

WHEREAS, FOLSOM INVESTMENTS, INC. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65, ROCKWALL COUNTY, TEXAS AND BEING A PART OF THE SAME 22.48 ACRE TRACT OF LAND CONVEYED TO MAX SCHEID, TRUSTEE, AND RECORDED IN VOLUME 86, PAGE 441 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 205 (100 FEET WIDE), SAID POINT LYING SOUTH 29° 54' 50" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 108 FEET FROM THE MOST EASTERLY NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM T. WIMPEE BY DEED DATED JANUARY 27, 1959 AND RECORDED IN VOLUME 59, PAGE 165 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE ALONG SAID WESTERLY R.O.W. S 29° 54' 50" E, 69.80';
 THENCE S 29° 56' 29" E, 280.21 FEET;
 THENCE S 60° 03' 58" W, 600.00 FEET;
 THENCE N 29° 56' 02" W, 350.0 FEET;
 THENCE N 60° 03' 58" E, 600.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.8209 ACRES (209,997 S.F.) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FOLSOM INVESTMENTS, INC. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS I-H 30/205 PLAZA-PHASE I, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC 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 IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF 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 GRADES 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 AND/OR OWNER 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 AND/OR STREETS ON WHICH THE PROPERTY ABUTS (A CORNER LOT SHALL BE REGARDED AS ABUTTING ON BOTH INTERSECTION STREETS ADJACENT TO SUCH LOT), INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE STRUCTURES, AND STORM SEWERS AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE 11th DAY OF September, 1978.

FOLSOM INVESTMENTS, INC.

Arthur Z. Barnes, Jr.
 ARTHUR Z. BARNES, JR.
 PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

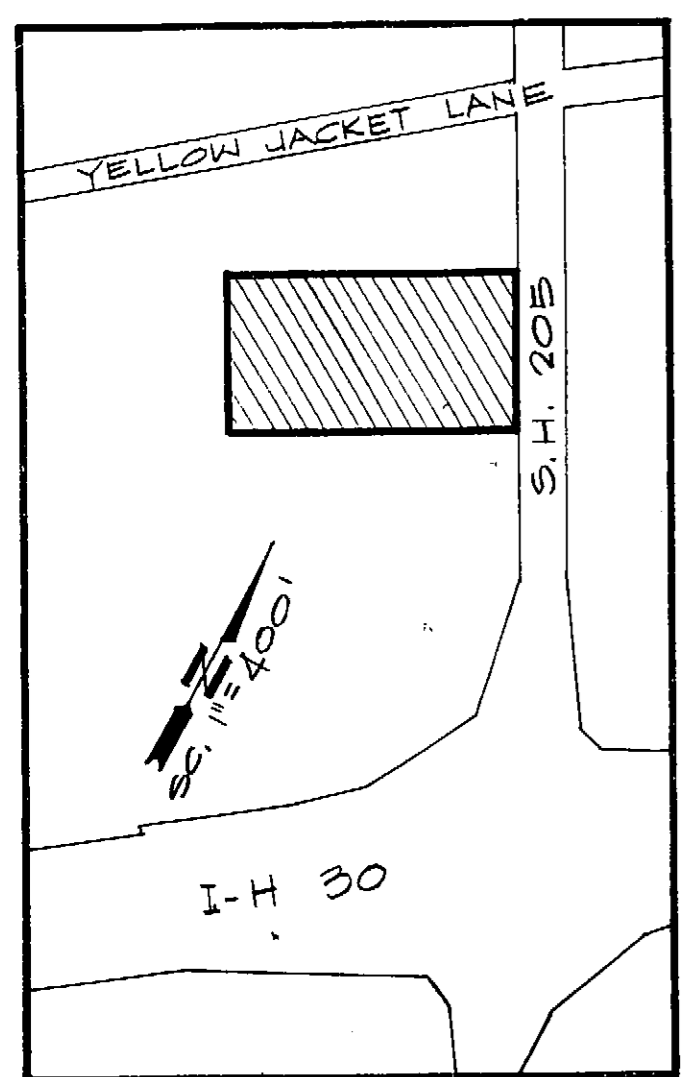
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ARTHUR Z. BARNES, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF September, 1978.

Merna J. Cady
 NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS



I-30/205 PLAZA
PHASE II



I-30/205 PLAZA - PHASE II

B.M. = "O" CUT IN
 TOP OF HEADWALL
 @ NORTH END OF
 CULVERT @ NORTH
 SIDE OF GULF
 STATION - EL. = 559.69

FINAL PLAT
 OF
 I-H 30/205 PLAZA - PHASE I

FOLSOM INVESTMENTS, INC. — OWNER
 P.O. BOX 20955, DALLAS, TEXAS 75220

LISSIAK/BLACK & ASSOCIATES — ENGINEER
 4500 BELTLINE RD. #400, DALLAS, TX. 75240

AUGUST 17, 1978 SCALE: 1" = 100'

Filed Sept. 21, 1978
 Slide A-316
 Rockwall, Texas
 County Record

- RECOMMENDED FOR FINAL APPROVAL
Gene S. Caldwell
 CITY ENGINEER / City Administrator 8-31-78
 DATE
- APPROVED:
Rick P. Holt
 CHAIRMAN, PLANNING AND ZONING COMMISSION 9-21-78
 DATE

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF I-H 30/205 PLAZA-PHASE I, ADDITION TO THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 11th DAY OF September, 1978.

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.

SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF ROCKWALL.

WITNESS MY HAND THE 11th DAY OF September, 1978.

Harry J. Myra
 Mayor, City of Rockwall

Gene S. Caldwell
 CITY SECRETARY, CITY OF ROCKWALL, TEXAS



ENGINEER'S DECLARATION

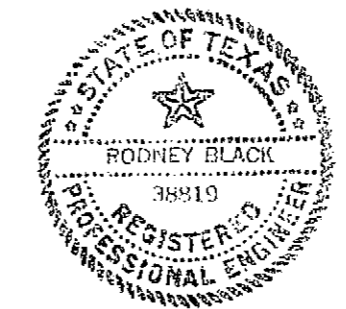
KNOW ALL MEN BY THESE PRESENTS:

THAT I, RODNEY BLACK, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF ROCKWALL, TEXAS. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS SHOWN AND OR RECORDED.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RODNEY BLACK, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF September, 1978.



Rodney Black
 RODNEY BLACK, REGISTERED PROFESSIONAL ENGINEER

Frances Arington
 NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

