

WHEREAS, ROCKWALL, ASC REAL ESTATE, L.L.P. is the owner of a 1.988 acre tract of land out of the E. P. Gaines Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, said tract being all of Lot 3, Block B, Rockwall High School Addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet E, Slide 321-322, Map Records, Rockwall County, Texas, said tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found at the intersection of the south right-of-way line of Yellow/Jacket Lane (90 feet wide) with the west right-of-way line of Greencrest Boulevard (70 feet wide); said point being also the northwest corner of said Lot 3, Block B; said point also being at the beginning of a curve to the right having a radius of 463.52 feet;

THENCE, with the said west right-of-way line of Greencrest Boulevard, the following metes and bounds; southeasterly, with said curve to the right through a central angle of 05 degrees 34 minutes 51 seconds, an arc length of 453.15 feet (chord bears South 19 degrees 53 minutes 12 seconds East, 453.13 feet) to a 1/2-inch iron rod found at the point of a reverse curve having a radius of 1653.00 feet;

southeasterly, with said curve to the left through a central angle of 06 degrees 22 minutes 58 seconds, an arc length of 174.12 feet (chord bears South 20 degrees 17 minutes 15 seconds East, 174.03 feet) to a 1/2-inch iron rod found at the point of the said curve to the right through a central angle of 01 degree 21 minutes 15 seconds, an arc length of 106.319 feet; said point being the beginning of a curve to the right having a radius of 1063.19 feet;

THENCE, southeasterly, with said curve to the right and with the common line between said Lot 3, Block B and Lot 2, Block A, through a central angle of 13 degrees 59 minutes 31 seconds, an arc length of 259.63 feet (chord bears South 81 degrees 36 minutes 35 seconds West, 259.59 feet) to a 5/8-inch iron pin with yellow cap stamped "GSES, INC., RPLS 4804" set at the southwest corner of said Lot 3, Block B; said point also being the northwest corner of Lot 2, Block A of said Woods at Rockwall Addition;

THENCE, North 10 degrees 10 minutes 48 seconds West, leaving the north line of said Lot 2, Block A and with the common line between said Lot 2 & 3, Block B, a distance of 224.47 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 3, Block B; said point also being on a curve to the left having a radius of 845.00 feet;

THENCE, northeasterly, with said curve to the left and with said south right-of-way line, through a central angle of 15 degrees 02 minutes 15 seconds, an arc length of 221.78 feet (chord bears North 85 degrees 22 minutes 58 seconds East, 221.74 feet) to the POINT OF BEGINNING;

CONTAINING, 52,222 square feet or 1.988 acres of land, more or less.

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 as LOT 3R, BLOCK B, WOODS AT ROCKWALL ADDITION NO. 1, a Replat of Lot 3, Block B, of ROCKWALL HIGH SCHOOL ADDITION, an addition to the City of Rockwall recorded Cabinet E, Slide 321-322, Plat Records, 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 for 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 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, or any time, procuring the permission of anyone.
- The developer shall 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 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.
- 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 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, is 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 improvements of any kind or until the developer and/or owner has made the necessary deposits supporting the same 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 shall be approved, guaranteed 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 easements made herein are proportional to the impact of the subdivision. We and our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of easements made herein.

Rockwall ASC Real Estate, L.L.P.  
By Leslie T. Hansen  
Duvall/Hansen Associates, Inc.

By Leslie T. Hansen

Before me, the undersigned authority, on this day personally appeared Leslie T. Hansen 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 \_\_\_\_\_

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

Notes: 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, warranty, or guarantee of any kind, and shall not be construed as such. The City shall not be held liable for the adequacy, availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE**

I, ROBERT W. SCHNEEBERG, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown herein were found and/or placed under my personal supervision in accordance with plotting rules and regulations of the City Plan Director of the City of Rockwall, Texas.

Robert W. Schneeburg, Texas R.P.L.S. No. 4804

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED

I hereby certify that the above foregoing plat of THE WOODS AT ROCKWALL ADDITION NO. 1, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary, City of Rockwall \_\_\_\_\_ City of Rockwall Engineer \_\_\_\_\_

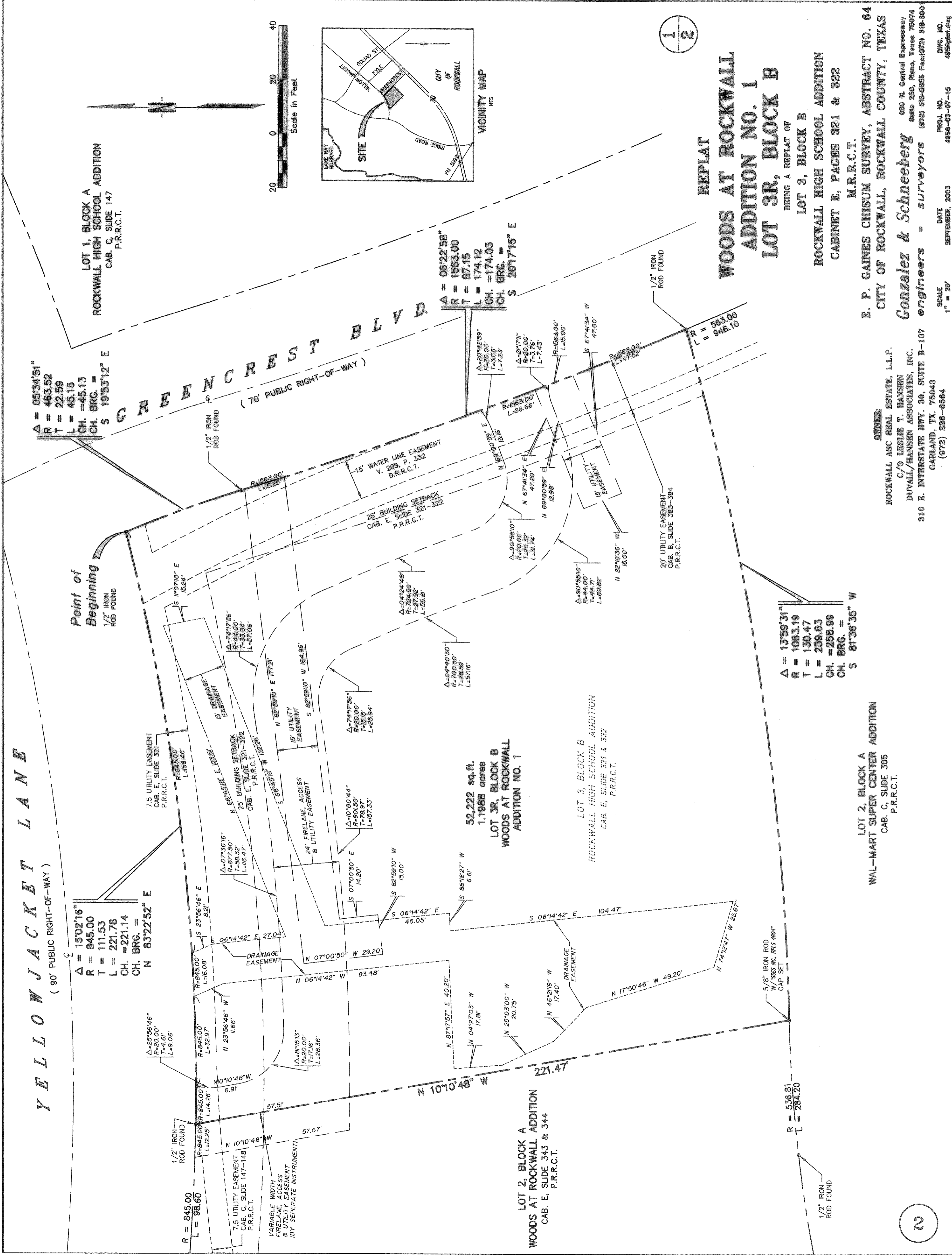
Rockwall County Judge \_\_\_\_\_

**REPLAT  
WOODS AT ROCKWALL  
ADDITION NO. 1  
LOT 3R, BLOCK B**

BEING A REPLAT OF  
LOT 3, BLOCK B  
ROCKWALL HIGH SCHOOL ADDITION  
CABINET E, PAGES 321 & 322  
M.R.R.C.T.

E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**Gonzalez & Schneeburg**  
680 N. Central Expressway  
Suite 250, Plano, Texas 75074  
engineers = surveyors (972) 518-8855 Fax:(972) 518-8800

OWNER:  
ROCKWALL ASC REAL ESTATE, L.L.P.  
C/O LESLIE T. HANSEN  
DUVALL/HANSEN ASSOCIATES, INC.  
310 E. INTERSTATE HWY. 30, SUITE B-107  
GARLAND, TX. 75043  
(972) 226-6564  
SCALE 1" = 20'  
DATE SEPTEMBER, 2003  
DWG. NO. 4858platt.dwg



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LOT 2, BLOCK A  
WOODS AT ROCKWALL ADDITION  
CAB. E, SLIDE 343 & 344  
P.R.R.C.T.

LOT 3, BLOCK B  
ROCKWALL HIGH SCHOOL ADDITION  
CAB. E, SLIDE 321 & 322  
P.R.R.C.T.

LOT 3R, BLOCK B  
WOODS AT ROCKWALL  
ADDITION NO. 1  
52,222 sq. ft.  
1.988 acres

LOT 3, BLOCK B  
ROCKWALL HIGH SCHOOL ADDITION  
CAB. E, SLIDE 321 & 322  
P.R.R.C.T.

LOT 2, BLOCK A  
WAL-MART SUPER CENTER ADDITION  
CAB. C, SLIDE 305  
P.R.R.C.T.