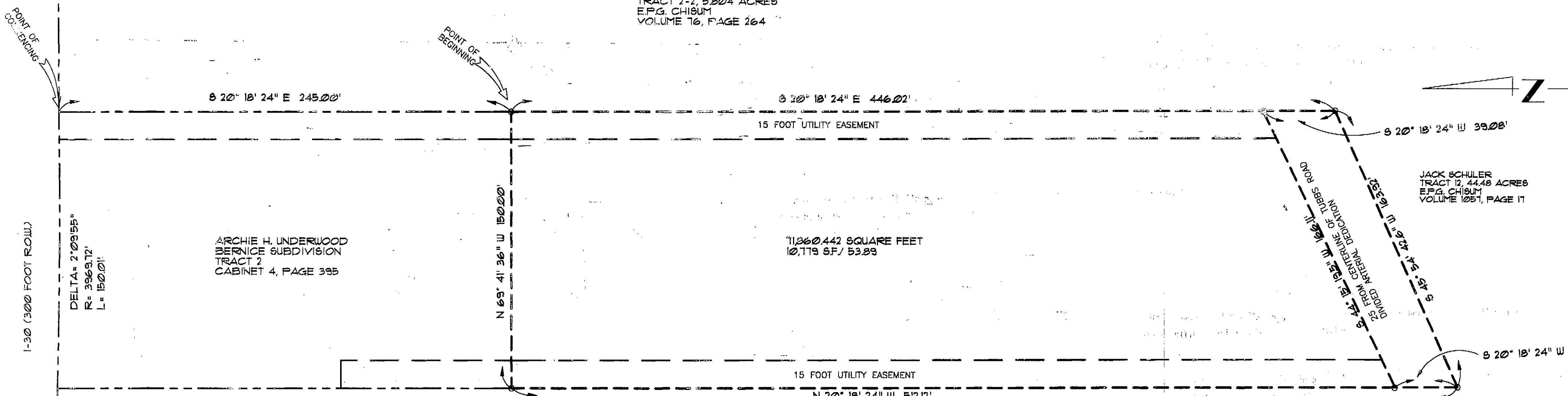


GEORGE BROWN (M.H. BROWN SR.)  
TRACT 2-2, 5.804 ACRES  
E.P.G. CHISUM  
VOLUME 16, PAGE 264

Lakeside Batting Park



J.E. CHILTON  
TRACT 3, ACRES 16.790  
E.P.G. CHISUM  
VOLUME 161, PAGE 979

FILED FOR RECORD  
ROCKWALL CO., TEXAS  
96 JUL 24 AM 9:35  
PAULETTE BURKS  
CO. CLERK  
BY: *[Signature]* DEPUTY

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ARCHIE H. UNDERWOOD, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:  
BEING A PART OF AN 11.31 ACRE TRACT OF LAND CONVEYED TO KERBY ALBRIGHT FROM M.E. DRANE BY DEED RECORDED IN VOLUME 95, PAGE 413, DEED RECORDS ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 60-0 HALL SET FOR CORNER IN THE SOUTHWEST LINE OF INTERSTATE HIGHWAY NO. 30 (U.S. 37) A 300 FOOT RIGHT-OF-WAY AND THE NORTH CORNER OF BERNICE SUBDIVISION AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET A, PAGE 395 PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE SOUTH 20 DEGREES 18 MINUTES 24 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 245.00 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE SOUTH 20 DEGREES 18 MINUTES 24 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID 11.31 ACRE TRACT OF LAND A DISTANCE OF 4-28.02 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER, SAID POINT BEING IN THE EAST CORNER OF SAID 11.31 ACRE TRACT;  
THENCE SOUTH 45 DEGREES 34 MINUTES 42.8 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID TRACT OF LAND A DISTANCE OF 153.02 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE EAST CORNER OF SAID 11.31 ACRE TRACT;  
THENCE NORTH 20 DEGREES 18 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID 11.31 ACRE TRACT OF LAND A DISTANCE OF 519.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SOUTHWEST CORNER OF SAID BERNICE SUBDIVISION;  
THENCE NORTH 69 DEGREES 41 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID BERNICE SUBDIVISION A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE POINT OF BEGINNING AND CONTAINING 71,860.442 SQUARE FEET OR 1.659 ACRES OF LAND.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:  
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LAKESIDE BATTING PARK 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. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE MORTGAGE OR LIEN INTEREST IN THE LAKE SIDE BATTING PARK SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

1. (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 USE SAME. I (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, SPRINGS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS OR 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, PRODUCING THE PERMISSION OF ANY ONE.
  - 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 REGULATIONS OF THE CITY OF ROCKWALL, REGARDING IMPROVEMENTS, WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ADJUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND FINISH, CURBS AND CUTTER, 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

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS 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 (WE), BY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED *M. Lynn McCreary* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 16th DAY OF July, 1996.  
*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS  
KAREN FOSS  
My Commission Expires 8-13-97  
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST  
*M. Lynn McCreary*

NOTE: IT SHALL BE 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 DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE OR FIRE PROTECTION WITHIN SUCH PLAT AS REQUIRED UNDER ORDINANCE 89-54

**RECOMMENDED FOR FINAL APPROVAL**

*[Signature]* 7-9-96  
PLANNING AND ZONING COMMISSION

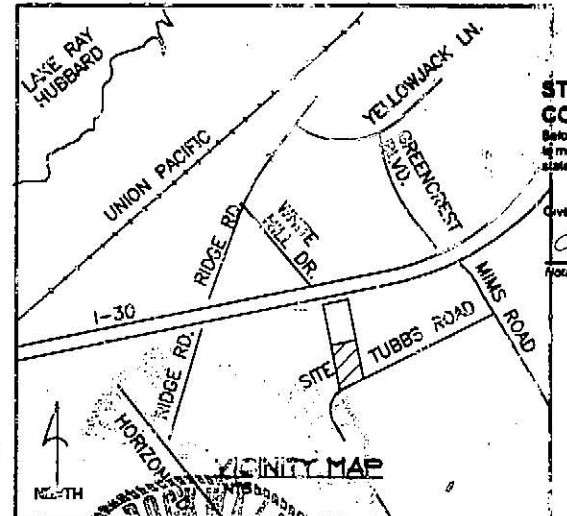
**APPROVED**

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 20th DAY OF July, 1996.

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.

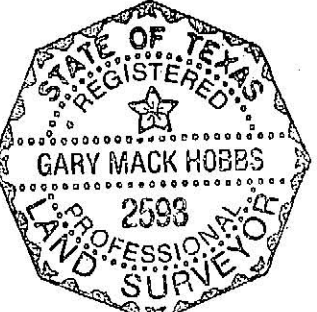
SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL.

WITNESS OUR HANDS THIS 14th DAY OF July, 1996.  
*[Signature]* MAYOR, CITY OF ROCKWALL  
*[Signature]* CITY SECRETARY, CITY OF ROCKWALL



STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared Archie H. Underwood 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 consideration therein stated.  
Given under my hand and seal of office this 18th day of July, 1996.  
*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS  
KAREN FOSS  
My Commission Expires 8-13-97  
BM: MONUMENT NUMBER 7 NAD 83 AT INTERSECTION OF I-30 AND STATE HIGHWAY 96. CORNER COORDINATES AT INTERSECTION OF STATE HIGHWAY DEPT. BLDG. 566.25 FEET

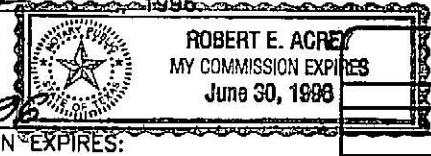
LAKESIDE BATTING PARK  
ZONING-COMMERCIAL 96-CUP  
CITY OF ROCKWALL  
COUNTY OF ROCKWALL  
STATE OF TEXAS  
1.659 ACRES



**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:  
THAT I, GARY M. HOBBS DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THERON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.  
(NAME) Gary M. Hobbs REGISTERED PUBLIC SURVEYOR NO. 2598

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27th DAY OF June, 1996.  
BY Robert E. Agrey  
*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: June 30, 1998



revision	date	revision	date

**HAP** CONSULTING ENGINEERS  
HAP ENGINEERING & ASSOCIATES INC.  
1451 EMPIRE CENTRAL DR. SUITE 103  
DALLAS, TEXAS 75247-4053 (214) 690-8085

LAKESIDE BATTING PARK ADDITION				sheet
design	drawn	scale	date	project no.
HAP	CJJ	1"=40'-0"	6-26-96	9604048
C-FP				2/5

C-349