

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
K&A Partners, Inc.  
4222 Rosehill Road, Suite 2  
Garland, Texas 75043

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2002.

By \_\_\_\_\_

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Willis, 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 \_\_\_\_\_, 2002.

Notary Public in and for the State of Texas

Signature of Party with Mortgage of Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Sealock, 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 \_\_\_\_\_, 2002.

Notary Public in and for the State of Texas

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 \_\_\_\_\_, 2002.

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 HAND, this \_\_\_\_ day of \_\_\_\_\_, 2002.

Mayor, City of Rockwall \_\_\_\_\_

City Secretary, City of Rockwall \_\_\_\_\_

City Engineer, City of Rockwall \_\_\_\_\_

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS MICHAEL WILLIS & MICHAEL SEALOCK, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 1.771 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, in the City of Rockwall, Rockwall County, Texas and being all of Lot 23 and a portion of Lot 22 of LAKE RIDGE ESTATES, an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 10 of the Plat Records of Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northeast corner of said Lot 23 and being located at the point of intersection of the westerly right-of-way line of Ridge Road (F.M. Highway No. 740) (a 100 feet wide right-of-way) with the southerly right-of-way line of Cemetery Road (a 40 feet wide right-of-way);

THENCE along the westerly right-of-way line of said Ridge Road (F.M. Highway No. 740) SOUTH 15°52'04" WEST a distance of 200.00 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 23 and being the northeast corner of the Rockwall Assisted Living Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 88 (PRRCT);

THENCE departing the westerly right-of-way line of said Ridge Road (F.M. Highway No. 740) NORTH 73°07'59" WEST a distance of 209.37 feet to a 3/4 inch iron pipe found for the northwest corner of said Rockwall Assisted Living Addition; and being the northeast corner of Lot 13 of said Lake Ridge Estates;

THENCE NORTH 73°45'22" WEST a distance of 237.79 feet to a 5/8 inch iron rod set for corner located in the easterly line of Lago Vista, an addition to the City of Rockwall according to the plat recorded in Cabinet C, Page 226 (PRRCT);

THENCE along the easterly line of said Lago Vista as follows:

NORTH 44°23'28" EAST a distance of 1.84 feet to a 5/8 inch iron rod set for corner;

NORTH 46°32'38" EAST a distance of 227.79 feet to a 1/2 inch iron rod found for the northeast corner of said Lago Vista and being located in the southerly right-of-way line of said Cemetery Road;

THENCE along the southerly right-of-way line of said Cemetery Road SOUTH 73°41'06" EAST a distance of 329.75 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.771 acres or 77,140 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as the WILLIS - SEALOCK ADDITION 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. We further certify that all other parties who have a mortgage or lien interest in the WILLIS - SEALOCK ADDITION subdivision 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:

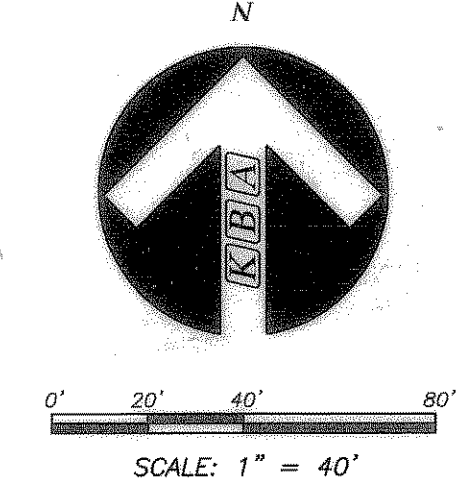
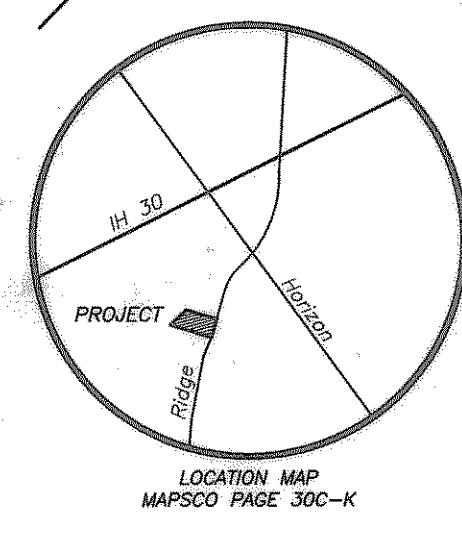
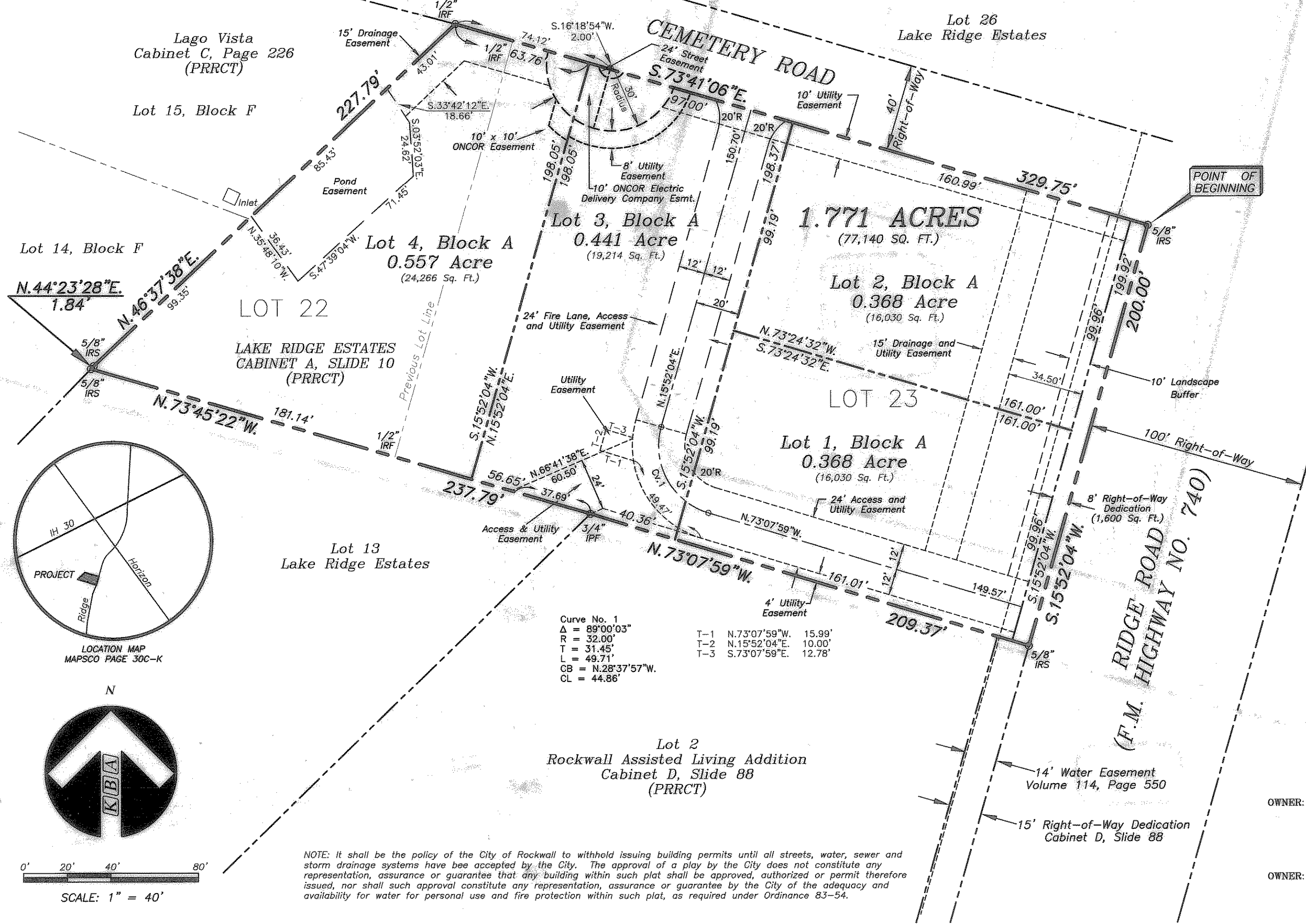
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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 Regulation 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 specification 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 on 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 separate 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.

We further acknowledge that the dedication and/or exaction's make 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; us, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of the exaction's made herein.

Owner \_\_\_\_\_

Owner \_\_\_\_\_



NOTE: 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 63-54.

Checked By: A.J. Bedford	No.	Date	REVISIONS
Date: December 06, 2002			
Drawn By: T. Whitaker			
Client: F.C. CUNY CORPORATION			
4222 ROSEHILL ROAD, SUITE 7			
GARLAND, TEXAS 75043 (972) 240-7700			
EDWARD TEAL SURVEY ABST. NO. 207			
CITY OF ROCKWALL			
ROCKWALL COUNTY, TEXAS			
AMENDED REPLAT			
WILLIS - SEALOCK ADDITION			
1.771 ACRES			
K&A Partners, Inc.			
Registered Professional Land Surveyors			
4222 Rosehill Road, Suite 2 • Garland, Texas 75043 • (972) 240-5999 • Fax (972) 240-4466			

OWNER: MICHAEL WILLIS  
2235 RIDGE ROAD  
ROCKWALL, TEXAS 75087  
(972) 722-1846

OWNER: MICHAEL SEALOCK  
1030 RIDGE ROAD COURT  
ROCKWALL, TEXAS 75087  
(972) 771-1113