st day of November, 2006, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and area of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights—of—way and of all rights—of—way, easements, and any other matters of record, or of which I have knowledge of have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, (Name) Donnie L. Tucker, 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.

(Name) Donnie L. Tucker, Registered Public Surveyor No. 5144.

Donnie L. Tucker

R.P.L.S. #5144

DONNIE L. TUCKER 5144

OWNER: SALAHOUN FAMILY, L.P. 39638 LBJ FREEWAY DALLAS, TX. 75232 PHONE: 972-283-9797 FAX: 972-283-5862

DRAWN BY:	#) T	-
CHECKED BY:	DT	-
SCALE	n.t.s.	
DATE:	01/16/08	****
70B NO.	061500	
GP 180.		-
MAPSCO NO:		

FINAL PLAT - PAGE 2 OF 2 260,988 SQ. FT. - 5.9915 AC. LOT 1, BLOCK 1, ROCKWALL KIA 1790 EAST I-30 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS