

OWNERS CERTIFICATE

WHEREAS, John A. Albritton is the owner of a tract or parcel of land situated in the Joseph Cable Survey, Abstract No. 65, Rockwall County, Texas, and being a part of that 22.48 acre tract of land conveyed to Max Scheid, Trustee, and recorded in Volume 86, Page 441, Deed Records, Rockwall County, Texas, also being all of that tract of land conveyed to John A. Albritton by Folsom Investments, Inc., by deed filed for record and recorded on February 12, 1979 in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Northwest line of Interstate Highway No. 30 (U.S. Hwy. No. 67) (R.O.W. Vaires), said iron rod being at the most Southerly corner of the above described 0.4672 acre tract;
THENCE: North 44° 33' 42" East leaving said Northwest line of I.H. No. 30 a distance of 166.24 feet to an iron rod for a corner;
THENCE: North 45° 29' 46" East a distance of 140.00 feet to an iron rod for a corner;
THENCE: South 44° 30' 14" West a distance of 96.11 feet to an iron rod for a corner;
THENCE: South 76° 53' 44" West a distance of 20.00 feet to an iron rod for a corner in the said Northwest line of I.H. No. 30;
THENCE: South 13° 06' 16" West along said Northwest line of I.H. No. 30 a distance of 23.83 feet to an iron rod for a corner;
THENCE: South 28° 15' 20" West continuing along said Northwest line of I.H. No. 30 a distance of 136.56 feet to the Point of Beginning and Containing 0.4669 Acre (20,339 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

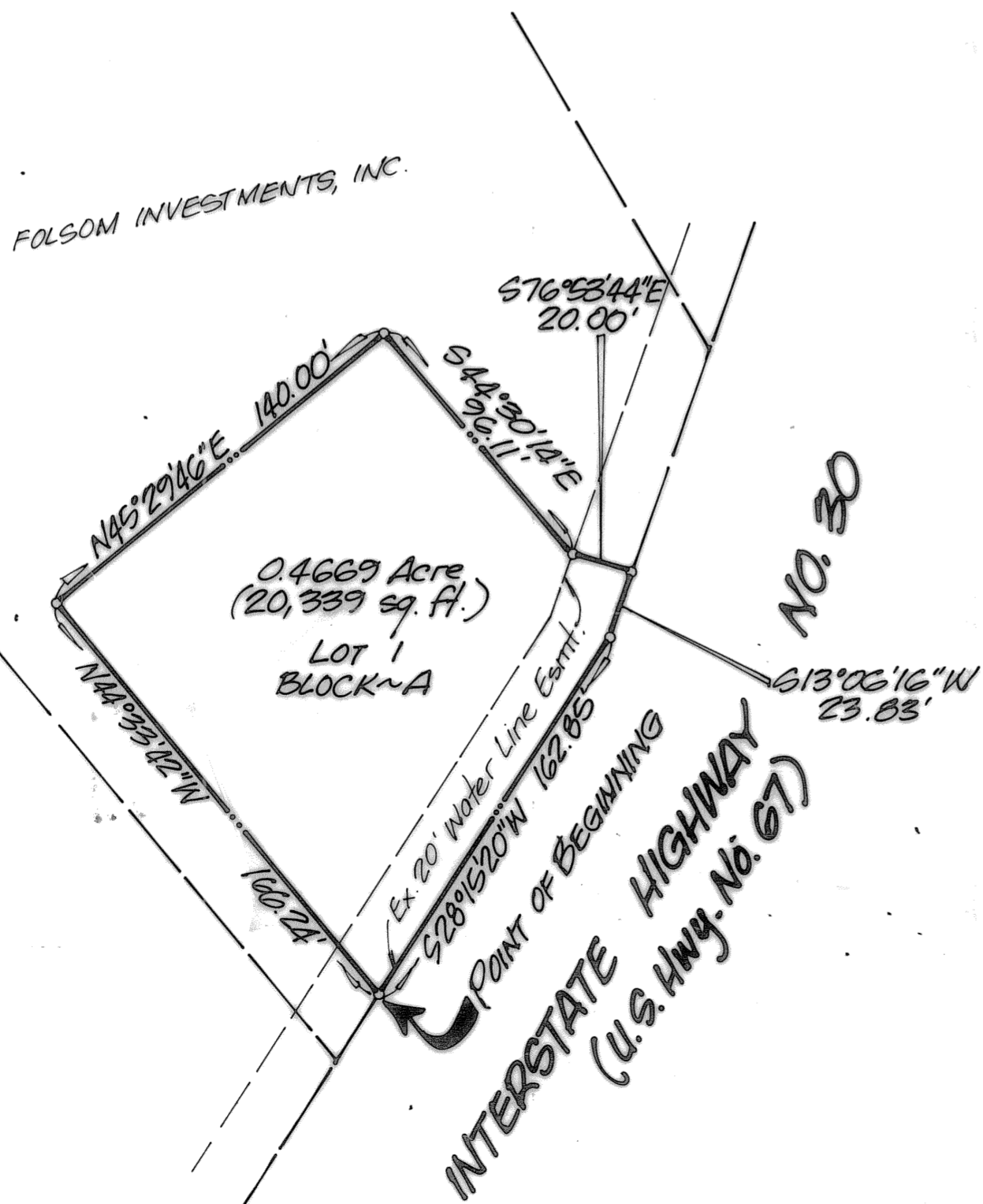
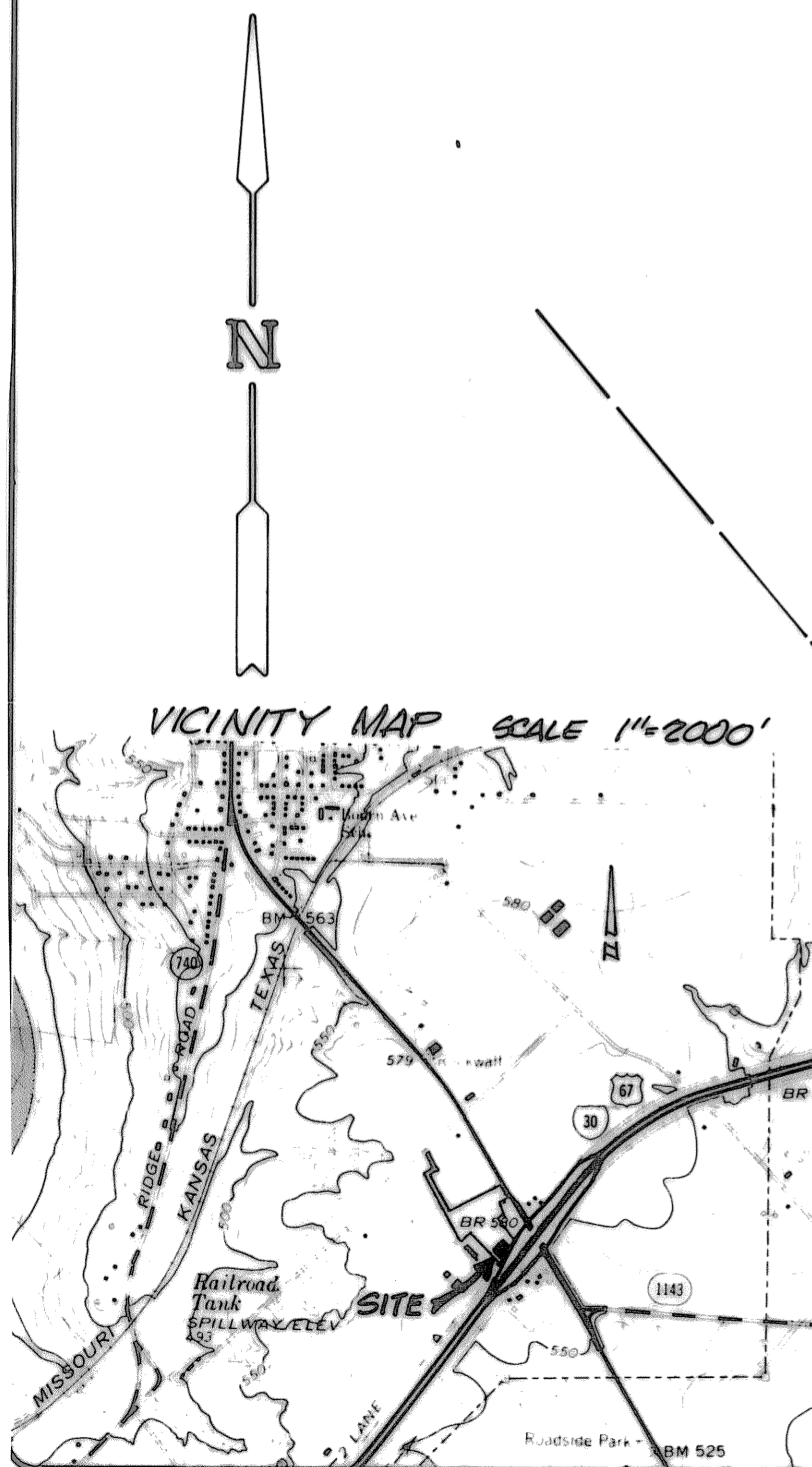
THAT John A. Albritton is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as ALBRITTON ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does 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. 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 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 this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications 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 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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at _____, Texas, this the _____ day of _____, 19 _____.

John A. Albritton
JOHN A. ALBRITTON



This instrument was acknowledged before me on the 3 day of June, 19 85, by John A. Albritton.

Bill Glenn
Notary Public
Commission expires 10-17-85

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
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

This instrument was acknowledged before me on the 30 day of May, 19 85, by Harold L. Evans.

Richard G. Bantz
Notary Public
Commission expires 4-20-88



RECOMMENDED FOR FINAL APPROVAL

William E. ...
City Manager

Date: 5/9/85

Thomas E. Quinn
Chairman, Planning and Zoning Commission

APPROVED

Date: 5/9/85

I hereby certify that the above and foregoing plat of ALBRITTON ADDITION, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 20 day of May, 19 85.

Harold L. Evans
Mayor, City of Rockwall

William E. ...
City Secretary, City of Rockwall



*Filed 6/12/85
B-233*

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within thirty (30) days from said date of final approval.

FINAL PLAT

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=50'	4-23-85	0528

ALBRITTON ADDITION 26	
JOSEPH CADLE SURVEY-ABSTRACT NO. 65	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
JOHN A. ALBRITTON #11 NORTHCREST CIRCLE, ROCKWALL TEXAS 76087 (214) 226-73	OWNER