

WILLIAM H. BARNES SURVEY
A - 26

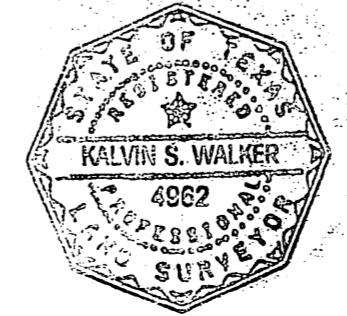
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Calvin S. Walker, 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.

Calvin S. Walker
Calvin S. Walker, R.P.L.S. No. 4962

Date: 3/4/03 Project No. 02147



#274981
FINAL PLAT E-273

LOT 1, BLOCK "A"
ESTEP SUBDIVISION
TO THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER: FUJI CERAMICS DENTAL LAB
C/O KIP ESTEP
2686 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 722-1130

PREPARED BY: VANNOY SURVEYORS INC.
P.O. BOX 249
306 N. ADELAIDE ST.
TERRELL, TEXAS 75160
PH.:(972) 563-7101

PROJECT NO. 02147 DATE: MARCH 4, 2003
PAGE 1 OF 2

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Kip Estep, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain tract or parcel of land in the William H. Barnes Survey, A-26, Rockwall County, Texas, and being a part of that 1.00 acre tract as conveyed from William L. Gentry et ux to Kip Estep, as recorded in Volume 165, Page 313, and being a part of that called 1.00 acre tract as conveyed from William L. Gentry et ux to Kip Estep, as recorded in Volume 1098, Page 164, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found for corner at the north corner of said 1.00 acre tract recorded in Volume 1098, Page 164, said point being the most easterly corner of the Helwig Addition Replat of Block 1, Lot 1, and being in the southwest R.O.W. of State Highway 205;

THENCE S29°54'19"E, along the southwest R.O.W. of State Highway 205, a distance of 208.71 feet to a 1/2" iron rod set for corner at the east corner of said 1.00 acre tract recorded in Volume 165, Page 313;

THENCE S60°04'40"W, a distance of 337.42 feet to a point for corner in a rock fence pillar;

THENCE N29°54'19"W, a distance of 208.81 feet to a P.K. nail set for corner in a concrete flume;

THENCE N60°05'41"E, a distance of 337.42 feet to the POINT OF BEGINNING and containing 1.617 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, Kip Estep, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK "A", ESTEP SUBDIVISION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. I, further certify that all other parties who have a mortgage or lein interest in LOT 1, BLOCK "A", ESTEP SUBDIVISION have been notified and signed this plat.

I 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 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 easements; and any public utility shall at all times have the right of ingress and egress to, from and upon the said easement strips for the 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 grade of streets in the subdivision.

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 structures 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 of 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 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 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.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Kip Estep

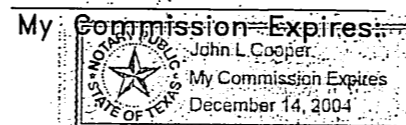
Kip Estep

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 7 day of MARCH, 2003.

John L. Cooper
Notary Public in and for the State of Texas



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.

RECOMMENDED FOR FINAL APPROVAL

Paul L. Ramsey
Planning and Zoning Commission

11 March 03
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 3rd day of March, 2003.

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 HANDS, this 13th day of March, 2003.

[Signature]
Mayor, City of Rockwall

Norothy Brooks
City Secretary City of Rockwall

Chuck Todd 3-7-03
City of Rockwall Engineer



FINAL PLAT

E-274

LOT 1, BLOCK "A"
ESTEP SUBDIVISION

TO THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER: FUJI CERAMICS DENTAL LAB
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