

OWNER'S CERTIFICATE

WHEREAS ROCKWALL INDEPENDANT SCHOOL DISTRICT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 38.81 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT, OF RECORD IN VOLUME 2111, PAGE 131, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND THE CITY OF ROCKWALL IS THE OWNER OF A PORTION OF SAID 38.81 ACRE TRACT OF LAND AND BEING DESCRIBED AS 12.362 ACRES IN A DEED TO THE CITY OF ROCKWALL, OF RECORD IN VOLUME 2958, PAGE 78, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FARM MARKET ROAD NO. 552 (100' R.O.W.) WITH THE APPROXIMATE CENTERLINE OF HAYS ROAD AT THE NORTHEAST CORNER OF SAID 38.81 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 88°31'49" WEST A DISTANCE OF 20.05 FEET;

THENCE SOUTH 00°12'12" WEST, ALONG THE EAST LINE OF SAID 38.81 ACRE TRACT AND NEAR THE CENTERLINE OF SAID HAYS ROAD A DISTANCE OF 1270.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 38.81 ACRE TRACT SAME BEING THE MOST EASTERN NORTHEAST CORNER OF A CALLED 392.938 ACRE TRACT OF LAND DESCRIBED IN A DEED TO W.W. CARUTH, JR. OF RECORD IN VOLUME 64, PAGE 22, DEED RECORDS OF SAID COUNTY, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 88°01'38" WEST A DISTANCE OF 23.19 FEET;

THENCE NORTH 89°47'00" WEST, ALONG THE MOST EASTERN NORTH LINE OF SAID 392.938 ACRE TRACT A DISTANCE OF 1331.00 FEET TO A 1/2" IRON ROD SET FOR CORNER AT AN "ELL" CORNER THEREOF, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 00°12'12" EAST A DISTANCE OF 2.27 FEET;

THENCE NORTH 00°12'12" EAST, ALONG THE MOST NORTHERN EAST LINE OF SAID 392.938 ACRE TRACT, A DISTANCE OF 1270.00 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM MARKET ROAD NO. 552;

THENCE SOUTH 89°47'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM MARKET ROAD NO. 552 A DISTANCE OF 1331.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 38.806 ACRES OF LAND.

OWNERS DEDICATION

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 ROCKWALL MIDDLE SCHOOL NO. 4 ADDITION SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF 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 ROCKWALL MIDDLE SCHOOL NO. 4 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 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 OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
- 4) 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.
- 5) THE DEVELOPER SHALL BE RESPONSIBLE FOR 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 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 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.

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; 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 EXACTION'S MADE HEREIN.

Gene Burton

GENE BURTON, SUPERINTENDENT
ROCWALL INDEPENDENT SCHOOL DISTRICT

Julie Couch

JULIE COUCH, CITY MANAGER
CITY OF ROCKWALL

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GENE BURTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal of office, this 23rd day of March, 2004.

Ann Bott

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My commission expires: April 10, 2007



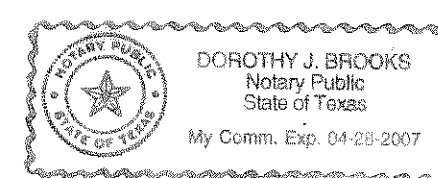
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JULIE COUCH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal of office, this 13 day of April, 2004.

Dorothy J. Brooks

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My commission expires: 04-28-2007



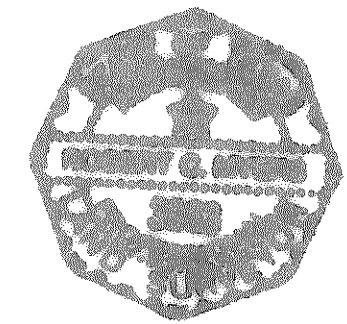
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, Robert C. Myers 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.

Robert C. Myers

Robert C. Myers
Registered Public Surveyor #3963



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Robert C. Myers known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated. GIVEN under my hand and seal of office, this 26th day of February, 2004.

Teresa Annaise Blain

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
TERESA ANNAISE BLAIN
Notary Public, State of Texas
My Commission Expires
July 05, 2006

RECOMMENDED FOR APPROVAL:

Ch. Cho 6 29 04

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 adopted by the City of Rockwall on the 19 day of November 2004

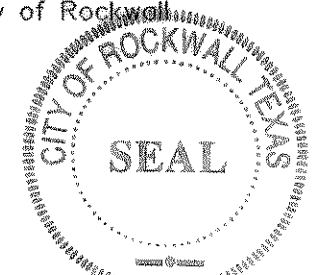
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HAND, this 13 day of April 2004
Richard Dorothy Brooks

Mayor, City of Rockwall City Secretary City of Rockwall

Chuck Add 5-27-04



FINAL PLAT
**ROCKWALL MIDDLE SCHOOL
NO. 4 ADDITION
LOTS 1 AND 2, BLOCK 1**
BEING 38.806 ACRES OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
ROCKWALL COUNTY, TEXAS

STREET ADDRESS: FARM MARKET ROAD NO. 552

JULY 1, 2002
REVISED ON
FEBRUARY 25, 2004
SURVEYOR: ANALYTICAL SURVEYS, INC.
707 EASY STREET, GARLAND TEXAS 75042
(972) 272-6267 FAX (972) 272-8407
SCALE: 1"= 100'

OWNER: CITY OF ROCKWALL
385 S. GOLIAD
ROCKWALL, TEXAS, 75087
TELEPHONE NO. (972) 771-7746
OWNER: ROCKWALL INDEPENDENT SCHOOL DISTRICT
801 E. WASHINGTON ST.
ROCKWALL, TEXAS, 75087
TELEPHONE NO. (972) 771-0605
FAX NO. (972) 771-2637

REV: 02-25-04
REV: 10-17-03
DATE: 07-01-02
JOB NO. R-380
DRAWN BY: TAM