

OWNER  
130 & 205, L.P.  
TONY ARTERBURN  
1120 N. JUPITER ROAD  
SUITE 180  
PLANO, TX 75074  
(972) 881-9200  
(972) 881-4287 FAX

OWNER  
C & V OF LANCASTER, INC.  
FRANK CUELLAR  
8510 BLUEBONNET ROAD  
DALLAS, TEXAS 75209  
214-460-4624 ( FAX 972-932-8238 )

NOTES  
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0040 B dated Sept 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.  
2) BEARING SOURCE: RECORDED PLAT.  
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS I 30 & 205, L.P. & C & V of Lancaster, Inc., BEING THE OWNERS of a tract of land situated in the City of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, City of Rockwall, Rockwall County, Texas, and being all of that called 0.556 acres tract of land as described in a Warranty deed from Hewitt Homes, Inc. to Montego Corp., Inc., dated August 31, 1990 and being recorded in Volume 600, Page 296 of the Real Property Records of Rockwall County, Texas, and being all of that 0.6396 acres tract of land as described in a Deed to Dairy Queens of West Texas, as recorded in Volume 633, Page 69 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in concrete in the West right-of-way line of State Highway 205 ( Goliad Street ) at the Southeast corner of said 0.556 acres tract, and being N. 20 deg. 04 min. 00 sec. W., 82.73 feet from the intersection of said right-of-way line and the North right-of-way line of Interstate Highway 30;

THENCE S. 20 deg. 00 min. 34 sec. E. a distance of 82.73 feet to an "X" found for corner at the intersection of said right-of-way with the North right-of-way line of Interstate Highway 30;

THENCE S. 12 deg. 36 min. 37 sec. W. along the Northerly right-of-way line of Interstate Highway 30, a distance of 218.75 feet to a 1/2" iron rod found for corner at the South corner of said 0.6396 acres tract;

THENCE N. 35 deg. 22 min. 17 sec. W. a distance of 260.26 feet to an "X" found for corner;

THENCE N. 55 deg. 07 min. 58 sec. E. a distance of 64.33 feet to a 1/2" iron rod found in pipe found for corner;

THENCE N. 22 deg. 29 min. 00 sec. W. ( Controlling bearing line ) a distance of 178.19 feet to a 1/2" iron rod found for corner;

THENCE N. 60 deg. 18 min. 34 sec. E. a distance of 124.03 feet to a 1/2" iron rod found for corner in the West right-of-way line of State Highway 205 ( Goliad Street ) ;

THENCE S. 31 deg. 19 min. 22 sec. E. along said right-of-way line, a distance of 51.57 feet to a "X" cut in concrete for corner;

THENCE S. 20 deg. 04 min. 00 sec. E. a distance of 148.82 feet to the POINT OF BEGINNING and containing 1.24 acres or 54063 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the REPLAT MONTEGO ADDITION, an Addition 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 a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (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. 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, 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.
- 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 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 (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; I (we), my (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 exaction's made herein.

*Tony E. Arterburn*  
Tony E. Arterburn  
President

*Frank Cuellar*  
Frank Cuellar  
President

OWNER'S CERTIFICATE

REPLAT  
**MONTEGO ADDITION**  
AN ADDITION TO THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
JOSEPH CADLE SURVEY A-65  
0.55 ACRES ( 1 LOT )  
**ROCKWALL SURVEYING COMPANY, INC.**  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared FRANK CUELLAR, 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 purpose and consideration therein stated.

Given upon my hand and seal of office this 20<sup>th</sup> day of October, 2001  
*Janeen Newsola*  
Notary Public in and for the State of Texas  
My Commission Expires 8/13/05

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TONY E. ARTERBURN, 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 purpose and consideration therein stated.

Given upon my hand and seal of office this 20<sup>th</sup> day of October, 2001  
*Janeen Newsola*  
Notary Public in and for the State of Texas  
My Commission Expires: 8/13/05

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 as to 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, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 17<sup>th</sup> day of October, 2001

By \_\_\_\_\_  
Jenell Lee Strickland  
My Commission Expires  
February 16, 2004

STATE OF TEXAS Jenell Lee Strickland 2-16-04  
Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

*Do Thomas* 23 Oct 01  
Planning and Zoning Commission Date

APPROVED

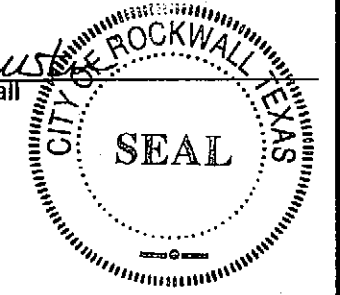
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15 day of October, 2001

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

WITNESS OUR HANDS, this 29<sup>th</sup> day of October, 2001

City of Rockwall.  
*Do Thomas* Mayor, City of Rockwall  
*Cheyle Austin* City Secretary City of Rockwall



SURVEY DATE SEPT. 10, 2001  
SCALE 1" = 30' FILE # 20001611R  
CLIENT ONE STOP GF # NONE

26  
E128

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
OCT 30 AM 9:56  
JANET L. BURKHEAD  
CLERK  
DEPUTY