

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Joseph D. Murphy Jr., is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of those two tracts of land described in Substitute Trustee's Deed to Peoples Savings and Loan Association recorded in Volume 262, Page 32, Deed Records, Rockwall County, Texas, and further being a part of Lot 27 and a part of Lot 28 of LakeRidge Estates, an addition recorded in Volume 1, Page 10, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING from a 1/2" iron rod found on the Northwest line of F.M. 740, an 80 foot right-of-way, and at the South corner of said Lot 27 and the South corner of said Savings and Loan tracts;
THENCE: North 38° 50' 04" East a distance of 64.00 feet along the Northwest line of F.M. 740 to a 1/2" iron rod set for a corner and the Point of Beginning;
THENCE: North 51° 09' 56" West a distance of 215.46 feet to a 1/2" iron rod set for a corner on the Northwest line of said Lot 27 and said Savings and Loan tracts;
THENCE: North 45° 14' 30" East along said Northwest line, passing at 23.37 feet a 1/2" iron rod found at the North corner of said Lot 27 and the West corner of said Lot 28, and continuing a total distance of 177.11 feet to a 1/2" iron rod found at the North corner of said Savings and Loan tracts;
THENCE: South 51° 09' 56" East a distance of 195.70 feet along the Northeast line of said Savings and Loan tracts to a 1/2" iron rod found at the East corner of said Savings and Loan tracts and in the Northwest line of F.M. 740;
THENCE: South 38° 50' 04" West a distance of 176.00 feet along said Northwest line to the Point of Beginning and containing 36,182 square feet or 0.8306 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Joseph D. Murphy Jr., being owner, does hereby adopt this plat designating the hereinabove described tract as Murphy Plaza, City of Rockwall, Rockwall County, Texas, and does hereby dedicate for public use forever the street shown thereon, hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of a using or desiring to use the 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, efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress to and upon said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either to or removing all of part of their respective system without the necessity at any time of procuring the permission of anyone. City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade driveways in the subdivision.

No house, dwelling unit, or other structure shall be constructed in this addition by the owner or any other person until such 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 which the property abuts, including water and sanitary sewer facilities in accordance with the provisions of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold building permits until the water and sewer systems have been accepted by the City. The approval of the plat by the City does not constitute any representation, assurance or guarantee that any building 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 BY HAND at Dallas, Texas, this 23 day of May, 1990.

Joseph D. Murphy Jr.
Joseph D. Murphy Jr.

STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on the 23 day of May, 1990.

San C. Hutton
Notary Public
My Commission Expires _____

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 made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans
Harold L. Evans, P.E., R.P.S. No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 23 day of May, 1990, by Harold L. Evans.

San C. Hutton
Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

Thomas E. Quinn
Chairman, Planning and Zoning Commission Date June 4, 1990

APPROVED

Thomas E. Quinn
Chairman, Planning and Zoning Commission Date June 4, 1990

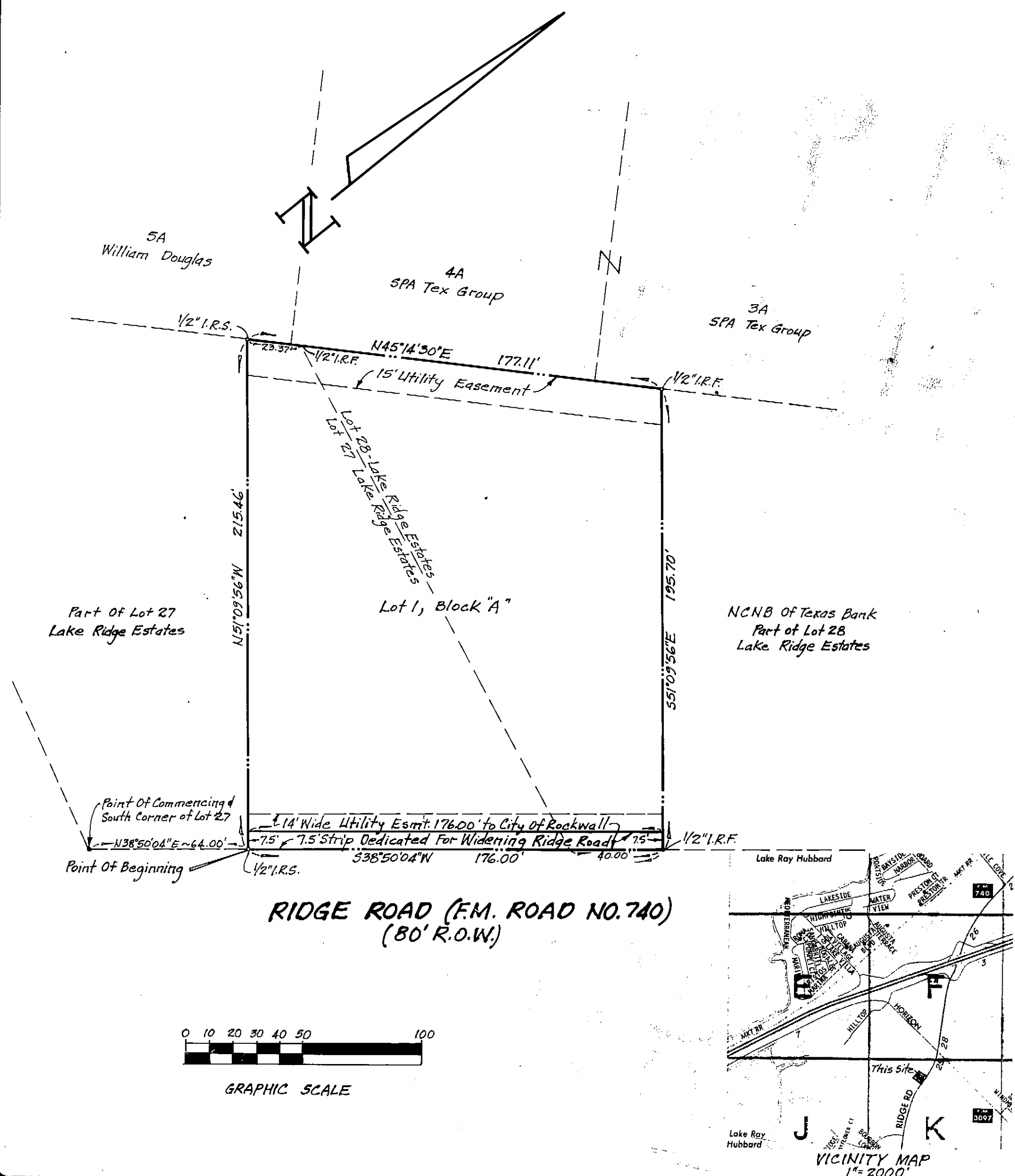
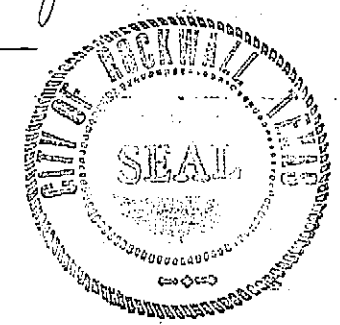
I hereby certify that the above and foregoing plat of Murphy Plaza, an addition to the City of Rockwall, Texas, was approved by the City of Rockwall on the 14th day of March, 1990.

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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 5th day of June, 1990.

John M. ...
Mayor, City of Rockwall
Mary Nichols
City Secretary, City of Rockwall



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	2-14-90	9014

MURPHY PLAZA
EDWARD TEAL SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Joseph D. Murphy Jr. - Owner
1624 Mariah Bay Circle - Heath, Texas, 75087 - Tel. No. 771-